

INFOPARK PROPERTIES LIMITED

(CIN: U70109TN2021PLC147646)

Hardy Tower, Ground Floor, Ramanujan Intellion Park, Rajiv Gandhi Salai (OMR), Taramani,
Chennai- 600113, Tamil Nadu. Website- www.tatarealty.in
Tel. 91 22 6661 4444 Fax: 91 22 6661 4452 email id: trilsec@tatarealty.in

November 07, 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., November 07, 2023, have, *inter-alia*, considered and approved the Un-audited Financial Results of the Company for the quarter and half- year ended September 30, 2023.

Accordingly, please find enclosed herewith the following:

1. the Un-audited Financial Results together with Limited Review Report issued by M/s. B S R & Co. LLP, Statutory Auditors of the Company pursuant to Regulations 51(2) and 52 of Listing Regulations;
2. Disclosure to be submitted in terms of Regulations 52(4) and 54 of Listing Regulation forming part of the Financial Results;
3. In compliance with Regulation 52(8) of the SEBI Listing Regulations, financial results will be published in the newspapers within 2 working days of conclusion of this Board Meeting. The financial results shall also be made available on the Company's website i.e. <http://tatarealty.in>.

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We request you to take the above on record.

Thanking you,

For **Infopark Properties Limited**

Arushi Singhal

Company Secretary

(ICSI Membership No.: A54516)

Encl. as above

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

Limited Review Report on unaudited financial results of Infopark Properties Limited for the quarter ended 30 September 2023 and year to date results for the period from 1 April 2023 to 30 September 2023 pursuant to Regulation 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**To the Board of Directors of Infopark Properties Limited**

1. We have reviewed the accompanying Statement of unaudited financial results of Infopark Properties Limited (hereinafter referred to as “the Company”) for the quarter ended 30 September 2023 and year to date results for the period from 1 April 2023 to 30 September 2023 (“the Statement”).

Attention is drawn to the fact that the figures for the corresponding quarter ended 30 September 2022 and the corresponding period from 1 April 2022 to 30 September 2022, as reported in these unaudited financial results have been approved by the Company’s Board of Directors, but have not been subjected to review since figures have been restated to give the effect of merger as explained in Note 3 to the statement.

2. This Statement, which is the responsibility of the Company’s management and approved by its Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 “*Interim Financial Reporting*” (“Ind AS 34”), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“Listing Regulations”). Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 “*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*”, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations, including the manner in which it is to be disclosed, or that it

Registered Office:

B S R & Co. LLP

Limited Review Report (Continued)
Infopark Properties Limited

contains any material misstatement.

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

Chartered Accountants

Firm's Registration No.:101248W/W-100022

Farhad Bamji

Partner

Mumbai

07 November 2023

Membership No.: 105234

UDIN:23105234BGXEBH3828

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Statement of Unaudited Financial Results for the quarter and six months ended 30 September 2023

(INR in crores)

Particulars	For the quarter ended 30 September 2023 (Unaudited)	For the quarter ended 30 June 2023 (Unaudited)	For the quarter ended 30 September 2022 (Unaudited) (Restated - Refer Note 3)	For six months ended 30 September 2023 (Unaudited)	For six months ended 30 September 2022 (Unaudited) (Restated - Refer Note 3)	For the year ended 31 March 2023 (Audited) (Restated - Refer Note 3)
Income						
I Revenue from operations	141.07	136.82	108.51	277.89	203.94	474.50
II Other income	4.25	3.66	1.06	7.91	1.52	11.25
III Total Income (I + II)	145.32	140.48	109.57	285.80	205.46	485.75
IV Expenses						
Food and Beverages consumed	0.99	0.86	0.42	1.85	1.09	2.95
Employee benefits expense	0.16	0.33	0.17	0.49	1.80	1.78
Finance costs	122.65	125.41	119.94	248.06	155.88	409.43
Depreciation and amortization expense	41.46	41.55	43.46	83.01	86.88	171.40
Other expenses	34.11	34.01	41.14	68.12	73.02	152.39
Total Expenses	199.37	202.16	205.13	401.53	318.67	737.95
V Loss before tax (III - IV)	(54.05)	(61.68)	(95.56)	(115.73)	(113.21)	(252.20)
VI Tax expenses						
Current Tax	-	-	-	-	-	-
Deferred Tax credit	(17.38)	(20.83)	(32.12)	(38.21)	(37.07)	(81.05)
Total tax expenses	(17.38)	(20.83)	(32.12)	(38.21)	(37.07)	(81.05)
VII Loss for the period / year (V - VI)	(36.67)	(40.85)	(63.44)	(77.52)	(76.14)	(171.15)
VIII Other Comprehensive Income:						
A. Items that will not be reclassified to profit or loss						
Remeasurements of defined benefit liability	-	-	-	-	-	0.03
Income tax expense relating to items that will not be reclassified to profit or loss	-	-	-	-	-	(0.01)
Total Other Comprehensive Income	-	-	-	-	-	0.02
IX Total Comprehensive Loss for the period / year (VII + VIII)	(36.67)	(40.85)	(63.44)	(77.52)	(76.14)	(171.13)
X Earnings per equity share (Face Value per share INR 10 each)						
(1) Basic (INR) *	(4.89)	(5.45)	(16.96)	(10.34)	(20.36)	(30.46)
(2) Diluted (INR) *	(4.89)	(5.45)	(16.83)	(10.34)	(20.20)	(30.46)
* Not annualised for quarters ended 30 September 2023, 30 June 2023, 30 September 2022 and six months ended 30 September 2023 and 30 September 2022.						

