



May 05, 2025

To,
The Listing Department
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

Dear Sir / Madam,

Ref.: Scrip Code: 975011/975636/975734

Sub: Outcome of Board Meeting of Tata Realty and Infrastructure Limited (“the Company”)

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”), this is to inform that the Board of Directors of the Company, at its Meeting held today i.e. on May 05, 2025, have, *inter-alia*, considered and approved the Audited Standalone Financial Results of the Company for the Quarter and Financial Year ended March 31, 2025 along with Audited Consolidated Financial Results of the Company for the Year ended on March 31, 2025 and took note of Auditors Report issued by Statutory Auditors, thereon.

Accordingly, please find enclosed herewith the following:

1. the Audited Standalone Financial Results of the Company for the Quarter and Financial Year ended March 31, 2025 and Audited Consolidated Financial Results of the Company for the Year ended on March 31, 2025 along with Auditor’s Report thereon issued by B S R & Co. LLP, Chartered Accountants, Statutory Auditors of the Company, pursuant to Regulations 51 (2) and 52 of SEBI Listing Regulations and a declaration duly signed by the Managing Director stating that the said Auditors Report are with unmodified opinion;

The said Audited Financial Results were reviewed and recommended by the Audit Committee at its meeting held today.

2. the disclosure in terms of Regulations 52(4) of SEBI Listing Regulations forming part of the Audited Financial Results certified by the Statutory Auditors of the Company,

TATA REALTY AND INFRASTRUCTURE LIMITED

E Block Valtas Premises T B Kadam Marg Chinchpokli Mumbai 400 033 India Tel 91226661 4444

Fax 91 22 6661 4452 email id trilsec@tatarealty.in Website www.tatarealty.in

CIN U70102MH2007PLC168300



3. Security Cover Certificate as on March 31, 2025, by Management of the Company pursuant to Regulation 54 of SEBI Listing Regulations.
4. Disclosure of Related Party Transactions pursuant to the provisions of the SEBI Listing Regulations for the half year ended March 31, 2025
5. A statement on utilization of issue proceeds of non-convertible securities issued and material deviation for the Quarter ended March 31, 2025, under Regulations 52(7) and 52(7A) of the SEBI Listing Regulations.

In compliance with Regulation 52(8) of the SEBI Listing Regulations, Audited Financial Results will be published in the newspapers within 2 working days of conclusion of this Board Meeting, while Audited 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.

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

Rashmi Jain
Company Secretary and Compliance Officer
(ICSI Membership No.: A18978)

Encl. A/a

CC:
Catalyst Trusteeship Limited

Independent Auditor's Report

To the Board of Directors of Tata Realty and Infrastructure limited Report on the audit of the Standalone Annual Financial Results

Opinion

We have audited the accompanying standalone annual financial results of Tata Realty and Infrastructure limited (hereinafter referred to as the "Company") for the year ended 31 March 2025, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 52 of the Securities and 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.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone annual financial results:

- a. are presented in accordance with the requirements of Regulation 52 of the Listing Regulations, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021 in this regard; and
- b. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards, and other accounting principles generally accepted in India, of the net loss and other comprehensive income and other financial information for the year ended 31 March 2025.

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 SAs are further described in the *Auditor's Responsibilities for the Audit of the Standalone Annual Financial Results* section of our report. We are independent of the Company, in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements 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 Code of Ethics. We believe that the audit evidence obtained by us, is sufficient and appropriate to provide a basis for our opinion on the standalone annual financial results.

Management's and Board of Directors' Responsibilities for the Standalone Annual Financial Results

These standalone annual financial results have been prepared on the basis of the standalone annual financial statements.

The Company's Management and the Board of Directors are responsible for the preparation and presentation of these standalone annual financial results that give a true and fair view of the net profit/loss and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standards prescribed under Section 133 of the Act and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application

Registered Office:

Independent Auditor's Report (Continued)

Tata Realty and Infrastructure limited

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 accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone annual financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone annual financial results, the Management and 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 responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Annual Financial Results

Our objectives are to obtain reasonable assurance about whether the standalone annual financial results as a whole are 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 annual 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 standalone annual 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. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion through a separate report on the complete set of financial statements on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures in the standalone annual financial results made by the Management and Board of Directors.
- Conclude on the appropriateness of the Management's and 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 appropriateness of this assumption. 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 standalone annual financial results 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 standalone annual financial results, including the disclosures, and whether the standalone annual financial results represent the underlying transactions and events in a manner that achieves fair presentation.

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.

Independent Auditor's Report (Continued)

Tata Realty and Infrastructure limited

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 Matter

The standalone annual financial results include the results for the quarter ended 31 March 2025 being the balancing figure between the audited figures in respect of the full financial year and the published unaudited year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

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

Chartered Accountants

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

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Burjis Pardiwala

Partner

Mumbai

05 May 2025

Membership No.: 103595

UDIN:25103595BMJEVF2138

Tata Realty and Infrastructure Limited

CIN: U70102MH2007PLC168300

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

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

Statement of Standalone Financial Results for the quarter and year ended 31 March 2025

(INR in crores)

Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For the year ended	For the year ended
	31 March 2025	31 December 2024	31 March 2024	31 March 2025	31 March 2024
	(Audited) (Refer Note 2)	(Unaudited)	(Audited) (Refer Note 2)	(Audited)	(Audited)
Income					
I Revenue from operations	54.03	29.21	29.99	142.88	125.64
II Other income	8.04	4.64	11.55	36.37	62.53
III Total income (I + II)	62.07	33.85	41.54	179.25	188.17
IV Expenses					
Changes in inventory of finished goods	26.40	11.67	8.38	63.59	42.66
Employee benefits expense	15.68	16.95	19.42	68.67	70.90
Finance costs	39.52	51.06	43.61	188.17	147.44
Depreciation and amortization expense	0.33	0.33	0.25	1.26	1.31
Loss on fair valuation of investments	0.15	0.61	0.64	0.78	0.64
Other expenses	21.95	11.67	16.07	53.61	43.63
Total expenses	104.03	92.29	88.37	376.08	306.58
V Loss before tax (III - IV)	(41.96)	(58.44)	(46.83)	(196.83)	(118.41)
VI Tax expenses					
Current tax	-	-	-	-	-
Deferred tax (charge) / credit	(1.11)	(1.10)	(0.96)	(2.79)	(7.80)
Tax adjustment of prior years	5.37	-	13.96	7.83	13.96
Total tax expenses	4.26	(1.10)	13.00	5.04	6.16
VII Loss for the period / year (V - VI)	(37.70)	(59.54)	(33.83)	(191.79)	(112.25)
VIII Other comprehensive income (OCI):					
A. Items that will not be reclassified to profit or loss					
Remeasurements of defined benefit liability	0.17	(0.02)	0.22	0.11	(0.07)
Gain on equity instruments fair valued through OCI	(436.20)	710.57	3.22	488.30	362.28
Income tax expense relating to items that will not be reclassified to profit or loss	62.57	(109.33)	(1.85)	(8.51)	(33.28)
Total other comprehensive income	(373.46)	601.22	1.59	479.90	328.93
IX Total comprehensive income for the period / year (VII + VIII)	(411.16)	541.68	(32.24)	288.11	216.68
X Earnings per equity share (Face value per share INR 10 each)					
Basic and Diluted (INR) *	(0.12)	(0.19)	(0.15)	(0.62)	(0.48)
* EPS is not annualised for quarters ended 31 March 2025, 31 December 2024 and 31 March 2024.					

Tata Realty and Infrastructure Limited

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Statement of Standalone Assets and Liabilities as at 31 March 2025

(INR in crores)

Particulars	As at 31 March 2025 (Audited)	As at 31 March 2024 (Audited)
ASSETS		
Non-current assets		
(a) Property, plant and equipment (PPE)	11.99	11.88
(b) Other intangible assets	2.25	1.04
(c) Intangible assets under development	0.79	0.45
(d) Right - of - use asset	0.61	0.78
(e) Financial assets		
(i) Investments	9,716.97	10,489.31
(ii) Loans	0.46	10.93
(iii) Other financial assets	2.01	-
(f) Non-current tax assets (net)	-	29.23
(g) Other non-current assets	-	-
Total non-current assets	9,735.08	10,543.62
Current assets		
(a) Inventories	42.83	106.42
(b) Financial assets		
(i) Trade and other receivables	12.72	19.02
(ii) Cash and cash equivalents	14.92	5.77
(iii) Bank balances other than (ii) above	0.02	7.64
(iv) Loans	-	104.10
(v) Other financial assets	565.63	4.70
(c) Other current assets	5.65	4.07
Total current assets	641.77	251.72
TOTAL ASSETS	10,376.85	10,795.34
EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	3,114.87	3,114.87
(b) Other equity	5,208.15	4,920.03
Total equity	8,323.02	8,034.90
Liabilities		
Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	535.00	720.00
(ii) Lease liabilities	0.64	0.83
(iii) Other financial liabilities	2.00	0.16
(b) Long-term Provisions	2.47	3.02
(c) Deferred tax liabilities (net)	352.95	377.90
Total non-current liabilities	893.06	1,101.91
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	1,091.38	1,601.05
(ii) Lease liabilities	0.19	0.17
(iii) Trade Payable		
(a) Total outstanding dues of Micro and Small Enterprises	0.23	0.30
(b) Total outstanding dues other than Micro and Small Enterprises	31.90	29.46
(iv) Other financial liabilities	5.63	2.81
(b) Current tax liabilities (net)	5.22	-
(c) Other current liabilities	19.37	17.26
(d) Short-term Provisions	6.85	7.48
Total current liabilities	1,160.77	1,658.53
Total liabilities	2,053.83	2,760.44
TOTAL EQUITY AND LIABILITIES	10,376.85	10,795.34

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Statement of Standalone Cash Flows for the year ended 31 March 2025

(INR in crores)

Particulars	For year ended 31 March 2025 (Audited)		For year ended 31 March 2024 (Audited)	
A Cash flow from operating activities				
(Loss) before tax		(196.83)		(118.41)
Adjustments for :				
Depreciation and amortisation expense	1.26		1.31	
Profit on sale of current investments - mutual funds	(0.74)		(1.00)	
Profit on sale of non-current investments	-		(4.41)	
Loss on fair valuation of investments (net)	0.78		0.64	
Interest Income	(25.69)		(50.51)	
Corporate guarantee fee income	(1.04)		(0.11)	
Finance costs	188.17		147.44	
Provision for Doubtful Debts and Advances	-		(0.95)	
		162.74		92.41
Operating (Loss) before changes in working capital		(34.09)		(26.00)
Changes in working capital				
Decrease in trade receivables	6.30		5.19	
Decrease in inventories	63.59		42.66	
(Increase) / Decrease in advances, other current assets and other non-current assets	(6.55)		8.32	
Increase / (Decrease) in trade payables, other financial liabilities and provisions	8.07	71.41	(14.20)	41.97
Cash flows generated from operating activities		37.32		15.97
Tax refund received / (paid) (net)		6.03		(12.62)
Net cash flows generated from operating activities	A	43.35		3.35
B Cash flow from investment activities				
Purchase of property, plant and equipment and intangible assets	(2.76)		(1.00)	
Proceeds from fixed deposits with maturity less than 12 months	7.62		57.86	
Investment in subsidiaries and joint venture companies	(329.93)		(4,050.79)	
Proceeds from sale of investment in subsidiary companies	1,035.76		18.03	
Proceeds from redemption / sale of debenture investment in subsidiary company	-		456.15	
Investment in mutual funds	(955.45)		(1,743.42)	
Proceeds from sale of investments in mutual funds	956.19		1,744.42	
Inter-corporate deposits refunded	147.87		984.47	
Inter-corporate deposits given	(16.96)		(730.53)	
Interest received	6.30		21.13	
Net cash flows used in investing activities	B	848.64		(3,243.68)
C Cash flow from financing activities				
Proceeds from rights issue (including securities premium)	-		1,995.12	
Proceeds from long-term borrowings	325.00		720.00	
Repayment of long-term borrowings	(1,135.00)		(900.00)	
Proceeds from / (repayment) of short-term borrowings	141.61		915.44	
Finance costs paid	(214.45)		(147.89)	
Net cash flows generated from financing Activities	C	(882.84)		2,582.67
Net increase / (decrease) in cash and cash equivalents	(A+B+C)	9.15		(657.66)
Cash and cash equivalents at the beginning of the year		5.77		663.43
Cash and cash equivalents at the end of the period		14.92		5.77

