

**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](http://www.tatarealty.in)

Tel. 91 22 6661 4444 Fax: 91 22 6661 4452 email id: [trilsec@tatarealty.in](mailto:trilsec@tatarealty.in)

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August 04, 2025

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

**Ref.: Scrip Code: 974042/975748**

**Sub: Outcome of the Board Meeting**

Dear Sir/Madam,

Pursuant to Regulations 51(2) and 52 read with Part B of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), we wish to inform you that the Board of Directors of the Company, at its Meeting held today i.e. August 04, 2025, have, *inter alia*, approved the un-audited financial results of the Company for the quarter ended June 30, 2025.

Accordingly, please find enclosed herewith the following:

- a. the un-audited financial results of the Company together with Limited Review Report issued by M/s. B S R & Co. LLP, Chartered Accountants, Statutory Auditors of the Company.

The said un-audited financial results were reviewed and recommended by the Audit Committee at its meeting held today.

- b. the disclosure in terms of Regulations 52(4) of SEBI Listing Regulations forming part of the un-audited financial results certified by the Statutory Auditors of the Company,
- c. security cover certificate as on June 30, 2025, by Statutory Auditors of the Company pursuant to Regulation 54 of SEBI Listing Regulations.

Further, at the said meeting, the Board of Directors of the Company have also considered and approved the following:

- d. fund raising by way of issuance of non-convertible securities on a private placement basis in one or more tranches/ series, over a period of time.

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- e. appointment of M/s. Kishore Bhatia & Associates, Cost Accountants, as Cost Auditors of the Company for FY 2025-26. Details pertaining to the change in Cost Auditor of the Company is enclosed as **Annexure – I**.
- f. pursuant to regulation 62H and 62I of Chapter VA of SEBI Listing Regulations the functions of Stakeholders Relationship Committee and Risk Management Committee will be discharged by Board of Directors and accordingly the Board has dissolved Stakeholders Relationship Committee and Risk Management Committee of the Company with immediate effect.

Further, with reference to our earlier communication dated July 31, 2025, the Board of Directors has taken on record the notice issued by BSE Limited imposing the fine on Company for delay in intimating the record date fixed on payment of interest on the Non-Convertible Debentures (NCDs) issued by the Company and advised the Management to be cautious henceforth.

In compliance with Regulation 52(8) of the SEBI Listing Regulations, financial results will be published in the newspapers within 2 working days of the conclusion of this Board Meeting. The financial results shall also be made available on the Company's website i.e. <http://tatarealty.in>.

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**

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<b>Sr. No.</b>	<b>Particulars</b>	<b>Details</b>
(a)	Name of the Auditor	M/s. Kishore Bhatia & Associates, Cost Accountants
(b)	Reason for change viz. appointment/ re - appointment, resignation, removal, death or otherwise	<p>M/s. SBK &amp; Associates were appointed as Cost Auditors of the Company for FY 2024-25.</p> <p>Consequent to the completion of their tenure, M/s. Kishore Bhatia &amp; Associates, Cost Accountants has been appointed Cost Auditors of the Company for FY 2025-26</p>
(c)	Date of appointment/ re-appointment/ cessation (as applicable) & term of appointment	Based upon the recommendation of Audit Committee, the Board at its meeting held today i.e. August 04, 2025, approved the appointment of M/s. Kishore Bhatia & Associates, Cost Accountants, as Cost Auditors of the Company for FY 2025- 26.
(d)	Brief profile (in case of appointment)	<p>M/s Kishore Bhatia and Associates is a firm of Practicing Cost accountants based in Mumbai offering a wide spectrum of Services to its esteemed clientele. The firm has handled various assignments in Costing such as Cost audit, Certifications, Setting up costing systems, Cost consultancy, Costing-based turnaround strategies, etc. across diverse industry and client base. In addition, it has also handled Internal audit, Stock and assets verification, Industry studies assignments etc.</p> <p>The Firms has highly qualified Partners and an experienced team. The Firm has conducted Cost Audits for clients in Pharmaceuticals, Engineering, Chemicals, Insecticides, Construction, Real Estate, Infrastructure, Steel, Telecommunications, Plastics &amp; Polymers, Petroleum, FMCG, Medical Devices, Ports, Roads, Paints, Energy etc.</p>
(e)	Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable
(f)	Other Disclosure(s)	Not Applicable