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Statement of Unaudited Assets and Liabilities as at 30 September 2023

(INR in crores)

Particulars	As at 30 September 2023 (Unaudited)	As at 31 March 2023 (Audited) (Restated refer Note-3)	As at 1 April 2022 (Audited) (Restated refer Note-3)
ASSETS			
Non-current assets			
(a) Property, plant and equipment	0.40	0.50	0.71
(b) Investment property	1,812.94	1,887.20	2,033.36
(c) Investment property under construction	18.35	-	-
(d) Intangible assets	-	-	-
(e) Right-of-use assets	1,197.07	1,204.20	1,218.47
(f) Financial assets			
(i) Other Investments	2.52	2.52	2.52
(ii) Other financial assets	5.87	2.46	4.81
(g) Non current tax assets (Net)	16.09	10.79	16.51
(h) Deferred tax assets (net)	5.43	-	-
(i) Other non-current assets	87.68	70.75	118.34
Total non-current assets	3,146.35	3,178.42	3,394.72
Current assets			
(a) Inventories	0.91	1.08	0.18
(b) Financial assets			
(i) Investments	-	-	0.05
(ii) Trade receivables	30.86	20.53	17.87
(iii) Cash and cash equivalents	2.47	16.36	54.58
(iv) Bank balances other than (iii) above	258.95	157.80	18.92
(c) Other current assets	15.94	15.22	15.57
Total current assets	309.13	210.99	107.17
TOTAL ASSETS	3,455.48	3,389.41	3,501.89
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	74.98	74.98	0.01
(b) Other equity	(2,527.79)	(2,450.28)	(2,805.41)
Total equity	(2,452.81)	(2,375.30)	(2,805.40)
Liabilities			
Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	5,521.98	5,420.12	1,948.71
(ii) Other Financial liabilities	128.71	123.21	3,986.97
(b) Provisions	0.03	0.03	0.55
(c) Deferred tax liabilities (net)	-	32.79	113.83
(d) Other non-current liabilities	21.26	23.83	29.41
Total non-current liabilities	5,671.98	5,599.98	6,079.47
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	149.53	60.50	55.64
(ii) Trade Payables			
(a) Total outstanding dues of Micro and Small Enterprises	-	0.14	-
(b) Total outstanding dues of creditors other than Micro and Small Enterprises	19.28	28.65	24.02
(iii) Other financial liabilities	44.23	60.44	110.47
(b) Other current liabilities	23.26	14.99	37.40
(c) Provisions	0.01	0.01	0.29
Total current liabilities	236.31	164.73	227.82
Total liabilities	5,908.29	5,764.71	6,307.29
TOTAL EQUITY AND LIABILITIES	3,455.48	3,389.41	3,501.89

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Statement of Cash Flows for the six months period ended 30 September 2023

(INR in crores)