Notes:

- 1 The financial results for the quarter and year ended 31 March 2025 have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on 5 May 2025. The results have been audited by the Statutory Auditor's of the Company, who have issued an unmodified report on the same.
- 2 The figures of the last quarter are the balancing figures between audited figures in respect of full financial year upto 31 March 2025 / 31 March 2024 and the unaudited published year-to-date figures upto 31 December 2024 / 31 December 2023 being the date of the end of the third quarter of financial year respectively which were subjected to limited review.
- 3 The standalone financial results of the Company have been prepared in accordance with the Indian Accounting Standards ("Ind AS") notified under Section 133 of the Companies Act, 2013 read together with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and in terms of Regulation 52 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations") 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 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 Special Purpose Vehicles (SPVs).

The Company has incurred net loss of INR 191.79 crores during the year ended 31 March 2025 (year ended 31 March 2024: net loss of INR 112.25 crores) and has a positive net worth of INR 8,323.02 crores as at that date (31 March 2024 INR 8,034.90 crores). As at 31 March 2025, the Company has a net current liability position of INR 519.00 crores (31 March 2024 INR 1,406.81 crores) where the current liabilities of INR 1,160.77 crores exceed the current assets of INR 641.77 crores and include inventories of INR 42.83 crores which due to their nature may be realizable in periods beyond 1 year.

Management's cash flow projections for next 12 months indicate that the Company will incur operating losses. Based on scheduled repayment of borrowings, INR 1,091.38 crores (included in the current liabilities of INR 1,160.77 crores above) is due for repayment within 12 months from the approval of these standalone unaudited financial results.

The Company's ability to meet its obligations falling due in next 12 months depends on additional fund raising from the market in the form of commercial papers and Non-convertible Debentures (NCDs) and continued financial support from the Parent Company.
- 5 The Board of Directors of the Company have approved sale of 100% stake of its two wholly owned subsidiaries i.e. TRIL Bengaluru Real Estate Five Limited and TRIL Bengaluru Real Estate Six Limited, to Tata Consultancy Services Limited (TCS), a Related Party, in its board meeting dated 9 January 2025. The total enterprise value of the entities has been agreed at INR 1,625.00 crores. Further, on 29 January 2025, the Company has executed Share Purchase and Securities Purchase Agreement with TCS to sell the shares / securities as per agreed terms. These investments have been recorded at Fair Value Through Other Comprehensive income (FVOCI) along with the corresponding deferred tax impact in accordance with the relevant accounting standards. Consequently, the gains realised on such divestment of INR 540.28 crores (before tax), has been transferred from FVOCI Reserves to Retained Earnings in Other Equity.

Place: Mumbai
Dated : 5 May 2025

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

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Sanjay Dutt
Date: 2025.05.05
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Sanjay Dutt
Managing Director
DIN - 05251670

Statement of Standalone Financial Results for the quarter and year ended 31 March 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 31 March 2025 (Audited)	For the quarter ended 31 December 2024 (Unaudited)	For the quarter ended 31 March 2024 (Audited)	For nine months ended 31 March 2025 (Audited)	For the year ended 31 March 2024 (Audited)
(a)	Debt-Equity ratio (in times)	0.19	0.30	0.28	0.19	0.28
	Formula used for the computation of Debt Equity Ratio = Total Debt / Shareholder's Equity					
(b)	Debt Service Coverage ratio (DSCR) (in times)	(0.00)	(0.14)	(0.07)	(0.01)	0.03
	Formula used for the computation of DSCR = Profit before Finance costs, Tax and Depreciation / (Finance Cost + Principal payment of current maturities of long term borrowings during the period)					
(c)	Interest Service Coverage Ratio (ISCR) (in times)	(0.05)	(0.14)	(0.07)	(0.04)	0.21
	Formula used for the computation of ISCR = Profit before Finance costs, Tax and Depreciation / Finance Cost					
(d)	Outstanding redeemable preference shares (quantity and value)	The Company does not have redeemable preference shares outstanding as on period / year end. 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)	8,323.02	8,734.18	8,034.90	8,323.02	8,034.90
(g)	Net Profit / (Loss) after tax (INR in crores)	(37.70)	(59.54)	(33.83)	(191.79)	(112.25)
(h)	Earnings per equity share (Face Value per share Rs.10 each)					
	(a) Basic (in Rs.) (not annualised for quarters)	(0.12)	(0.19)	(0.15)	(0.62)	(0.48)
	(b) Diluted (in Rs.) (not annualised for quarters)	(0.12)	(0.19)	(0.15)	(0.62)	(0.48)
(i)	Current ratio (in times)	0.55	0.07	0.15	0.55	0.15
	Formula used for the computation of Current Ratio = Current Assets / Current Liabilities					
(j)	Long Term Debt to Working capital (in times)	(1.03)	(0.68)	(1.72)	(1.03)	(1.72)
	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	NA
	Formula used for the computation of Bad debts to Account Receivable Ratio = Bad Debts / Average Trade Receivable					
(l)	Current liability ratio (%)	57%	53%	60%	57%	60%
	Formula used for the computation of Current liability ratio = Current Liabilities / Total Liabilities					
(m)	Total debts to Total assets (in %)	15%	22%	21%	15%	21%
	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)	19.76	8.33	6.36	9.00	5.81
	Formula used for the computation of Debtors turnover = Revenue from operations / Average Trade Receivable					
(o)	Inventory turnover (in times) (annualised)	2.62	0.91	0.52	1.26	0.57
	Formula used for the computation of Inventory turnover = Sale of residential flats / Average Inventory					
(p)	Operating margin (in %)	-19%	-40%	-48%	-31%	-26%
	Formula used for the computation of Operating margin = Profit before Depreciation, Finance costs, (Gain)/ Loss on fair valuation of derivative contracts, Tax and Exceptional Item (less) Other Income / Revenue from operations					
(q)	Net Profit / (Loss) margin (in %)	-70%	-204%	-113%	-134%	-89%
	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 (in times)	5.05	3.76	3.91	5.05	3.91
		Current NCDs are all unsecured.				
(s)	The extent and nature of securities created and maintained with respect to listed non-convertible debt securities	Not applicable since current NCDs are all unsecured.				
(t)	During the quarter under review the Company has not issued any Non Convertible Debt Securities.					

