



October 23, 2020

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

**Ref.: Scrip Code: 959070 / 959246 / 959269 / 959986 / 960005**

**Sub:- Audited Financial Results for half year ended September 30, 2020, under Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and other documents therewith.**

Dear Sir/Madam,

In reference to captioned subject, we wish to inform you that the Board of Directors at its meeting held on October 23, 2020, has approved Audited Standalone Financial Results of the Company for the half year ended September 30, 2020. Accordingly, please find enclosed the following:

1. Audited Standalone Financial results for the half year ended September 30, 2020 alongwith the Auditors Report thereon;
2. Disclosure to be submitted in terms of Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015;

We hereby declare that M/s Deloitte Haskins & Sells LLP, Chartered Accountants, the Statutory Auditors of the Company have issued Audit Reports with unmodified opinion on the audited financial statements for the half year ended September 30, 2020 and the Board had taken note of the same.

Further, pursuant to regulation 52(7) of SEBI (LODR) Regulation, 2015, we hereby confirm that there were no material deviations in the use of proceeds of listed non-convertible debt securities from the objects stated in the offer document and no listed non-convertible debentures were issued during the six months period ended September 30, 2020.

**TATA REALTY AND INFRASTRUCTURE LIMITED**

CIN: U70102MH2007PLC168300

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.tatarealty.in





Request to kindly take the same on your records.

Thanking you.

For **Tata Realty and Infrastructure Limited**

A handwritten signature in blue ink, appearing to read 'Sudhakar Shetty'.

**Sudhakar Shetty**  
**Company Secretary**  
(ICSI Membership No.: A13200)



Encl. as above

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# Deloitte Haskins & Sells LLP

**Chartered Accountants**  
Indiabulls Finance Centre  
Tower 3, 27<sup>th</sup> – 32<sup>nd</sup> Floor  
Senapati Bapat Marg  
Elphinstone Road (West)  
Mumbai – 400 013  
Maharashtra, India  
Tel: +91 22 6185 4000  
Fax: +91 22 6185 4001

## **INDEPENDENT AUDITOR'S REPORT ON INTERIM STANDALONE FINANCIAL RESULTS**

### **To The Board Of Directors Of Tata Realty And Infrastructure Limited**

#### **Opinion**

We have audited the Interim Standalone Financial Results for six month period ended 30 September 2020 included in the accompanying "Statement of Interim Standalone Financial Results for the six month period ended 30 September 2020" of Tata Realty and Infrastructure Limited ("the Company") ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended by Circular No. CIR/IMD/DFI/69/2016 dated 10 August 2016.

In our opinion and to the best of our information and according to the explanations given to us, the Interim Standalone Financial Results for the six month period ended 30 September 2020:

- i. is presented in accordance with the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended by Circular No. CIR/IMD/DFI/69/2016 dated August 10, 2016; and
- ii. gives a true and fair view in conformity with the recognition and measurement principles laid down in the Indian Accounting Standards and other accounting principles generally accepted in India of the net loss and total comprehensive loss and other financial information of the Company for the six month period then ended.

#### **Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under Section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those Standards are further described in Auditor's Responsibilities for audit of the Interim Standalone Financial Results section below. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the Interim Standalone Financial Results for the six month period ended 30 September 2020 under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion.

#### **Management's Responsibilities for the Statement**

This Statement, which includes the Interim Standalone Financial Results is the responsibility of the Company's Board of Directors and has been approved by them for issuance. The Statement has been compiled from the related audited condensed interim standalone financial statements for the six month period ended 30 September 2020 and the audited condensed interim standalone financial statements for the six month period ended 30 September 2019. This responsibility includes the preparation and presentation of the Interim Standalone Financial Results for the six month period ended 30 September 2020 that give a true and fair view of the net loss and other comprehensive loss and other financial information in accordance with the recognition and measurement principles laid

# **Deloitte Haskins & Sells LLP**

down in the Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. 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 the 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 Interim Standalone Financial Results that give a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the Interim Standalone Financial Results, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the financial reporting process of the Company.