Particulars	For period ended 30 September 2023 (Unaudited)		For period ended 30 September 2022 (Unaudited) (Restated refer Note-3)	
A Cash flow from operating activities				
Loss before tax		(115.73)		(113.21)
Adjustments for :				
Depreciation and amortisation expense	83.01		86.88	
Interest Income	(7.46)		(1.36)	
Finance costs	241.89		149.33	
Unwinding of interest on security deposit	6.17		6.54	
Unearned rent on security deposit from tenant	(5.76)		(6.50)	
Income recognised as per Ind AS 116	(3.90)		57.88	
Provision for Employee benefits	-		0.05	
Amortisation of brokerage expenses	3.03	316.98	5.85	298.67
Operating profit before changes in working capital		201.25		185.46
Changes in working capital				
(Increase)/Decrease in Trade receivables	(10.33)		4.69	
(Increase) in other financial assets	(3.41)		(2.29)	
(Increase)/Decrease in Inventories	0.18		(0.30)	
(Decrease) in Other assets	(19.46)		(11.43)	
(Decrease) in Trade Payables and other financial liabilities	(26.07)		(3,911.42)	
(Decrease)/ Increase in Other non-financial liabilities	11.47		(14.77)	
(Decrease) in Provisions	-	(47.62)	(0.03)	(3,935.55)
Cash flows (used / generated) from operating activities		153.63		(3,750.09)
Tax (paid) /refund during the period (net)		(1.23)		6.61
Net cash flows (used) / generated from operating activities	A	152.40		(3,743.48)
B Cash flow from investment activities				
Payment for purchase and construction of property, plant and equipment	(21.60)		(18.88)	
Sale of Current Investment(Net)	-		0.05	
(Investment) in fixed deposits under lien	(101.15)		(38.60)	
Interest received	7.46		1.36	
Net cash flows (used in) investing activities	B	(115.29)		(56.07)
C Cash flow from financing activities				
Issue of Shares including share premium	-		601.24	
Repayment of Long term borrowings	(24.50)		(13.96)	
Proceeds from inter corporate deposit	21.00		1.00	
Proceeds from Non-convertible debentures	-		3,290.00	
Repayment of Overdraft	-		(25.00)	
Repayment of intercorporate deposit	(2.25)		-	
Proceeds from Overdraft	52.30		-	
Interest paid	(97.56)		(69.11)	
Net cash flows (used in) / generated from financing Activities	C	(51.01)		3,784.17
Net decrease in cash and cash equivalents	(A+B+C)	(13.90)		(15.38)
Cash and cash equivalents at the beginning of the period		16.37		54.58
Cash and cash equivalents at the end of period		2.47		39.20

Notes:

- 1 The unaudited financial results for the quarter and six months ended 30 September 2023 have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on 7 November 2023. The results have been reviewed by the Statutory Auditor's of the Company.
- 2 The unaudited financial results of the Company have been prepared in accordance with the Indian Accounting Standards ("Ind AS") notified under Section 133 of the Companies Act, 2013 read together with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and in terms of Regulation 52 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations") along with relevant circulars.
- 3 The Company has restated the unaudited financial results for prior periods i.e., quarter and six months ended 30 September 2022 and year ended 31 March 2023 pursuant to:

a) The order by the Hon'ble National Company Law Tribunal, Chennai Bench ('NCLT'), dated 21 June 2023 attested true copy received by the Company on 30 June 2023 and filed with the ROC on 24 July 2023 wherein the NCLT has approved the Scheme of Merger by Absorption ('merger') between TRIL Infopark Limited (transferor company) with Infopark Properties Limited (transferee company). The effective appointed date of the Scheme is 27 June 2022 and

b) Reinstatement of Deferred Tax Liability (DTL) of the transferor Company for prior periods on account of (i) temporary differences arising on lease equalization reserve, amortization of brokerage expenses and unwinding of interest expense on security deposits inadvertently not recognized earlier and (ii) due to change in estimate retrospective adoption of rate of income tax as per the old tax regime in place of the rate taken as per the new tax regime. The return for the year ended 31 March 2023 has not been filled by the Company and the Company plans to opt for the rate as per the old tax regime while filing the income tax return for this year and

c) Recognition of Deferred Tax Asset (DTA) on the brought forward business losses and unwinding of interest on borrowings of the transferee Company after considering the relevant facts and circumstances that the Company has convincing evidence based on its business plans and budgets for the utilization of these tax losses post-merger of the transferor Company with the transferee Company

in accordance with the requirements of Para 9 of Appendix C of Ind AS 103 Business Combinations. Thus, the amounts in these unaudited financial results have been increased/(decreased) as compared to amounts in the previously published financial results by the below-