Place: Mumbai
Dated : 5 May 2025

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

Sanjay Dutt
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Date: 2025.05.05 18:04:37 +05'30'
Sanjay Dutt
Managing Director
DIN - 05251670

Independent Auditor's Report

To the Board of Directors of Tata Realty and Infrastructure Limited Report on the audit of the Consolidated Annual Financial Results

Opinion

We have audited the accompanying consolidated annual financial results of Tata Realty and Infrastructure Limited (hereinafter referred to as the "Holding Company") and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group"), its associate and its joint ventures for the year ended 31 March 2025, attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 52 of the Securities and 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.

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate audited financial statements of the subsidiaries, associate and joint ventures, the aforesaid consolidated annual financial results:

- a. include the annual financial results of the entities mentioned in Annexure I to the aforesaid consolidated annual financial results
- b. are presented in accordance with the requirements of Regulation 52 of the Listing Regulations, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021 in this regard; and
- c. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards, and other accounting principles generally accepted in India, of consolidated net loss and other comprehensive loss and other financial information of the Group for the year ended 31 March 2025.

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 SAs are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Annual Financial Results* section of our report. We are independent of the Group, its associate and its joint ventures in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements 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 Code of Ethics. We believe that the audit evidence obtained by us, along with the consideration of reports of the other auditors referred to in sub paragraph no. (a) of the "Other Matters" paragraph below, is sufficient and appropriate to provide a basis for our opinion on the consolidated annual financial results.

Management's and Board of Directors' and Designated Partners' Responsibilities for the Consolidated Annual Financial Results

These consolidated annual financial results have been prepared on the basis of the consolidated annual financial statements.

The Holding Company's Management and the Board of Directors are responsible for the preparation and presentation of these consolidated annual financial results that give a true and fair view of the consolidated net profit/ loss and other comprehensive income and other financial information of the Group including its

Registered Office:

Independent Auditor's Report (Continued)

Tata Realty and Infrastructure Limited

associate and joint ventures in accordance with the recognition and measurement principles laid down in Indian Accounting Standards 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, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021. The respective Management and Board of Directors of the companies and designated Partners of limited liability partnerships (LLP) included in the Group and the respective Management and Board of Directors and Designated Partners of its associate and joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of each company and LLP 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 accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated annual financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated annual financial results by the Management and the Board of Directors of the Holding Company, as aforesaid.

In preparing the consolidated annual financial results, the respective Management and the Board of Directors of the companies and Designated Partners of limited liability partnerships (LLP) included in the Group and the respective Management and Board of Directors and Designated Partners of its associate and joint ventures are responsible for assessing the ability of each company and LLP to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors and designated partners either intends to liquidate the company and LLP or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies and Designated Partners of the LLP included in the Group and the respective Board of Directors and Designated Partners of its associate and joint ventures is responsible for overseeing the financial reporting process of each company and LLP.

Auditor's Responsibilities for the Audit of the Consolidated Annual Financial Results

Our objectives are to obtain reasonable assurance about whether the consolidated annual financial results as a whole are 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 consolidated annual 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 consolidated annual 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. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion through a separate report on the complete set of financial statements on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures in the consolidated annual financial results made by the Management and Board of Directors.
- Conclude on the appropriateness of the Management's and Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material

Independent Auditor's Report (Continued)

Tata Realty and Infrastructure Limited

uncertainty exists related to events or conditions that may cast significant doubt on the appropriateness of this assumption. 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 consolidated annual financial results 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 Group and its associate and joint ventures to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated annual financial results, including the disclosures, and whether the consolidated annual financial results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial statements of the entities within the Group and its associate and joint ventures to express an opinion on the consolidated annual financial results. We are responsible for the direction, supervision and performance of the audit of financial statements of such entities included in the consolidated annual financial results of which we are the independent auditors. For the other entities included in the consolidated annual financial results, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion. Our responsibilities in this regard are further described in sub paragraph no. (a) of the "Other Matters" paragraph in this audit report.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated annual financial results of which we are the independent auditors 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 Matter

- a. The consolidated annual financial results include the audited financial results of twenty five subsidiaries, whose financial statements reflects total assets (before consolidation adjustments) of Rs. 9,992.76 crores as at 31 March 2025, total revenue (before consolidation adjustments) of Rs. 697.31 crores and total net loss after tax (before consolidation adjustments) of Rs. 68.92 crores and net cash inflows (before consolidation adjustments) of Rs. 62.03 crores for the year ended on that date, as considered in the consolidated annual financial results, which have been audited by their respective independent auditors. The consolidated annual financial results also include the Group's share of total net loss after tax of Rs. 14.90 crores for the year ended 31 March 2025, as considered in the consolidated annual financial results, in respect of one associate and four joint ventures, whose financial statements have been audited by their respective independent auditors. The independent auditor's reports on financial statements of these entities have been furnished to us by the management.

Our opinion on the consolidated annual financial results, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the reports of such auditors and the procedures performed by us are as stated in paragraph above.

Our opinion on the consolidated annual financial results is not modified in respect of the above matter with respect to our reliance on the work done and the reports of the other auditors.

- b. The consolidated annual financial results include the Group's share of total net (loss) after tax of Rs. 9.62 crores for the year ended 31 March 2025, as considered in the consolidated annual financial results, in respect of one joint venture. This unaudited financial information has been furnished to us

Independent Auditor's Report (Continued)
Tata Realty and Infrastructure Limited

by the Board of Directors.

Our opinion on the consolidated annual financial results, in so far as it relates to the amounts and disclosures included in respect of this subsidiary is based solely on such financial information. In our opinion and according to the information and explanations given to us by the Board of Directors, this financial information is not material to the Group.

Our opinion on the consolidated annual financial results is not modified in respect of the above matter with respect to the financial information certified by the Board of Directors.