**Limited Review Report on unaudited financial results of Infopark Properties Limited for the quarter ended 30 June 2025 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 June 2025 (“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. Attention is drawn to the fact that the figures for the three months ended 31 March 2025 as reported in the Statement are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.
5. 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

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

Burjis  
Tehmurasp  
Pardiwala

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**Burjis Pardiwala**

*Partner*

Mumbai

04 August 2025

Membership No.: 103595

UDIN:25103595BMJEW2308

INFOPARK PROPERTIES LIMITED

CIN: U70109TN2021PLC147646

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Tel. 91 22 6661 4444 Fax: 91 22 6661 4452 Website: www.tatarealty.in

Statement of Unaudited Financial Results for the quarter ended 30 June 2025

(INR in crores)

Particulars	For the quarter ended 30 June 2025 (Unaudited)	For the quarter ended 31 March 2025 (Unaudited) (Refer Note 2)	For the quarter ended 30 June 2024 (Unaudited)	For the year ended 31 March 2025 (Audited)
<b>Income</b>				
I Revenue from operations	193.24	173.99	162.06	659.75
II Other income	2.83	2.04	7.73	14.42
III <b>Total Income (I + II)</b>	<b>196.07</b>	<b>176.03</b>	<b>169.79</b>	<b>674.17</b>
<b>IV Expenses</b>				
Food and Beverages consumed	0.88	1.57	1.03	4.98
Employee benefits expense	0.07	0.13	0.16	0.53
Finance costs	114.48	103.77	120.29	465.87
Depreciation and amortization expense	36.84	37.59	40.84	188.79
Other expenses	42.96	49.56	37.85	165.79
<b>Total Expenses</b>	<b>195.23</b>	<b>192.62</b>	<b>200.17</b>	<b>825.96</b>
V <b>Profit/(Loss) before tax (III - IV)</b>	<b>0.84</b>	<b>(16.59)</b>	<b>(30.38)</b>	<b>(151.79)</b>
<b>VI Tax expenses</b>				
Current Tax	-	-	-	-
Deferred Tax charge/(credit)	3.13	(4.44)	(10.77)	(48.17)
<b>Total tax expenses</b>	<b>3.13</b>	<b>(4.44)</b>	<b>(10.77)</b>	<b>(48.17)</b>
VII <b>Loss for the period / year (V - VI)</b>	<b>(2.29)</b>	<b>(12.15)</b>	<b>(19.61)</b>	<b>(103.62)</b>
<b>VIII Other Comprehensive Income:</b>				
<b>A. Items that will not be reclassified to profit or loss</b>				
Remeasurements of defined benefit liability	-	0.01	-	0.01
Income tax expense relating to items that will not be reclassified to profit or loss	-	-	-	-
<b>Total Other Comprehensive Income</b>	<b>-</b>	<b>0.01</b>	<b>-</b>	<b>0.01</b>
IX <b>Total Comprehensive Income for the period / year (VII + VIII)</b>	<b>(2.29)</b>	<b>(12.14)</b>	<b>(19.61)</b>	<b>(103.61)</b>
<b>X Earnings per equity share (Face Value per share INR 10 each)</b>				
Basic and Diluted (INR) *	(0.25)	(1.31)	(2.46)	(11.61)
*Not annualised for quarters ended 30 June 2025, 31 March 2025 and 30 June 2024.				

**Notes:**

- 1 The unaudited financial results for the quarter ended 30 June 2025 have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on 4 August 2025. The unaudited results have been reviewed by the Statutory Auditors of the Company, who have issued an unmodified report on the same.
- 2 The figures of the quarter ended 31 March 2025 is the balancing figures between audited figures in respect of full financial year and the unaudited published year-to-date figures upto the third quarter of the previous year respectively which is subjected to limited review.
- 3 The unaudited financial results of the Company have been prepared in accordance with the 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 terms of Regulation 52 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"), as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021.
- 4 The Company is operating in the real estate and infrastructure industry and has only domestic operations. It has no other reportable segments in terms of Indian Accounting Standard (Ind AS) 108 on Segment Reporting specified under Section 133 of the Companies Act, 2013 and the relevant provisions of the Companies Act, 2013.