Particulars	For the quarter ended	For six months ended	For the year ended	As at
	30 September 2022	30 September 2022	31 March 2023	1 April 2022
	(Unaudited)	(Unaudited)	(Audited)	(Audited)
	(Restated)	(Restated)	(Restated)	(Restated)
Total Income increased	109.57	205.46	483.75	-
Deferred tax expenses/ (reversal)*	(32.12)	(37.07)	(81.05)	-
Loss before tax for the period (increased)/decreased	(13.69)	(28.54)	(4.80)	-
Loss after tax for the period (increased)/decreased	18.43	8.53	76.25	-
EPS- Basic increased/(decreased)(Rs)	(3.06)	1.87	13.57	-
EPS- Diluted increases/(Decreased)(Rs)	(2.94)	2.02	13.57	-
Deferred Tax Asset/(liability) as at*	76.77	76.77	32.79	113.83
Total comprehensive loss for the period / year (increased)/decreased	18.43	8.53	76.27	-
Net Worth increased/(decreased)	(2,795.91)	(2,795.91)	(2,728.17)	(2,804.43)
* Including impact of restatement as explained in Note 3(b) and (c) above				
-Deferred Tax expense/(reversal)	(39.46)	(50.85)	(98.57)	65.87
-Deferred Tax Asset/ (Liability) as at	34.50	(19.98)	32.70	(65.87)

- 4 Effective 11 July 2023 , the Company has changed its registered office , which is within the state of Tamil Nadu.

Place: Mumbai
Dated : 7 November 2023

For and on behalf of Infopark properties Limited
CIN: U70109TN2021PLC147646

Sanjay Dutt
Director
DIN - 05251670

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Statement of Unaudited Financial Results for the quarter and six months ended 30 September 2023

Additional disclosures as per Regulation 52 (4) and 54 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015:

(INR in crores)