## **Auditor's Responsibilities for audit of Interim Standalone Financial Results**

Our objectives are to obtain reasonable assurance about whether the Interim Standalone Financial Results for the six month period ended 30 September 2020 as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Interim Standalone Financial Results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Interim Standalone Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors.
- Evaluate the appropriateness and reasonableness of disclosures made by the Board of Directors in terms of the requirements specified under Regulation 52 of the Listing Regulations.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Company to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the



# Deloitte Haskins & Sells LLP

related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Interim Standalone Financial Results, including the disclosures, and whether the Interim Standalone Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Interim Standalone Financial Results of the Company to express an opinion on the Interim Standalone Financial Results.

Materiality is the magnitude of misstatements in the Interim Standalone Financial Results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Interim Standalone Financial Results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Interim Standalone Financial Results.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

**For Deloitte Haskins & Sells LLP**

Chartered Accountants  
(Firm's Registration No. 117366W/W-100018)



Rajesh K. Hiranandani  
Partner

Membership No.36920  
UDIN: 20036920AAAADQ2284

Place: Mumbai  
Date: 23 October 2020



**Tata Realty and Infrastructure Limited**

CIN: U70102MH2007PLC168300

Regd. Office: "E Block", Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033.

**Statement of Standalone Financial Results for the six months ended 30 September 2020**

Particulars	For the six months ended	For the six months ended	For the year ended	For the year ended
	30 Sept 2020 (Audited) INR in lakhs	30 Sept 2019 (Audited) INR in lakhs	31 March 2020 (Audited) INR in lakhs	31 March 2019 (Audited) INR in lakhs
<b>Income</b>				
I Revenue from operations	5,415.17	5,938.28	17,584.54	14,493.29
II Other income	6,264.86	5,275.92	14,966.08	12,753.95
<b>III Total Income (I + II)</b>	<b>11,680.03</b>	<b>11,214.20</b>	<b>32,550.62</b>	<b>27,247.24</b>
<b>IV Expenses</b>				
Cost of sale of flats	3,067.72	2,533.92	12,118.10	6,122.91
Employee benefits expense	3,099.44	2,626.62	5,469.96	5,585.39
Finance costs	10,518.11	14,043.86	28,496.17	22,988.91
Depreciation and amortisation expense	107.21	94.73	191.80	140.30
Loss on fair valuation of derivative contracts	762.00	301.00	-	440.00
Other expenses	958.15	3,707.64	6,441.84	3,883.25
Amounts written off during the year	-	-	-	5,414.38
<b>Total Expenses</b>	<b>18,510.63</b>	<b>23,307.77</b>	<b>52,717.87</b>	<b>44,575.14</b>
<b>V (Loss) before tax (III - IV)</b>	<b>(6,830.60)</b>	<b>(12,093.57)</b>	<b>(20,167.25)</b>	<b>(17,327.90)</b>
<b>VI Tax expenses</b>				
Current Tax	-	-	-	-
Deferred Tax charge / (credit)	442.35	185.29	(2,417.51)	(1,298.87)
<b>Total tax expenses</b>	<b>442.35</b>	<b>185.29</b>	<b>(2,417.51)</b>	<b>(1,298.87)</b>
<b>VII (Loss) for the period/ year (V - VI)</b>	<b>(6,388.25)</b>	<b>(11,908.28)</b>	<b>(22,584.76)</b>	<b>(18,626.77)</b>
<b>VIII Other Comprehensive Income:</b>				
<b>A. Items that will not be reclassified to profit or loss</b>				
Remeasurements of defined benefit obligation	121.47	33.20	(17.31)	52.65
Equity instruments fair valued through OCI	4,532.60	4,533.41	835.21	32,334.60
Income tax relating to items that will not be reclassified to profit or loss (Refer note 3)	(667.46)	(527.25)	(3,492.47)	(3,516.56)
<b>B. Items that will be reclassified to profit or loss</b>				
<b>Total Other Comprehensive Income / (Loss)</b>	<b>3,986.61</b>	<b>4,039.36</b>	<b>(2,674.57)</b>	<b>28,870.69</b>
<b>IX Total Comprehensive Profit / (Loss) for the period/ year (VII + VIII)</b>	<b>(2,401.64)</b>	<b>(7,868.92)</b>	<b>(25,259.33)</b>	<b>10,243.92</b>
<b>X Earnings per equity share (Face Value per share Rs.10 each)</b>				
(1) Basic (in Rs.) *	(0.39)	(1.17)	(2.22)	(1.83)
(2) Diluted (in Rs.) *	(0.39)	(1.17)	(2.22)	(1.83)