- c. Three of the aforesaid subsidiary is located outside India whose financial statement and other financial information has been prepared in accordance with accounting principles generally accepted in that country and which have been audited by other auditor under generally accepted auditing standards applicable in that country. The Holding Company's management has converted the financial statement of this subsidiary located outside India from accounting principles generally accepted in that country to accounting principles generally accepted in India. We have audited these conversion adjustments made by the Holding Company's management. Our opinion in so far as it relates to the balances and affairs of such subsidiaries located outside India is based on the report of other auditors and the conversion adjustments prepared by the management of the Holding Company and audited by us.

Our opinion on the consolidated annual financial results, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the reports of such auditors and the procedures performed by us are as stated in paragraph above.

Our opinion on the consolidated annual financial results is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.

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

Chartered Accountants

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

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Burjis Pardiwala

Partner

Mumbai

05 May 2025

Membership No.: 103595

UDIN:25103595BMJEVE6842

Independent Auditor's Report (Continued)
Tata Realty and Infrastructure Limited

Annexure I

List of entities included in consolidated annual financial results.

Sr. No	Name of component	Relationship
1	Tata Realty and Infrastructure Limited	Holding Company
2	TRIL IT4 Private Limited	Subsidiary
3	TRIL Roads Private Limited	Subsidiary
4	TRIL Urban Transport Private Limited	Subsidiary
5	International Infrabuild Private Limited	Subsidiary
6	TRIL Bengaluru Real Estate One Pvt. Ltd.	Subsidiary
7	TRIL Bengaluru Consultants Private Limited	Subsidiary
8	TRIL Bengaluru Real Estate Seven Ltd.(Balewadi)	Subsidiary
9	Hampi Expressways Private Limited	Subsidiary
10	Durg Shivnath Expressways Pvt Ltd	Subsidiary
11	Uchit Expressways Private Limited	Subsidiary
12	Dharamshala Ropeway Limited	Subsidiary
13	Matheran Ropeways Pvt Ltd	Subsidiary
14	Infopark Properties Limited	Joint Venture
15	Arrow Infraestate Private Limited	Joint Venture
16	Gurgaon Realtech Limited	Joint Venture
17	Gurgaon Constructwell Private Limited	Joint Venture
18	Mikado Realtors Private Limited	Joint Venture
19	Industrial Minerals and Chemicals Company Private Limited	Joint Venture
20	Pune Solapur Expressways Private Limited	Joint Venture
21	Pune IT City Metro Rail Limited	Joint Venture
22	Tata Housing Development Company Limited	Subsidiary
23	TRIL Constructions Limited	Associate
24	TRIL Bengaluru Real Estate Five Ltd.	Subsidiary
25	TRIL Bengaluru Real Estate Six Ltd.	Subsidiary
26	Ardent Properties Private Limited	Subsidiary
27	Sohna City LLP	Subsidiary

Independent Auditor's Report (Continued)
Tata Realty and Infrastructure Limited

Sr. No	Name of component	Relationship
28	Tata Value Homes Limited	Subsidiary
29	Concept Developers & Leasing Limited	Subsidiary
30	Apex Realty Private Limited (Maldives)	Subsidiary
31	Kriday Realty Private Limited	Subsidiary
32	Promont Hillside Private Limited	Subsidiary
33	THDC Management Services Limited	Subsidiary
34	World-One Development Company Pte. Ltd. (Singapore)	Subsidiary
35	World-One (Sri Lanka) Projects Pte. Ltd.	Subsidiary
36	One-Colombo Project (Private) Limited (Sri Lanka)	Subsidiary
37	Synergizers Sustainable Foundation (Section 25 company)	Subsidiary
38	Technopolis Knowledge Park Limited	Subsidiary
39	Princeton Infrastructure Private Limited	Subsidiary
40	Promont Hilltop Private Limited	Subsidiary
41	Smart Value Homes (Boisar) Private Limited	Subsidiary
42	HLT Residency Private Limited (HLT)	Subsidiary
43	Smart Value Homes (New Project) LLP	Subsidiary
44	Smart Value Homes (Peenya Project) Private Limited	Subsidiary
45	HL Promoters Private Limited	Subsidiary
46	SAS Realtech Limited (merged with HLT Residency Private limited) (w.e.f 26 September 2024)	Subsidiary
47	Land Kart Builders Private Limited	Joint Venture
48	One Bangalore Luxury Projects LLP	Joint Venture
49	Kolkata-One Excelton Private Limited	Joint Venture
50	Sector 113 Gatevida developers Private Limited	Joint Venture

Tata Realty and Infrastructure Limited

CIN: U70102MH2007PLC168300

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

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

Statement of Consolidated Financial Results for the year ended 31 March 2025

Particulars	(INR in crores)	
	For the year ended 31 March 2025	For the year ended 31 March 2024
	(Audited)	(Audited)
	INR in crores	INR in crores
I Revenue from operations	1,172.45	1,274.99
II Other Income:		
- Gain on remeasurement of previously held equity interest	-	4.25
- Gain on loss of control in subsidiaries (Refer Note 6)	542.96	7.44
- Others	292.32	330.47
III Total income (I + II)	2,007.73	1,617.15
IV Expenses		
Cost of material consumed	246.18	563.61
Change in inventory of finished goods	32.40	(95.23)
Employee benefits expense	150.17	161.63
Finance costs	751.06	765.25
Depreciation and amortization expense	165.17	146.76
Other expenses	522.32	554.76
Total expenses (IV)	1,867.30	2,096.78
V Profit / (Loss) before impairment of loans given and and share of profit/(loss) from Associates / Joint Ventures (III - IV)	140.43	(479.63)
Impairment of Loans given and investments in joint ventures (Refer Note 5)	0.84	57.55
VI Profit /(Loss) before tax and share of profit from Associates and Joint Ventures	139.59	(537.18)
Add: Share of loss (net) from Associates and Joint Ventures	(154.42)	(150.79)
VII (Loss) / Profit before tax (V + VI)	(14.83)	(687.97)
Tax expenses		
Current tax	48.16	15.00
Deferred tax (credit) / charge	(8.56)	9.54
Current tax (credit) / expenses relating to prior years	(7.82)	(14.49)
Total tax expenses (VIII)	31.78	10.05
IX (Loss) / Profit for the year (VII - VIII)	(46.61)	(698.02)
X Share in loss attributable to non-controlling interest	(2.26)	(4.39)
XI (Loss) / Profit for the year attributable to owners (IX - X)	(44.35)	(693.63)
XII Other Comprehensive (Loss) / Income:		
A. Items that will not be reclassified to profit or loss		
Remeasurements of defined benefit plan	(0.09)	0.32
Income tax relating to items that will not be reclassified to profit or loss	(0.04)	0.04
B. Items that will be reclassified to profit or loss	(6.89)	(29.14)
Total other comprehensive (Loss) / Income	(7.02)	(28.78)
XIII Total Comprehensive (Loss) / Income for the year (XI + XII)	(51.37)	(722.41)
XIV Earnings per equity share (face value per share INR 10 each)		
Basic and Diluted (INR)	(0.14)	(2.99)