Sr. No.	Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For six months ended	For six months ended	For the year ended
		30 September 2023	30 June 2023	30 September 2022	30 September 2023	30 September 2022	31 March 2023
		(Unaudited)	(Unaudited)	(Unaudited) (Restated - Refer Note 3)	(Unaudited)	(Unaudited) (Restated - Refer Note 3)	(Audited) (Restated - Refer Note 3)
(a)	Debt-Equity ratio (in times) Formula used for the computation of Debt Equity Ratio = Total Debt / Shareholder's Equity	(2.31)	(2.31)	(2.34)	(2.31)	(2.34)	(2.31)
(b)	Debt Service Coverage ratio (DSCR) (in times) Formula used for the computation of DSCR = Profit before Finance costs, Tax and Depreciation / (Finance Cost + Principal payment of debt during the period)	0.73	0.70	0.54	0.70	0.71	0.63
(c)	Interest Service Coverage Ratio (ISCR) (in times) Formula used for the computation of ISCR = Profit before Finance costs, Tax and Depreciation / Finance Cost	0.90	0.84	0.57	0.87	0.83	0.80
(d)	Outstanding redeemable preference shares (quantity and value)	As the Company has not issued any redeemable preference shares during the period / year. Hence, this clause is not applicable.					
(e)	Capital redemption reserve / Debenture redemption reserve	The Company has not created debentures redemption reserve as per Section 71 of the Companies Act, 2013 due to loss during the period / year.					
(f)	Net-worth (INR in crores)	(2,452.81)	(2,416.14)	(2,280.31)	(2,452.81)	(2,280.31)	(2,375.30)
(g)	Net loss after tax (INR in crores)	(36.67)	(40.85)	(63.44)	(77.52)	(76.14)	(171.15)
(h)	Earnings per equity share (Face Value per share Rs.10 each)						
	(a) Basic (in Rs.) (not annualised)	(4.89)	(5.45)	(16.96)	(10.34)	(20.36)	(30.46)
	(b) Diluted (in Rs.) (not annualised)	(4.89)	(5.45)	(16.83)	(10.34)	(20.20)	(30.46)
(i)	Current ratio (in times) Formula used for the computation of Current Ratio = Current Assets / Current Liabilities	1.31	1.21	1.06	1.31	1.06	1.28
(j)	Long Term Debt to Working capital (in times) Formula used for the computation of Long Term Debt to Working capital = Long Term Borrowings + Current Maturities of Long Term Borrowings / Net Working Capital (excluding current maturities of long term borrowings)	37.59	51.92	145.56	37.59	145.56	52.52
(k)	Bad debts to Account Receivable ratio (in %) Formula used for the computation of Bad debts to Account Receivable Ratio = Bad Debts / Average Trade Receivable	NA	NA	NA	NA	NA	NA
(l)	Current liability ratio (%) Formula used for the computation of Current liability ratio = Current Liabilities / Total Liabilities	4%	4%	2%	4%	2%	3%
(m)	Total debts to Total assets (in %) Formula used for the computation of Total debts to Total assets = Debt Securities Issued + Subordinated Liabilities + Other Borrowings / Total Assets	164%	162%	158%	164%	158%	162%
(n)	Debtors turnover (in times) (annualised) Formula used for the computation of Debtors turnover = Revenue from operations / Average Trade Receivable	21.72	26.29	28.40	21.63	26.27	24.71
(o)	Inventory turnover (in times) (annualised) Formula used for the computation of Inventory turnover = Sale of residential flats / Average Inventory	NA	NA	NA	NA	NA	NA
(p)	Operating margin (in %) Formula used for the computation of Operating margin = Profit before Depreciation, Finance costs, (Gain)/ Loss on fair valuation of derivative contracts, Tax and Exceptional Item (less) Other Income / Revenue from operations	75%	74%	62%	75%	63%	67%
(q)	Net Profit / (Loss) margin (in %) Formula used for the computation of Net Profit / (Loss) margin = Profit / (Loss) after tax / Revenue from operations	-26%	-30%	-58%	-28%	-37%	-36%
(r)	Asset cover available, in case of non-convertible debt securities (Secured) (in times)	0.84	-	-	0.84	-	-
(r1)	Asset cover available, in case of non-convertible debt securities (un Secured) (in times)	-	0.88	0.91	-	0.91	0.88
(s)	The extent and nature of securities created and maintained with respect to listed non-convertible debt securities	First ranking pari passu charge on the entire current assets, current accounts, escrow accounts, project documents and such other assets on the secured NCD.					
(t)	During the quarter under review the Company has not issued any Non Convertible Debt Securities.						

Place: Mumbai
Dated : 7 November 2023

For and on behalf of Infopark properties Limited
CIN: U70109TN2021PLC147646

Sanjay Dutt
Director
DIN - 05251670

Private and confidential

The Board of Directors

Infopark Properties Limited

Hardy Tower, Ground Floor, Ramanujan Intellion Park,

Rajiv Gandhi Salai (OMR), Taramani,

Chennai 600 113.

07 November 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 and for six months ended 30 September 2023

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 November 2023.
2. The Management of Infopark Properties Limited (herein after referred as “the Company”) has prepared and compiled the accompanying Statement on format of Security Cover as at 30 September 2023 (hereinafter referred as “the Statement”). We have been requested by the management of the Company to examine the details in Column F [Book value of the assets shared by pari passu debt holder (includes debt for which this certificate is issued and other debt with pari passu charge)] of the Statement and the Security Coverage Ratio mentioned in the statement as at and for six months ended 30 September 2023 as mentioned in the Debenture Trust Deed between the Company and Catalyst Trusteeship Limited (“Debenture Trustee”) dated 23 June 2022 (as amended on 31 July 2023) and 8 July 2022 (herein after referred as “the Deed”), basis unaudited books of account and other relevant records and documents maintained by the Company as at and for six months ended 30 September 2023 in respect of 19,000 Secured, Listed, Redeemable, Non- Convertible debentures of a face Value of INR 1,000,000 each and 6,811 Unsecured, Listed, Redeemable, Non- Convertible debentures of a face value of INR 1,000,000 each (herein after cumulatively 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 Master Circular SEBI/HO/DDHS-PoD1/P/CIR/2023/109, dated 31 March 2023 (herein after cumulatively referred as “the Regulations”).
3. The certificate is required by the Company for the onward submission to the Bombay Stock Exchange (“BSE”) in respect of the NCD.