\* Not annualised for six months ended 30 September 2020 and 30 September 2019

*RKH*



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**Tata Realty and Infrastructure Limited**

CIN: U70102MH2007PLC168300

Regd. Office: "E Block", Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033.

**Statement of Assets and Liabilities as at 30 September 2020**

Particulars	As at 30 Sept 2020 (Audited) INR in lakhs	As at 31 March 2020 (Audited) INR in lakhs
<b>ASSETS</b>		
<b>Non-current assets</b>		
(a) Property, plant and equipment (PPE)	1,509.80	1,594.84
(b) Intangible assets	68.07	77.70
(c) Right to use an asset	137.81	146.38
(d) Financial assets		
(i) Investments	4,40,536.98	4,30,771.34
(ii) Loans and advances	48,318.91	39,709.19
(iii) Others	0.75	0.75
(e) Current tax assets (net)	5,283.65	6,934.68
(f) Other non-current assets	13,566.02	12,779.98
<b>Total non-current assets</b>	<b>5,09,421.99</b>	<b>4,92,014.86</b>
<b>Current assets</b>		
(a) Inventories	28,212.45	30,957.33
(b) Financial assets		
(i) Investments	8,350.26	71,179.33
(ii) Trade and other receivables	1,851.68	1,878.42
(iii) Cash and cash equivalents	24,379.40	25,580.30
(iv) Other bank balances	-	419.25
(v) Loans and advances	1,139.67	2,464.51
(vi) Others financial assets	8,045.89	1,428.91
(c) Other current assets	412.11	431.31
<b>Total current assets</b>	<b>72,391.46</b>	<b>1,34,339.36</b>
<b>TOTAL ASSETS</b>	<b>5,81,813.45</b>	<b>6,26,354.22</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
(a) Equity share capital	1,61,730.77	1,01,730.77
(b) Other equity	1,29,294.20	1,91,695.85
<b>Total equity</b>	<b>2,91,024.97</b>	<b>2,93,426.62</b>
<b>Non-current liabilities</b>		
(a) Financial liabilities		
(i) Long-term borrowings	67,000.00	1,39,419.04
(ii) Other financial liabilities	3,370.71	6,071.09
(b) Long-term Provisions	619.39	626.53
(c) Current tax liabilities (net)	1,751.88	1,751.88
(d) Deferred tax liabilities (net) (Refer note 3)	19,393.46	19,168.35
<b>Total non-current liabilities</b>	<b>92,135.44</b>	<b>1,67,036.89</b>
<b>Current liabilities</b>		
(a) Financial liabilities		
(i) Short-term borrowings	97,508.53	95,303.21
(ii) Trade and other payables from Micro and Small Enterprises	-	-
(iii) Trade and other payables other than MSME	2,367.52	3,185.65
(iv) Other financial liabilities	94,300.44	64,132.53
(b) Other current liabilities	4,353.16	3,084.76
(c) Short-term Provisions	123.39	184.56
<b>Total current liabilities</b>	<b>1,98,653.04</b>	<b>1,65,890.71</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>5,81,813.45</b>	<b>6,26,354.22</b>