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Statement of Consolidated Assets and Liabilities as at 31 March 2025

(INR in crores)

Particulars	As at 31 March 2025 (Audited)	As at 31 March 2024 (Audited)
ASSETS		
Non-current assets		
(a) Property, plant and equipment	37.82	38.00
(b) Capital work-in-progress	0.63	0.63
(c) Investment property	965.61	989.08
(d) Investment property under construction	7.55	1,066.18
(e) Goodwill	249.96	253.48
(f) Other intangible assets	12.55	9.73
(g) Right-of-use assets	16.34	18.35
(h) Intangible assets under service concession arrangements	3,257.91	3,393.78
(i) Intangible assets under development	12.33	12.07
(j) Investment accounted using equity method	3,092.83	2,975.69
(k) Financial assets		
(i) Loans	472.28	565.43
(ii) Other financial assets	8.48	13.35
(l) Deferred tax assets (Net)	54.57	49.00
(m) Non current tax assets (Net)	103.25	168.03
(n) Other non-current assets	25.87	37.51
Total non-current assets	8,317.98	9,590.31
Current assets		
(a) Inventories	4,141.50	4,213.89
(b) Financial assets		
(i) Investments	307.99	156.86
(ii) Trade receivables	41.85	93.27
(iii) Cash and cash equivalents	178.14	319.92
(iv) Bank balances other than (iii) above	248.46	233.92
(v) Loans	144.05	161.86
(vi) Other financial assets	878.34	302.49
(c) Other current assets	178.02	153.36
Total current assets	6,118.35	5,635.57
TOTAL ASSETS	14,436.33	15,225.88
EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	3,114.87	3,114.87
(b) Other equity	231.38	283.46
Equity attributable to owners	3,346.25	3,398.33
(c) Non-controlling interests	(7.07)	(4.74)
Total Equity	3,339.18	3,393.59
Liabilities		
Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	4,361.18	4,932.30
(ii) Lease liabilities	20.35	20.36
(iii) Other financial liabilities	746.83	760.47
(b) Provisions	236.32	178.29
(c) Deferred tax liabilities (Net)	317.71	320.36
(d) Other non-current liabilities	1.04	70.22
Total non-current liabilities	5,683.43	6,282.00
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	2,868.15	3,219.01
(ii) Lease liabilities	2.69	3.46
(iii)(a) Total outstanding dues of Micro and Small Enterprises	4.18	1.22
(iii)(b) Total outstanding dues other than Micro and Small Enterprises	616.39	616.05
(iv) Other financial liabilities	1,321.36	1,383.27
(b) Other current liabilities	487.96	255.74
(c) Provisions	104.18	67.36
(d) Current tax liabilities (Net)	8.81	4.18
Total current liabilities	5,413.72	5,550.29
TOTAL EQUITY AND LIABILITIES	14,436.33	15,225.88

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Statement of Consolidated Cash Flows for the year ended 31 March 2025

(INR in crores)

Particulars	For the year ended 31 March 2025 (Audited)	For the year ended 31 March 2024 (Audited)
A Cash flows from operating activities:		
Profit before tax	(14.83)	(687.97)
Adjustments for :		
Depreciation and amortisation expense	165.17	146.76
Profit on sale of current investments in mutual funds	(23.15)	(8.88)
Mark to Market gain on current investments in mutual funds	(2.14)	(4.29)
Interest income	(157.51)	(205.13)
Finance costs	751.06	765.25
Gain on remeasurement of previously held equity interest	-	(4.25)
Gain on loss of control in subsidiaries	(542.96)	(7.44)
Share of loss from an associate and joint ventures	(154.42)	150.79
Sundry Liabilities/ Provision written off	(24.81)	(36.55)
Profit on sale of property, plant and equipment	-	0.43
Dividend income from mutual funds	(0.02)	(0.02)
Impairment loss on Goodwill	-	-
Impairment loss	0.84	57.55
Net unrealised (Gain) / Loss on Foreign Currency Transactions and Translations	(19.67)	(42.80)
Impairment for advances and receivables	19.34	28.37
Impact of NRV on inventory	40.40	85.37
Impairment of goodwill	3.52	-
Provision for contingencies cost	27.94	7.82
	83.59	932.98
Operating Profit before changes in working capital	68.76	245.01
Working capital adjustments:		
Decrease/(Increase) in trade receivables	51.42	102.60
Decrease in inventories	31.99	84.85
(Increase) / Decrease in Loans, Other Financial Assets and Other Non-Current Assets and Other Current Assets	(47.47)	(106.72)
Decrease / (Increase) in trade payables	3.31	(99.30)
(Decrease) / Increase in Other financial liabilities, current and non current liabilities and provisions	205.87	(1,511.52)
Cash flows generated / (used) from operating activities	313.88	(1,285.08)
Tax refund received / (paid) (net)	29.41	(30.87)
(A) Net cash flows (used) / generated from operating activities	A 343.29	(1,315.95)
B Cash flows from investing activities :		
Acquisition for purchase and construction of property, plant and equipment	(1.30)	(1.21)
Proceeds on sale of property, plant and equipment	4.62	0.38
Acquisition for intangible assets / intangible assets under development	(3.86)	(6.40)
Acquisition for investment property / investment property under construction	(23.86)	(1,068.23)
Investment in joint ventures and associate	(271.57)	(52.77)
NCI acquisition	(0.78)	-
Acquisition of subsidiaries/ joint ventures	-	(121.38)
Proceeds from sale of investments in mutual funds	829.61	-
Investments in mutual funds	(955.45)	(69.17)
Investment of fixed deposits under lien (net)	(14.54)	(41.32)
Proceeds on account of sale of subsidiaries resulting in loss of control	1,035.76	18.03
Interest received	154.91	208.04
Repayment received of Loans granted	418.97	251.26
Dividend received	0.02	0.02
(B) Net cash flows generated / (used in) from investing activities	B 1,172.53	(882.75)
C Cash flows from financing activities :		
Proceeds / (Repayment) from short term borrowings (net)	(323.51)	340.34
Proceeds from long term borrowings	3,023.10	4,685.05
(Repayment) of long term borrowings	(3,622.80)	(4,666.22)
Principal payment of lease liabilities	(0.77)	(3.42)
Proceeds from Rights Issue	-	1,995.12
Finance costs paid	(726.72)	(764.00)
(C) Net cash flows (used in) / generated from financing activities	C (1,650.70)	1,586.87
Net (decrease)/increase in cash and cash equivalents (A+B+C)	(A+B+C) (134.89)	(611.84)
Cash and cash equivalents at the beginning of the year	319.92	959.70
Foreign Currency Translation Reserve on consolidation	(6.89)	(29.14)
Add: Acquisition of subsidiary	-	1.19
Cash and cash equivalents at the end of year	178.14	319.92
Cash and bank balances at the end of the year comprise of:		
Cash on hand	0.20	0.21
Balance with scheduled banks:		
- in current accounts	108.23	174.64
- in deposit accounts	69.71	145.07
Total	178.14	319.92