Place: Mumbai  
Date: 4 August 2025

**For and on behalf of Infopark Properties Limited**  
CIN: U70109TN2021PLC147646

**Sanja**  
**y Dutt**  
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by Sanjay Dutt  
Date:  
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**Sanjay Dutt**  
Director  
DIN - 05251670

INFOPARK PROPERTIES LIMITED					
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Tel. 91 22 6661 4444 Fax: 91 22 6661 4452 Website: www.tatarealty.in					
Statement of Unaudited Financial Results for the quarter ended 30 June 2025					
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 the year ended
		30 June 2025	31 March 2025	30 June 2024	31 March 2025
		(Unaudited)	(Unaudited) (Refer Note 2)	(Unaudited)	(Audited)
(a)	Debt-Equity ratio (in times)	(2.35)	(2.37)	(2.42)	(2.37)
	Formula used for the computation of Debt-Equity ratio = Total Debt / Shareholder's Equity				
(b)	Debt Service Coverage ratio (DSCR) (in times)	1.09	0.98	0.93	0.90
	Formula used for the computation of DSCR = Profit before Finance costs, Tax and Depreciation / (Finance Cost + Principal payment of debt during the period)				
(c)	Interest Service Coverage Ratio (ISCR) (in times)	1.33	1.20	1.09	1.08
	Formula used for the computation of ISCR = Profit before Finance costs, Tax and Depreciation / Finance Cost				
(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)	(2,260.59)	(2,258.30)	(2,174.30)	(2,258.30)
(g)	Net Loss after tax (INR in crores)	(2.29)	(12.15)	(19.61)	(103.62)
(h)	Earnings per equity share (Face Value per share Rs.10 each)				
	(a) Basic (in Rs.) (not annualised)	(0.25)	(1.31)	(2.46)	(11.61)
	(b) Diluted (in Rs.) (not annualised)	(0.25)	(1.31)	(2.46)	(11.61)
(i)	Current ratio (in times)	0.74	0.73	0.90	0.73
	Formula used for the computation of Current Ratio = Current Assets / Current Liabilities				
(j)	Long Term Debt to Working capital (in times)	94.58	(68.84)	(227.81)	(68.84)
	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)				
(k)	Bad debts to Account Receivable ratio (in %)	NA	NA	NA	NA
	Formula used for the computation of Bad debts to Account Receivable Ratio = Bad Debts (excluding loss allowance) / Average Trade Receivable				
(l)	Current liability ratio (%)	4%	5%	4%	5%
	Formula used for the computation of Current liability ratio = Current Liabilities / Total Liabilities				
(m)	Total debts to Total assets (in %)	160%	158%	158%	158%
	Formula used for the computation of Total debts to Total assets = Debt Securities Issued + Subordinated Liabilities + Other Borrowings / Total Assets				
(n)	Debtors turnover (in times) (annualised)	18.23	15.84	24.64	18.70
	Formula used for the computation of Debtors turnover = Revenue from operations / Average Trade Receivable				
(o)	Inventory turnover (in times) (annualised)	NA	NA	NA	NA
	Note:The Company has not presented the inventory turnover ratio since it holds the inventory for consumption in the service of food and beverages and the proportion of such inventory is insignificant to total assets				
(p)	Operating margin (in %)	77%	71%	76%	74%
	Formula used for the computation of Operating margin = Loss before Depreciation, Finance costs, (Gain)/ Loss on fair valuation of derivative contracts, Tax and Exceptional Item (less) Other Income / Revenue from operations				
(q)	Net Profit / (Loss) margin (in %)	(1%)	(7%)	(12%)	(16%)
	Formula used for the computation of Net Profit / (Loss) margin = Profit / (Loss) after tax / Revenue from operations				
(r)	Asset cover available, in case of non-convertible debt securities (Secured) (in times)	0.95	0.95	0.93	0.95
(r1)	Asset cover available, in case of non-convertible debt securities (un Secured) (in times)	-	-	-	-
(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		For and on behalf of Infopark Properties Limited			
Date: 4 August 2025		CIN: U70109TN2021PLC147646			
		<div><div>Sanjay Dutt</div><div>Digitally signed by Sanjay Dutt Date: 2025.08.04 13:28:32 +05'30'</div><div>Sanjay Dutt Director DIN - 05251670</div></div>			