Registered Office:

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 and for six months ended 30 September 2023 (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, 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 F 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 six months ended 30 September 2023.
7. Obtained the Deed, Amended Deed and noted that as per Clause 11.1 of the said deed and clause 5 of the amended deed, the Company is required to create security in respect of the NCD by
 - a. A first ranking pari passu charge by way of mortgage over the project, including the leasehold rights on the land, building and any other movable and immovable assets of the project;
 - b. A first ranking pari passu charge by way of hypothecation over the Escrow Account and the amounts lying (including the cash flows from the project) therein and any other movable assets of the project and
 - c. Insurance policies pertaining to the project.
8. We have verified the arithmetical accuracy of the Security Coverage Ratio (based on market value) as mentioned in the Statement as at and for six months ended 30 September 2023 basis the Deed.
9. The Market Value mentioned in the Statement has been updated by the management of the Company and we have not performed any independent procedure in this regard.
10. 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.

Registered Office:

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 and for six months ended 30 September 2023 (Continued)

11. 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.
12. 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

13. Based on procedures mentioned in Para 6 to 9 and our examination of the unaudited books of accounts 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-
 - a. the book value as mentioned in Column F of the statement, read with the notes therein, are not in agreement with the unaudited books of accounts and other relevant records and documents maintained by the Company as at and for six months ended 30 September 2023.
 - b. the arithmetical accuracy of the Security Coverage Ratio (calculated based on the market value as mentioned in column M) of the statement is not correct.

Restriction on Use

14. This certificate has been issued at the request of the Company, solely for the purpose as set forth in the para 2 and 3 above. 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
Membership No: 105234

Mumbai

7 November 2023

UDIN No: 23105234BGXEBI1609

Registered Office:

INFOPARK PROPERTIES LIMITED

CIN: U70109TN2021PLC147646

Regd. Office: Hardy Tower, Ground Floor, Ramanujan Intellion Park, Rajiv Gandhi Salai (OMR), Taramani, Chennai- 600113, India
Tel. 91 22 6661 4444 Fax: 91 22 6661 4452 Website: www.tatarealty.in

Annexure 1:Security Cover as at 30 September 2023

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 (Rs in crores)	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					Total Value(=K+L+M+N)
		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 paripassu 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 Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value)	Relating to Column F			
		Book Value	Book Value	Yes/ No	Book Value	Book Value									
Debt securities to which this certificate pertains															
Other debt sharing pari-passu charge with above debt															
Other Debt															
Subordinated debt									-						
Borrowings	Intercompany Deposit						21.12		21.12						
Bank	Term Loans from Bank including overdraft				1,980.84		-		1,980.84						
Debt Securities	Non convertible debentures (Refer note (i) below)				2,111.88		1,557.67		3,669.55						
Others									-						
Trade payables							19.28		19.28						
Lease Liabilities									-						
Provisions							0.04		0.04						
Others	(Refer note (iii))						217.46		217.46						
Total		-	-	-	4,092.72		1,815.57		5,908.29						
Cover on Book Value					0.84		-								
Cover on Market Value					1.79										
		Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio										

Notes:

INFOPARK PROPERTIES LIMITED

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Annexure 1: Security Cover as at 30 September 2023

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		Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge (Rs in crores)	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					
	Description of asset for which this certificate relate	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 paripassu 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 Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value)	Total Value(=K+L+M+N)	
		Book Value	Book Value	Yes/ No	Book Value	Book Value									
													Relating to Column F		

i. Includes Interest accrued on NCD amounting to INR 211.88 crores.

ii. Others includes Non current tax assets, Other financial assets and Other current assets.

iii. Others includes Deferred tax liabilities, other financial liabilities, current tax liabilities and other current liabilities.

iv. The Statutory Auditors are only responsible to certify the book value as mentioned in Column F above which is in agreement with the unaudited books of accounts and other relevant records and documents maintained by the Company as at and for six months ended 30 September 2023.

Signed for Identification purposes only:

For and on behalf of Infopark properties Limited
CIN: U70109TN2021PLC147646

B S R & Co. LLP

Place: Mumbai
Dated : 7 November 2023

Sanjay Dutt
Director
DIN - 05251670
Place: Mumbai
Dated : 7 November 2023