Notes:

- 1 The consolidated financial results of Tata Realty and Infrastructure Limited ("the Parent Company" or 'the Company') for the year ended 31 March 2025 have been reviewed by the Audit Committee and approved by the Board of Directors in their respective meetings held on 5 May, 2025. The statutory auditors have carried out an audit of the consolidated financial results of the Company for the year ended 31 March 2025.
- 2 The consolidated financial results of the Company have been prepared in accordance with the Indian Accounting Standards ("Ind AS") modified under Section 133 of the Companies Act, 2013 read together with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and in terms of Regulation 52 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations") along with relevant circulars.
- 3 The Group prepares the consolidated financial results on annual basis.
- 4 The Group is engaged in real estate and Infrastructure development projects to generate stable cash flows and capital appreciation over the life of the assets through investments in various Project Special Purpose Vehicles (SPVs). The Group has incurred net loss of INR 46.61 crores for the year ended 31 March 2025 (31 March 2024: INR. 698.02 crores) and has a positive net worth of INR. 3,346.25 crores as at that date (31 March 2024: INR 3,398.33 crores). As at 31 March 2025, the Group has a net current asset position of INR 704.63 crores (31 March 2024: INR 85.29 crores) where the current assets of INR 6,118.35 crores exceed the current liabilities of INR 5,413.72 crores and include inventories of INR 4,141.50 which due to their nature may be realizable in periods beyond 1 year.

Management's cash flow projections for next 12 months indicate that the Company will incur operating losses. Based on scheduled repayment of borrowings, Rs. 2,868.15 crores (included in the current liabilities above) is due for repayment within 12 months from the approval of these financial statements / results. The Group's ability to meet its obligations falling due in next 12 months depends on additional fund raising from the market in the form of commercial papers and Non-convertible Debentures (NCDs) and continued financial support from the ultimate Parent Company.

- 5 During the year ended 31 March 2025, based on the expected realizable value, the Group has created provision for impairment amounting to Rs. 0.84 crores. (31 March 2024: Rs. 57.55 crores)
- 6 During the year ended 31 March 2025, the Group divested 100% stake of its two wholly owned subsidiaries i.e. TRIL Bengaluru Real Estate Five Limited and TRIL Bengaluru Real Estate Six Limited, to Tata Consultancy Services Limited (TCS), a Related Party, in its board meeting dated 9 January 2025. The total enterprise value of the entities has been agreed at INR 1,625.00 crores. Further, on 29 January 2025, the Group has executed Share Purchase and Securities Purchase Agreement with TCS to sell the shares / securities as per agreed terms. Consequently, the Group has recognised gain on loss of control in subsidiaries to the tune of INR 542.96 crores.

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

Sanjay Dutt
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Date: 2025.05.05 18:05:39 +05'30'

Place: Mumbai
Date : 5 May, 2025

Sanjay Dutt
Managing Director
DIN - 05251670

Statement of Consolidated Financial Results for the year ended 31 March 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 year ended	For the year ended
		31 March 2025	31 March 2024
		(Audited)	(Audited)
(a)	Debt-Equity ratio (in times)	2.14	2.36
	Formula used for the computation of Debt Equity Ratio = Total Debt / Shareholder's Equity		
(b)	Debt Service Coverage ratio (DSCR) (in times)	0.24	0.06
	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)	1.20	0.29
	Formula used for the computation of ISCR = Profit before Finance costs, Tax and Depreciation / Finance Cost		
(d)	Outstanding redeemable preference shares (quantity and value)	NA	NA
(e)	Capital redemption reserve / Debenture redemption reserve	NA	NA
(f)	Net-worth (INR in crores)	3,346.25	3,398.33
(g)	Net Profit / (Loss) after tax (INR in crores)	(44.35)	(693.63)
(h)	Earnings per equity share (Face Value per share Rs.10 each)		
	(a) Basic (in Rs.) (not annualised)	(0.14)	(2.99)
	(b) Diluted (in Rs.) (not annualised)	(0.14)	(2.99)
(i)	Current ratio (in times)	1.13	1.02
	Formula used for the computation of Current Ratio = Current Assets / Current Liabilities		
(j)	Long Term Debt to Working capital (in times)	5.55	7.18
	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
	Formula used for the computation of Bad debts to Account Receivable Ratio = Bad Debts / Average Trade Receivable		
(l)	Current liability ratio (%)	0.49	0.47
	Formula used for the computation of Current liability ratio = Current Liabilities / Total Liabilities		
(m)	Total debts to Total assets (in %)	0.50	0.53
	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)	17.35	10.35
	Formula used for the computation of Debtors turnover = Revenue from operations / Average Trade Receivable		
(o)	Inventory turnover (in times) (annualised)	0.09	0.12
	Formula used for the computation of Inventory turnover = Sale of residential flats / Average Inventory		
(p)	Operating margin (in %)	0.06	(0.05)
	Formula used for the computation of Operating margin = Profit before Depreciation, Finance costs, (Gain)/ Loss on fair valuation of derivative contracts, Tax and Exceptional Item (less) Other Income / Revenue from operations		
(q)	Net Profit / (Loss) margin (in %)	(0.04)	(0.54)
	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 (in times)	NA	NA