*RKH*



**Notes:**

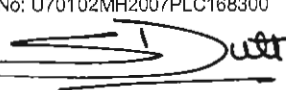
- 1 The above financial results were reviewed by the Audit Committee and then approved by the Board of Directors at their meeting held on 23 October 2020. The statutory auditors have carried out audit of the financial results of the Company for the six months ended 30 September 2020.
- 2 A new Section 115BAA was inserted in the Income Tax Act, 1961, by The Government of India on September 20, 2019 vide the Taxation Laws (Amendment) Ordinance 2019 which provides an option to companies for paying income tax at reduced rates in accordance with the provisions/conditions defined in the said section. The Company has decided to continue with the existing tax structure for the six months ended 30 September 2020 and for the year ended 31 March 2020.
- 3 For the year ended 31 March 2020, the gain of INR 835 lakhs arising on Equity Investments fair valued through OCI is net of loss of INR 11,767 lakhs. Deferred Tax Liability of INR 1,758 lakhs has been recognised on the gross gain of INR 12,753 lakhs and INR 11,917 lakhs of reversal of Deferred Tax Asset in respect of equity investments sold.
- 4 The Company is primarily engaged in development of commercial and Infrastructure projects to generate stable cash flows and capital appreciation over the life of the assets through investments in various project SPVs.  
The Company has incurred losses amounting to Rs. 6,388 lakhs in the current half year (previous full year Rs. 22,585 lakhs). As at 30 September 2020 the Company has a net current liability position of Rs. 1,26,262 lakhs where the current liabilities at Rs. 1,98,853 lakhs exceed the current assets at Rs. 72,391 lakhs. Based on scheduled repayment Rs. 1,71,500 lakhs is due for repayment within 12 months from the approval of these financial statements. The Company has also provided corporate guarantees / agreed to provide financial support of Rs. 53,583 lakhs to its subsidiary and joint venture companies.  
**Assessment:** The Board of Directors have assessed the above operational conditions and indicators and have come to the conclusion that no material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern based on cash flow forecasts and the plan management has put in place.  
**Mitigating factors:** In spite of difficult market conditions over a period, the superior nature of portfolio of the Company's developments has increased the Fair Value of these assets to Rs 4,40,537 Lakhs over its historical cost of Rs. 2,79,904 Lakhs. During FY 2020-21 based on projections, the SPV's are expected to generate operational net cash flow of more than Rs. 45,000 Lakhs which will increase the value of investments of the Company. The management is evaluating possibility of divestment of selected assets and change in capital structure in its project SPVs' which is expected to generate more than Rs 1,50,000 Lakhs as equity value. Also, the free cashflow from sale of Ready to Move in (RTMI) residential inventory will support its operations during coming financial years.  
Negative working capital is on account of management decision to borrow short-term funds through commercial papers to take advantage of interest arbitrage. However, management has modified the strategy to replace, to the extent possible, short term funding with long term funding arrangement going forward.  
The equity capital from the parent i.e. Tata Sons Private Limited, of an amount of Rs. 1,20,000 Lakhs received during the previous year has improved the company's net worth allowing the company further ability for additional borrowing in future and is reflected in the ratings of the Company.  
**Conclusion:** The Board of Directors based on cash flow forecasts and management plans have concluded on ability of the Company to continue as going concern and the financial statements have been prepared on that basis.
- 5 World Health Organisation (WHO) declared outbreak of Coronavirus Disease (COVID-19) a global pandemic on March 11, 2020. Consequent to this, Government of India declared lockdown on March 25, 2020 and the Company suspended its operations in all ongoing projects in compliance with the lockdown instructions issued by the Central and State Governments. COVID-19 has impacted the normal business operations of the Company during the lock-down period.  
The Company has made detailed assessment of its liquidity position for the next year and the recoverability and carrying value of its assets comprising property, plant and equipment, intangible assets, investments, inventory, advances, trade receivables, Deferred taxes, other financial and non-financial assets etc. Based on current indicators of future economic conditions, the Company expects to recover the carrying amount of these assets. The situation is changing rapidly giving rise to inherent uncertainty around the extent and timing of the potential future impact of the COVID-19 pandemic, which may be different from that estimated as at the date of approval of these financial statements.  
The Central and State Governments have initiated steps to lift the lockdown and the Company will adhere to the same as it resumes its activities. Construction at sites has already restarted. The Company will continue to closely observe the evolving scenario and take into account any future developments arising out of the same.

