



June 17, 2021

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

**Ref.: Scrip Code: 959070/ 959246/ 959269/ 960213/ 960358 / 973090**

**Sub:- Audited Financial Results for year ended March 31, 2021, 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 June 17, 2021, has approved Audited Standalone Financial Results of the Company for the year ended March 31, 2021. Accordingly, please find enclosed the following:

1. Audited Standalone Financial results for the year ended March 31, 2021 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 year ended March 31, 2021 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 issued during the six months period ended March 31, 2021.



**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



Further, we wish to inform that pursuant to Credit ratings of stable 'AA', the Company vide letter dated April 27, 2021, as enclosed, intimated to the exchange the criteria for being a "Large Corporate" as on March 31, 2021 pursuant to SEBI circular SEBI/HO/DDHS/CIR/P/2018/144 dated November 26, 2018.

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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## INDEPENDENT AUDITOR'S REPORT ON AUDIT OF ANNUAL STANDALONE FINANCIAL RESULTS

### TO THE BOARD OF DIRECTORS OF TATA REALTY AND INFRASTRUCTURE LIMITED

#### Opinion

We have audited the Standalone Financial Results for the year ended 31 March 2021 included in the accompanying "Statement of Standalone Financial Results for the six months and year ended 31 March 2021" 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 Standalone Financial Results for the year ended 31 March 2021:

- 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 year 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 Annual 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 Standalone Financial Results for the year ended 31 March 2021 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 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 standalone financial statements for the year ended 31 March 2021 and the audited condensed interim standalone financial statements for the six month period ended 30 September 2020. This responsibility includes the preparation and presentation of the Standalone Financial Results for the year ended 31 March 2021 that give a true and fair view of the net loss and other comprehensive income and other financial

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information in accordance with the recognition and measurement principles laid 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 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 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 Annual Standalone Financial Results**

Our objectives are to obtain reasonable assurance about whether the Standalone Financial Results for the year ended 31 March 2021 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 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 Annual 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.

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

Materiality is the magnitude of misstatements in the Annual Standalone Financial Results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Annual 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 Annual 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.

## Other matters

The statement include the results for the half year ended 31 March 2021 are the balancing figures between audited figures in respect of the full financial year ended 31 March 2021 and the figures as appearing in the condensed interim standalone financial statements for the six month period ended 30 September 2020, audited by us.

Our report on the Statement is not modified in respect of this matter.

**For DELOITTE HASKINS & SELLS LLP**  
**Chartered Accountants**  
(Firm's Registration No. 117366W/W-100018)



Rajesh K. Hiranandani  
Partner  
(Membership No.36920)  
UDIN: 21036920AAAACD2680

Place: Mumbai  
Date: 17 June 2021



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 half year and year ended 31 March 2021