# B S R & 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, India  
Telephone: +91 (22) 6257 1000  
Fax: +91 (22) 6257 1010

## Private and confidential

To  
The Board of Directors  
Infopark Properties Limited  
Hardy Tower, Ground Floor, Ramanujan Intellion Park,  
Rajiv Gandhi Salai (OMR), Taramani,  
Chennai 600 113.

04 August 2025

## **Independent Auditor's Report on security coverage of Infopark Properties Limited pursuant to SEBI Master Circular SEBI/HO/DDHS-PoD3/P/CIR/2024/46 dated 16 May 2024 for listed non-convertible debt securities as at and for the quarter ended 30 June 2025**

1. This Report is being issued with the terms of our engagement with the Board of Directors by engagement letter dated 28 October 2022.
2. We have been requested by the management of Infopark Properties Limited ('the Company') to issue a report on the accompanying Statement on Security cover as at 30 June 2025 ('the statement') for the purpose of compliance with SEBI Master Circular SEBI/HO/DDHS- PoD3/P/CIR/2024/46 dated 16 May 2024 (herein after referred as "the Regulations"), in respect of 87,500 Secured, Listed, Redeemable, Non-Convertible debentures of a face value of INR 100,000 each ("NCDs") as per the Debenture Trust Deed between the Company and Catalyst Trusteeship Limited ("Debenture Trustees") dated 18 June 2024 respectively (herein after referred as "the Trust Deed"). The certificate is required by the Company for the purpose of onward submission to the Bombay Stock Exchange (BSE) and Debenture Trustee in respect of the NCDs.
3. The Statement has been prepared by the management and digitally signed by us for identification purpose only.

## **Management's Responsibility**

4. The preparation of the said 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 and making estimates that are reasonable in the circumstances.

The Management of the Company is also responsible for ensuring that the Company complies with the requirements of the Regulations, the Trust Deeds and for providing all relevant information to BSE and the Debenture Trustee.

Registered Office:

**Independent Auditor's Report on security coverage of Infopark Properties Limited pursuant to SEBI Master Circular SEBI/HO/DDHS-PoD3/P/CIR/2024/46 dated 16 May 2024 for listed non-convertible debt securities as at and for the quarter ended 30 June 2025 (Continued)**

**Auditor's Responsibility**

5. Pursuant to the requirements of the Regulations, it is our responsibility to provide a limited assurance based on the procedures performed and evidence obtained, as to whether anything has come to our attention that causes us to believe that –
  - (a) the book values of assets as mentioned in column F of the Statement have not been accurately extracted from the underlying unaudited books of account and other relevant records and documents maintained by the Company as at and for the quarter ended 30 June 2025;
  - (b) the computation of Security Coverage Ratio (based on market value) is not arithmetically correct;
  - (c) The Company has not maintained security cover as per the terms of Trust Deed.
6. In relation to paragraph 5 above, we have performed the following procedures:
  - (a) obtained the Trust Deeds and noted the requirements with respect to security cover to be maintained by the Company as per the relevant clauses of the Trust Deed;
  - (b) verified that the book values of assets as mentioned in column F of the Statement have been accurately extracted from the underlying unaudited books of account and other relevant records and documents maintained by the Company as at and for the quarter ended 30 June 2025;
  - (c) verified the arithmetical accuracy of the Security Coverage Ratio (based on market value) as mentioned in the Statement as at 30 June 2025 basis the Trust Deed; and
  - (d) obtained necessary representations from the management.
7. The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement and 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. As part of this engagement, we have not performed any procedures by way of audit or review.
8. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes ('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.
9. 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.