Place: Mumbai  
Dated : 23 October, 2020



For and on behalf of Tata Realty and Infrastructure Limited  
CIN No: U70102MH2007PLC168300



  
Sanjay Dutt  
Managing Director  
DIN - 05251870



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

(Currency: Indian rupees in lakhs)

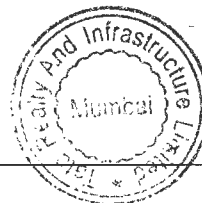
Sr. No.	Particulars	As at 30 September 2020
(a)	Credit rating and change in credit rating (if any)	Refer Annexure 1
(b)	Asset cover available, in case of non-convertible debt securities	Not Applicable (As all Listed NCDs are unsecured.)
(c)	Debt-Equity ratio (in times)	0.88
	Formula used for the computation of Debt Equity Ratio = Debt Securities Issued + Subordinated Liabilities + Other Borrowings + Interest accrued on Borrowings / Net Worth	
(d)	Previous due date for the payment of interest/ dividend for non-convertible redeemable preference shares/ repayment of principal of non-convertible preference shares /non-convertible debt securities / listed commercial papers and whether the same has been paid or not	Refer Annexure 2 The Company has not issued any non-convertible redeemable preference shares.
(e)	Next due date for the payment of interest/ dividend of non-convertible preference shares / non-convertible debentures principal along with the amount of interest/ dividend of non-convertible preference shares / non-convertible debentures / listed commercial papers payable and the redemption amount	Refer Annexure 2 The Company has not issued any non-convertible redeemable preference shares.
(f)	Debt Service Coverage ratio (DSCR) (in times)	0.08
	Formula used for the computation of DSCR = Profit before Finance costs, Tax and Depreciation / (Finance Cost + Principal payment of long term debt during the period)	
(g)	Interest Service Coverage Ratio (ISCR) (in times)	0.36
	Formula used for the computation of ISCR = Profit before Finance costs, Tax and Depreciation / Finance Cost	
(h)	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.
(i)	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.
(j)	Net-worth (Rupees in lakhs)	2,91,024.97
(k)	Net (Loss) after tax (Rupees in lakhs)	(6,388.25)
(l)	Earnings per equity share (Face Value per share Rs.10 each)	
	(a) Basic (in Rs.)	(0.39)
	(b) Diluted (in Rs.)	(0.39)
(m)	There was no material deviation in the use of proceeds from issue of Non Convertible Debt Securities.	

Place: Mumbai

Dated : 23 October, 2020

For and on behalf of Tata Realty and Infrastructure Limited

CIN No: U70102MH2007PLC168300



*Sanjay Dutt*  
**Sanjay Dutt**  
 Managing Director  
 DIN - 05251670

Tata Realty and Infrastructure Limited

CIN: U70102MH2007PLC168300

Regd. Office: "E Block", Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033.

Statement of financial results for the six months ended 30 September 2020

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

**Annexure 1 - Credit Rating**

Sr. No.	Products	Rating
(a)	Commercial Paper	Current Period / Year: ICRA A1+ ; CRISIL A1+; CARE A1+ Previous Year: ICRA A1+; CRISIL A1+; CARE A1+
(b)	Debentures	<b>Unsecured Non-convertible Debentures:</b> Current Period / Year: ICRA AA (Stable); CRISIL AA (Stable) Previous Year: ICRA AA (Stable); CRISIL AA (Stable)
(c)	Bank Loan Facility	<b>Overdraft Facility:</b> Current Period / Year: CARE A1+ Previous Year: CARE A1+  <b>Cash Credit Facility:</b> Current Period / Year: N.A. Previous Year: N.A.  <b>Non Fund Based Facility:</b> Current Period / Year: CARE A1+ Previous Year: CARE A1+

**Note:**

During the period / year under review rating agencies have reaffirmed ratings for commercial papers, NCDs and bank facilities (fund and non fund based).



A handwritten signature in black ink, appearing to be "S" followed by a flourish.