Particulars	For the half	For the half	For the year	For the year
	year ended	year ended	ended	ended
	31 March 2021	31 March 2020	31 March 2021	31 March 2020
	(Audited)	(Audited)	(Audited)	(Audited)
	Refer note 2			
	INR in lakhs	INR in lakhs	INR in lakhs	INR in lakhs
<b>Income</b>				
I Revenue from operations	7,034.96	11,646.26	12,450.13	17,584.54
II Other income	10,535.50	9,690.16	16,800.36	14,966.08
III <b>Total Income (I + II)</b>	<b>17,570.46</b>	<b>21,336.42</b>	<b>29,250.49</b>	<b>32,550.62</b>
<b>IV Expenses</b>				
Cost of sale of flats	4,169.93	9,584.18	7,237.65	12,118.10
Employee benefits expense	2,939.94	2,843.34	6,039.38	5,469.96
Finance costs	10,590.35	14,452.31	21,108.46	28,496.17
Depreciation and amortization expense	109.40	97.07	216.61	191.80
(Gain)/ Loss on fair valuation of derivative contracts	(7.00)	(301.00)	755.00	-
Other expenses	2,005.30	2,734.20	2,961.45	6,441.84
<b>Total Expenses</b>	<b>19,807.92</b>	<b>29,410.10</b>	<b>38,318.55</b>	<b>52,717.87</b>
V <b>(Loss) before tax (III - IV)</b>	<b>(2,237.46)</b>	<b>(8,073.68)</b>	<b>(9,068.06)</b>	<b>(20,167.25)</b>
<b>VI Tax expenses</b>				
Current Tax	-	-	-	-
Deferred Tax charge	(1,010.63)	(2,602.80)	(568.28)	(2,417.51)
<b>Total tax expenses</b>	<b>(1,010.63)</b>	<b>(2,602.80)</b>	<b>(568.28)</b>	<b>(2,417.51)</b>
VII <b>(Loss) for the period/ year (V - VI)</b>	<b>(3,248.09)</b>	<b>(10,676.48)</b>	<b>(9,636.34)</b>	<b>(22,584.76)</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	34.91	(50.52)	156.38	(17.31)
Equity instruments fair valued through OCI	19,241.91	(3,698.20)	23,774.51	835.21
Income tax relating to items that will not be reclassified to profit or loss	(2,594.18)	(2,965.21)	(3,261.64)	(3,492.47)
<b>B. Items that will not be reclassified to profit or loss</b>				
<b>Total Other Comprehensive Income / (Loss)</b>	<b>16,682.64</b>	<b>(6,713.93)</b>	<b>20,669.25</b>	<b>(2,674.57)</b>
IX <b>Total Comprehensive Profit / (Loss) for the period/ year (VII + VIII)</b>	<b>13,434.55</b>	<b>(17,390.41)</b>	<b>11,032.91</b>	<b>(25,259.33)</b>
<b>X Earnings per equity share (Face Value per share INR 10 each)</b>				
(1) Basic (INR) *	(0.20)	(1.05)	(0.60)	(2.22)
(2) Diluted (INR) *	(0.20)	(1.05)	(0.60)	(2.22)
* Not annualised for half year ended 31 March 2021 and 31 March 2020				

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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.

**Audited Statement of Assets and Liabilities as at 31 March 2021**

Particulars	As At 31 March 2021 (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)	1,447.21	1,594.84
(b) Intangible assets	98.61	77.70
(c) Right to use an asset	129.24	146.38
(d) Financial assets		
(i) Investments	5,28,144.62	4,30,771.34
(ii) Loans and advances	50,506.77	39,709.19
(iii) Others	0.75	0.75
(f) Current tax assets (net of provision for tax)	5,655.37	6,934.68
(g) Other non-current assets	14,922.16	12,779.98
<b>Total non-current assets</b>	<b>6,00,904.73</b>	<b>4,92,014.86</b>
<b>Current assets</b>		
(a) Inventories	24,695.03	30,957.33
(b) Financial assets		
(i) Investments	23,333.38	71,179.33
(ii) Trade and other receivables	1,012.37	1,878.42
(iii) Cash and cash equivalents	14,947.08	25,580.30
(iv) Other bank balances	-	419.25
(v) Loans and advances	583.66	2,464.51
(vi) Others financial assets	2,055.35	1,428.91
(c) Other current assets	348.13	431.31
<b>Total current assets</b>	<b>66,975.00</b>	<b>1,34,339.36</b>
<b>TOTAL ASSETS</b>	<b>6,67,879.73</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	1,42,728.75	1,91,695.85
<b>Total equity</b>	<b>3,04,459.52</b>	<b>2,93,426.62</b>
<b>Non-current liabilities</b>		
(a) Financial liabilities		
(i) Long-term borrowings	1,64,324.19	1,39,419.04
(ii) Other financial liabilities	127.83	6,071.09
Long-term Provisions	584.35	626.53
(c) Current tax liabilities (net of advance tax)	1,751.88	1,751.88
(d) Deferred tax liabilities (net)	22,998.27	19,168.35
<b>Total non-current liabilities</b>	<b>1,89,786.52</b>	<b>1,67,036.89</b>
<b>Current liabilities</b>		
(a) Financial liabilities		
(i) Short-term borrowings	65,798.66	95,303.21
(ii) Trade and other payables from Micro and Small Enterprises	-	-
(iii) Trade and other payables other than MSME	3,751.08	3,185.65
(iv) Other financial liabilities	1,01,758.99	64,132.53
(b) Other current liabilities	2,201.71	3,084.76
(c) Short-term Provisions	123.25	184.56
<b>Total current liabilities</b>	<b>1,73,633.69</b>	<b>1,65,890.71</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>6,67,879.73</b>	<b>6,26,354.22</b>

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Notes:

- 1 The above financial results were reviewed and approved by the Board of Directors at their meeting held on 17 June 2021. The statutory auditors have carried out audit of the financial results of the Company for the year ended 31 March 2021.
- 2 The above results for the half year ended 31 March 2021 and 31 March 2020 are the balancing figure between audited figures in respect of the full financial year ended 31 March 2021 and 31 March 2020 and audited figures for the half year ended 30 September 2020 and 30 September 2019.
- 3 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. 9,636 lakhs in the current year (previous year Rs. 22,585 lakhs). As at 31 March 2021 the Company has a net current liability position of Rs. 1,06,659 lakhs where the current liabilities at Rs. 1,73,634 lakhs exceed the current assets at Rs. 66,975 lakhs. Based on scheduled repayment of borrowings Rs. 1,40,000 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. 68,500 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. 5,28,145 Lakhs over its historical cost of Rs. 3,36,153 Lakhs.

Based on projections for FY 2021-22, the SPV's are expected to generate operational net cash flow of more than Rs. 50,100 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 cash flow 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.

- 4 The Company is actively monitoring the impact of the global health pandemic on its financial condition, liquidity, operations, suppliers, industry, and workforce. The operations of the Company were impacted due to the stoppage of work at its project sites and corporate office following the nationwide lockdown by the Government of India on 23 March 2020. The various sites were impacted due to the lockdown for different periods of time, depending on their location and local regulations. The Company has resumed its operations in a phased manner as per the directives issued by the Government of India and local authorities. However, since early March 2021, India has witnessed a second wave of COVID-19 with sudden rise in COVID-19 cases across the country. This has again led to imposing lockdown like restrictions across the country, which is likely to impact, the economic activity of the country as a whole and the Company's operations in particular. The Company has used the principles of prudence in applying judgments, estimates and assumptions based on current assessments. In assessing the recoverability of assets such as inventories, financial assets and other assets, based on current indicators of future economic conditions, the Company expects to recover the carrying amounts of its assets. The extent to which COVID -19 impacts the operations will depend on future developments which remain uncertain.

Place: Mumbai  
Dated : 17 June 2021



For and on behalf of Tata Realty and Infrastructure Limited  
CIN: U70102MH2007PLC168300





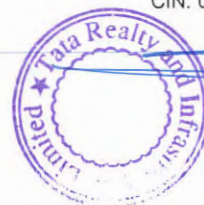
Sanjay Dutt  
Managing Director  
DIN - 05251670



## 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 31 March 2021
(a)	Credit rating and change in credit rating (if any)	Refer Annexure 1
(b)	Asset cover available, in case of non-convertible debt securities (in times)  Formula used for the computation of Asset Cover Ratio = Net assets of the listed entity available for unsecured lenders (Property Plant & Equipment and Right to use an asset (excluding intangible assets and prepaid expenses) + Investments + Cash & Bank Balances + Other current/Non-current assets excluding deferred tax assets (-) Total assets available for secured lenders/creditors on pari passu/exclusive charge basis under the above heads (-) unsecured current/non-current liabilities (-) interest accrued/payable on unsecured borrowings) / Total Borrowings (unsecured)	Current NCDs are Unsecured. Asset Cover available for all Unsecured Borrowings is 1.99 times.  The Asset cover computation is in accordance with SEBI circular SEBI / HO / MIRSD / CRADT / CIR / P / 2020 / 230 dated November 12, 2020.
(c)	Debt-Equity ratio (in times)  Formula used for the computation of Debt Equity Ratio = Debt Securities Issued + Subordinated Liabilities + Other Borrowings / Net Worth	1.00
(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)  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)	0.20
(g)	Interest Service Coverage Ratio (ISCR) (in times)  Formula used for the computation of ISCR = Profit before Finance costs, Tax and Depreciation / Finance Cost	0.58
(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)	3,04,459.52
(k)	Net (Loss) after tax (Rupees in lakhs)	(9,636.34)
(l)	Earnings per equity share (Face Value per share Rs.10 each)	
	(a) Basic (in Rs.)	(0.60)
	(b) Diluted (in Rs.)	(0.60)
(m)	There was no material deviation in the use of proceeds from issue of Non Convertible Debt Securities.	