**Independent Auditor's Report on security coverage of Infopark Properties Limited pursuant to SEBI Master Circular SEBI/HO/DDHS-PoD3/P/CIR/2024/46 dated 16 May 2024 for listed non-convertible debt securities as at and for the quarter ended 30 June 2025 (Continued)**

**Conclusion**

10. Based on the procedures performed and evidence obtained, as mentioned in paragraph 6 above, 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 values of assets as mentioned in column F of the Statement, read with the notes therein, have not been accurately extracted from the unaudited books of account and other records maintained by the Company as at 30 June 2025;
  - (b) the computation of the Security Coverage Ratio (calculated based on the market value as mentioned in column M which has been certified by the management and not independently reviewed by us) of the Statement is not arithmetically correct; and
  - (c) the Company has not maintained security cover as per the terms of Trust Deed.

**Restriction on Use**

11. This report has been issued at the request of the Company, solely for the purpose as set forth in the paragraph 2 above. It should not be used by any other person or for any other purpose. This report 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.

For **B S R & Co LLP**

Chartered Accountants

Firm's Registration No: 101248W/ W100022

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Tehmurasp  
Pardiwala

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Burjis Tehmurasp  
Pardiwala  
Date: 2025.08.04  
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**Burjis Pardiwala**  
**Partner**

Mumbai  
04 August 2025

Membership No: 103595

UDIN No : 25103595BMJEWE7775

INFOPARK PROPERTIES LIMITED  
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Annexure 1: Security Cover as at 30 June 2025

Column A Particulars	Column B	Column C Exclusive Charge	Column D Exclusive Charge	Column E Pari-Passu Charge	Column F Pari-Passu Charge	Column G Pari-Passu Charge (Rs in crores)	Column H Assets not offered as Security (Rs in crores)	Column I Elimination (amount in negative)	Column J (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 (excludin g 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		
ASSETS														
Property, Plant and Equipment	Including Investment property				1,671.01				1,671.01					-
Capital Work-in-Progress	Investment property under construction				32.75				32.75					-
Right of Use Assets					1,172.29				1,172.29					-
Goodwill									-					-
Intangible Assets									-					-
Intangible Assets under Development									-					-
Investments					2.52				2.52					-
Loans									-					-
Inventories					2.47				2.47					-
Trade Receivables	Receivables				38.82				38.82					-
Cash and Cash Equivalents					4.02				4.02					-
Bank Balances other than Cash and Cash Equivalents					82.12				82.12					-
Others	(Refer note (ii))				321.18				321.18					-
Total		-	-	-	3,327.17	-	-	-	3,327.17	-	-	7,808.89	-	7,808.89
LIABILITIES														
Debt securities to which this certificate pertains														
Other debt sharing pari-passu charge with above debt														
Other Debt														
Subordinated debt									-					
Borrowings	Intercompany Deposit						18.90		18.90					
Bank	Term Loans from Bank including overdraft				1,799.71				1,799.71					
Debt Securities	Non convertible debentures (Refer note (i) below)				1,705.42		1,797.48		3,502.90					
Others									-					
Trade payables							25.80		25.80					
Lease Liabilities									-					
Provisions							0.02		0.02					
Others	(Refer note (iii))						240.42		240.42					
Total		-	-	-	3,505.13	-	2,082.62	-	5,587.75	-	-	-	-	-
Cover on Book Value					0.95									
Cover on Market Value					2.23									
		Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio									

Notes:  
i. Includes Interest accrued on Secured NCD amounting to INR 5.27 Crs and Interest accrued on unsecured NCD's amounting to INR 407.48 Crs.  
ii. Others includes Non current tax assets, Deferred tax assets, Other financial assets and Other assets.  
iii. Others includes Other financial liabilities and other 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 30 June 2025.

Signed for Identification purposes only:

Burjis Tehmuras Pardiwala

Digitally signed by Burjis Tehmuras Pardiwala  
Date: 2025.08.04 13:41:06 +05'30'

B S R & Co. LLP

Place: Mumbai  
Date: 4 August 2025

For and on behalf of Infopark properties Limited  
CIN: U70109TN2021PLC147646

Sanjay Dutt

Digitally signed by Sanjay Dutt  
Date: 2025.08.04 13:25:44 +05'30'

Sanjay Dutt  
Director  
DIN - 05251670  
Place: Mumbai  
Date: 4 August 2025