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

**Annexure 2A - Information with respect to NCDs issued on a private placement basis**

Sr. No.	Series under which the NCDs are held	ISIN	Credit Rating	Previous due date for payment of Interest	Whether the previous Interest has been paid or not	Next due date for payment of Interest/ Redemption premium	Next Interest Amount/ Redemption premium (Rs. In Lakhs)	Previous due date for payment of Principal	Whether the previous Principal has been paid or not	Next due date for payment of Principal	Next Redemption (Principal) Amount (Rs. In Lakhs)
1	Series X **	INE371K07013	ICRA	N.A.	N.A.	18-Nov-22	5,759	N.A.	N.A.	18-Nov-22	19,500
2	Series XI	INE371K08136	ICRA	N.A.	N.A.	29-Jan-21	1,727	N.A.	N.A.	29-Apr-22	20,000
3	Series XII	INE371K08144	ICRA	N.A.	N.A.	05-Feb-21	2,304	N.A.	N.A.	06-Jun-22	27,500
4	Series VIII	INE371K08110	CRISIL	N.A.	N.A.	20-Apr-21	9,663	N.A.	N.A.	20-Apr-21	32,500
5	Series IX	INE371K08128	ICRA	N.A.	N.A.	04-Jun-21	7,949	N.A.	N.A.	04-Jun-21	40,000

**Note**

\*\*Rate reset option @ 19 months i.e. 18 June 2021.

**Annexure 2B - Information with respect to listed Commercial Papers (CPs)**

Sr. No.	CP No.	ISIN	Credit Rating	CP Value Date	CP discounted value (Rs. In Lakhs)	Due date for payment of CP	Principal Amount of CP (Rs. In Lakhs)
1	145	INE371K14AG6	ICRA, CARE	06-Nov-19	19,823	30-Oct-20	21,500
2	150	INE371K14AK8	ICRA, CRISIL	28-Aug-20	19,840	29-Oct-20	20,000
3	151	INE371K14AM4	CARE, CRISIL	07-Sep-20	19,063	21-Jun-21	20,000
4	152	INE371K14AL6	CARE, CRISIL	11-Sep-20	7,050	10-Sep-21	7,500



Additional disclosures as per Regulation 52 (7) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations,

**Annexure 3 - Statement of Deviation / Variation in utilisation of funds raised**

Mode of Fund Raising	Private Placement	Private Placement
Type of instrument	Non-Convertible Debentures - Series VIII	Non-Convertible Debentures - Series IX
Date of Raising Funds	20-02-2018 *	06-06-2019*
Amount Raised ( Rs. In Lakhs)	32,500	40,000
Report filed for six months ended	30 September 2020	30 September 2020
Is there a Deviation / Variation in use of funds raised	No	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	No	No
If yes, details of the approval so required?	NA	NA
Date of approval	NA	NA
Explanation for the Deviation / Variation	NA	NA
Comments of the Audit Committee after review	No	No
Comments of the auditors, if any	No	No

\* The NCDs were issued as an unlisted NCDs and the details of these NCDs is being provided in this statement because it got listed during the half year ended on 30 September 2020 on BSE Ltd. i.e. on 17 September 2020 and 22 September 2020, respectively.

Objects for which funds have been raised and where there has been a deviation, in the following table:

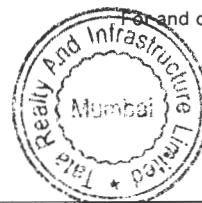
Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of Deviation/Variation for the half year according to applicable object (INR Crores and in %)	Remarks if any
NA	NA	NA	NA	NA	NA	NA

**Deviation could mean:**

- (a) Deviation in the objects or purposes for which the funds have been raised.  
(b) Deviation in the amount of funds actually utilized as against what was originally disclosed.

Place: Mumbai

Dated : 23 October, 2020



For and on behalf of Tata Realty and Infrastructure Limited

CIN No: U70102MH2007PLC168300

Sanjay Dutt  
Managing Director  
DIN - 05251670