Place: Mumbai  
Dated : 17 June 2021For and on behalf of Tata Realty and Infrastructure Limited  
CIN: U70102MH2007PLC168300Sanjay 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 year ended 31 March 2021

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 Year: ICRA A1+ ; CRISIL A1+; CARE A1+ Previous Year: ICRA A1+; CRISIL A1+; CARE A1+
(b)	Debentures	<b>Unsecured Non-convertible Debentures:</b> Current Year: ICRA AA (Stable); CRISIL AA (Stable) Previous Year: ICRA AA (Stable); CRISIL AA (Stable)
(c)	Bank Loan Facility	<b>Overdraft Facility:</b> Current Year: CARE A1+ Previous Year: CARE A1+  <b>Cash Credit Facility:</b> Current Year: N.A. Previous Year: N.A.  <b>Non Fund Based Facility:</b> Current Year: CARE A1+ Previous Year: CARE A1+

**Note:**

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



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	29-Jan-21	Yes	28-Jan-22	1,731	N.A.	N.A.	29-Apr-22	20,000
3	Series XII	INE371K08144	ICRA	05-Feb-21	N.A.	04-Feb-22	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
6	Series XIII	INE371K08151	ICRA	N.A.	N.A.	12-Nov-21	2,920	N.A.	N.A.	10-Nov-23	40,000
7	Series XIV	INE371K08169	ICRA	N.A.	N.A.	23-Dec-21	2,127	N.A.	N.A.	21-Jun-24	30,000
8	Series XV	INE371K08177	ICRA	N.A.	N.A.	24-Mar-22	1,788	N.A.	N.A.	23-Sep-22	27,500

**Note**

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

\*\*NCD Series VIII has been repaid on 20 April 2021

**Annexure 2B - Information with respect to outstanding 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	151	INE371K14AM4	CARE, CRISIL	07-Sep-20	19,063	21-Jun-21	20,000
2	152	INE371K14AL6	CARE, CRISIL	11-Sep-20	7,050	10-Sep-21	7,500
3	155	INE371K14A00	ICRA, CRISIL	05-Mar-21	19,163	20-Dec-21	20,000
4	156	INE371K14AP7	ICRA, CRISIL	10-Mar-21	8,759	27-Sep-21	9,000
5	157	INE371K14AP7	ICRA, CRISIL	10-Mar-21	2,433	27-Sep-21	2,500
6	158	INE371K14AP7	ICRA, CRISIL	10-Mar-21	8,272	27-Sep-21	8,500



Additional disclosures as per Regulation 52 (7) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015:

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

Mode of Fund Raising	Private Placement	Private Placement	Private Placement
Type of instrument	Non-Convertible Debentures - Series XIII	Non-Convertible Debentures - Series XIV	Non-Convertible Debentures - Series XV
Date of Raising Funds	12th November 2020	23rd December 2020	24th March 2021
Amount Raised ( Rs. In Lakhs)	40,000	30,000	27,500
Report filed for six months ended	31st March 2021	31st March 2021	31st March 2021
Is there a Deviation / Variation in use of funds raised	No	No	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	N.A	N.A	N.A
If yes, details of the approval so required?	N.A	N.A	N.A
Date of approval	N.A	N.A	N.A
Explanation for the Deviation / Variation	N.A	N.A	N.A
Comments of the Board of Directors after review	No	No	No
Comments of the auditors, if any	No	No	No

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 : 17 June 2021

For and on behalf of Tata Realty and Infrastructure Limited  
CIN: U70102MH2007PLC168300



Sanjay Dutt  
Managing Director  
DIN - 05251670



April 27, 2021

To,  
**BSE Limited**  
Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai – 400 001

Ref.: Scrip Code: 959070/ 959246/ 959269/ 960005/ 960213/ 960358 / 973090

Dear Sir/Madam,

**Re: Reporting of Initial Disclosure to be made by an entity identified as a Large Corporate**

This is with reference to the Securities Exchange Board of India (SEBI) Circular No. SEBI/HO/DDHS/CIR/P/2018/144 dated November 26, 2020, for fund raising by issuance of Debt Securities by Large Entities, please find enclosed the confirmation certificate containing data in the format as prescribed in aforesaid SEBI Circular.

This is for the information of the Exchange.

Yours faithfully,  
**For Tata Realty and Infrastructure Limited**

Sudhakar  
Hiriyanna Shetty

Digitally signed by Sudhakar Hiriyanna Shetty  
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st=Maharashtra,  
serialNumber=4ab1990b1965c27f69176cd834196a38  
e0461ed74a2614179de075502e46796, cn=Sudhakar  
Hiriyanna Shetty  
Date: 2021.04.27 10:07:36 +05'30'

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

Encl.: As above

**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



## Annexure A

### Initial Disclosure by Tata Realty and Infrastructure Limited

Sr. No.	Particulars	Details
1	Name of the company	Tata Realty and Infrastructure Limited
2	CIN	U70102MH2007PLC168300
3	Outstanding borrowing of company as on 31st March, 2021 (in Rs Crore)	Rs. 3,045
4	Highest Credit Rating During the previous FY along with name of the Credit Rating Agency	<b>Non-Convertible Debentures:</b> a- ICRA Ltd ICRA AA (Stable); b- CRISIL Ltd CRISIL AA (Stable) <b>Commercial Paper</b> a- ICRA Ltd ICRA A1+; b- CRISIL Ltd CRISIL A1+; c- CARE Ratings Ltd- CARE A1+ <b>Short Term Bank Facilities:</b> CARE Ratings Ltd - CARE A1+
5	Name of Stock Exchange in which the fine shall be paid, in case of shortfall in the required borrowing under the framework	BSE Limited

We confirm that we are a Large Corporate as per the applicability criteria given under the SEBI circular SEBI/HO/DDHS/CIR/P/2018/144 dated November 26, 2018.

Sudhakar  
Hiriyanna  
Shetty

Digitally signed by Sudhakar Hiriyanna Shetty  
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56c36e0e1ed74a4611419dc775202a440784  
cn=Sudhakar Hiriyanna Shetty  
Date: 2021.04.27 10:08:18 +05'30'

Sudhakar Shetty  
Company Secretary  
Tata Realty and Infrastructure Limited  
Tel.: +91 22 66070959  
Email: [sudhakarshetty@tatarealty.in](mailto:sudhakarshetty@tatarealty.in)

SANJAY  
SHARMA

Digitally signed by SANJAY SHARMA  
DN: cn=SANJAY SHARMA,  
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efe1541be6b6, cn=SANJAY SHARMA  
Date: 2021.04.27 14:11:23 +05'30'

Sanjay Sharma  
Chief Financial Officer  
Tata Realty and Infrastructure Limited  
Tel.: +91 22 66614492  
Email: [sanjaysharma@tatarealty.in](mailto:sanjaysharma@tatarealty.in)

Date – April 27, 2021

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



## Annexure B1

### Format of the Annual Disclosure to be made by an entity identified as a LC

(To be submitted to the Stock Exchange(s) within 45 days of the end of the FY)

1. Name of the Company : Tata Realty And Infrastructure Limited
2. CIN : U70102MH2007PLC168300
3. Report filed for FY : 2020-21
4. Details of the borrowings (all figures in Rs. crore): 3045

S. No.	Particulars	Details (Rs Crs)
i.	Incremental borrowing done in FY <b>(a)</b>	975
ii.	Mandatory borrowing to be done through issuance of debt securities <b>(b) = (25% of a)</b>	244
iii.	Actual borrowings done through debt securities in FY <b>(c)</b>	975
iv.	Shortfall in the mandatory borrowing through debt securities, if any <b>(d) = (b) - (c)</b> {If the calculated value is zero or negative, write "nil"}	NIL
v.	Reasons for short fall, if any, in mandatory borrowings through debt securities	None

Sudhakar  
Hiriyanna  
Shetty

Digitally signed by Sudhakar Hiriyanna Shetty  
DN: c=IN, o=Personal,  
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96e38d491ed74aa661419ade7f3502e4d79d,  
cn=Sudhakar Hiriyanna Shetty  
Date: 2021.04.27 10:09:43 +05'30'

Sudhakar Shetty  
Company Secretary  
Tata Realty and Infrastructure Limited  
Tel.: +91 22 66070959  
Email: [sudhakarshetty@tatarealty.in](mailto:sudhakarshetty@tatarealty.in)

SANJAY  
SHARMA

Digitally signed by SANJAY SHARMA  
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05a220ade79a9e101a132c98804a6e15  
4166505, cn=SANJAY SHARMA  
Date: 2021.04.27 14:13:05 +05'30'

Sanjay Sharma  
Chief Financial Officer  
Tata Realty and Infrastructure Limited  
Tel.: +91 22 66614492  
Email: [sanjaysharma@tatarealty.in](mailto:sanjaysharma@tatarealty.in)

Date – April 27, 2021

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