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

Sanjay Dutt Digitally signed by Sanjay Dutt
Date: 2025.05.05 18:06:06 +05'30'

Place: Mumbai
Date : 5 May, 2025

Sanjay Dutt
Managing Director
DIN - 05251670



May 05, 2025

To,
The Listing Department
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

Dear Sir / Madam,

Ref.: Scrip Code: 975011/975636/975734

Sub: Declaration pursuant to Regulation 52(3)(a) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to Regulation 52(3)(a) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, I, Sanjay Dutt, Managing Director and Chief Executive Officer of Tata Realty and Infrastructure Limited, do hereby declare that, the Statutory Auditors of the Company, M/s. B S R & Co. LLP, Chartered Accountants, have issued an Audit Report with an unmodified opinion on the Audited Standalone and Consolidated Financial Results of the Company for the year ended March 31, 2025.

We request you to take the above on record.

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

Sanjay Dutt
Managing Director & CEO
DIN: 05251670

Encl. A/a

CC:
Catalyst Trusteeship Limited

TATA REALTY AND INFRASTRUCTURE LIMITED

E Block Valtas Premises T B Kadam Marg Chinchpokli Mumbai 400 033 India Tel 91226661 4444

Fax 91 22 6661 4452 email id trilsec@tatarealty.in Website www.tatarealty.in

CIN U70102MH2007PLC168300

TATA REALTY AND INFRASTRUCTURE LIMITED
CIN: U70102MH2007PLC168300
E Block, Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033 India.

Annexure 1: Security Cover as at March 31, 2025

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security (Rs in crores)	Elimination (amount in negative)	(Total C to H) (Rs in crores)	Related to only those items covered by this certificate					Total Value(=K+L+M+N)
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari passu charge)	Other assets on which there is pari-Passu charge (excluding 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 Assetsviii	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value)			
		Book Value	Book Value	Yes/ No	Book Value	Book Value							Relating to Column F		
ASSETS															
Property, Plant and Equipment															
Capital Work-in-Progress															
Right of Use Assets															
Goodwill															
Intangible Assets															
Intangible Assets under Development															
Investments	Investment in related parties Others - Current Investment														
Loans	Loans and Inter-Corporate Deposits to related parties														
Inventories	Finish Goods														
Trade Receivables	Receivables														
Cash and Cash Equivalents															
Bank Balances other than Cash and Cash Equivalents															
Others	(Refer note (ii))														
Total															
LIABILITIES															
Debt securities to which this certificate pertains															
Other debt sharing pari-passu charge with above debt															
Other Debt															

NIL

TATA REALTY AND INFRASTRUCTURE LIMITED
CIN: U70102MH2007PLC168300
E Block, Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033 India.

Annexure 1: Security Cover as at March 31, 2025

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as Security (Rs in crores)	Elimination (amount in negative)	(Total C to H) (Rs in crores)	Related to only those items covered by this certificate					Total Value=(K+L+M+N)
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with paripassu charge)	Other assets on which there is pari-Passu charge (excluding 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 Assetsviii	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value)	Relating to Column F			
		Book Value	Book Value	Yes/ No	Book Value	Book Value									
Subordinated debt															
Borrowings	Commercial Paper														
Bank	Short term loan, working capital loan, overdraft and cash credit facility														
Debt Securities	Non convertible debentures (Refer note (j) below)														
Others	Inter Corporate Deposits														
Trade payables															
Lease Liabilities															
Provisions															
Others	(Refer note (iii))														
Total															
Cover on Book Value															
Cover on Market Value															
		Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio										

NIL

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

Sanjay Dutt
Managing Director & CEO
DIN - 05251670
Place: Mumbai
Dated : 5 March 2025

Sr No.	Details of the party (listed entity /subsidiary) entering into the transaction		Details of the counterparty		Relationship of the counterparty with the listed entity or its subsidiary	Type of related party transaction	Details of other related party transaction	Value of the related party transaction as approved by the audit committee	Remarks on approval by audit committee	Value of transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments				Details of the loans, inter-corporate deposits, advances or investments		Notes
	Name	PAN	Name	PAN							Nature	Nature-2	Opening balance 01.10.2024	Closing balance on	Nature of indebtedness	Details of other	Cost	Tenure	
1	Tata Realty and Infrastructure Limited	AACCT6242L	Tata Sons Private Limited	AAAC4060A	Holding Company	Any other transaction	Services received	2.80	NA	0.95	-	2.30							
2	Tata Realty and Infrastructure Limited	AACCT6242L	Tata Industries Limited	AAAC7405H	Group	Any other transaction	Purchase of Subsidiary shares	0.78	NA	0.78	-	-							
3	Tata Realty and Infrastructure Limited	AACCT6242L	Arrow Infraestate Private Limited	AAAGCA2667L	IV of Subsidiary	Any other transaction	Asset Management fees	1.00	NA	0.34	-	0.07							
4	Tata Realty and Infrastructure Limited	AACCT6242L	Arrow Infraestate Private Limited	AAAGCA2667L	IV of Subsidiary	Any other transaction	Project Management Fees	1.50	NA	0.01	-	-							
5	Tata Realty and Infrastructure Limited	AACCT6242L	Arrow Infraestate Private Limited	AAAGCA2667L	IV of Subsidiary	Any other transaction	Rent expenses	0.50	NA	0.14	-	-							
6	Tata Realty and Infrastructure Limited	AACCT6242L	Arrow Infraestate Private Limited	AAAGCA2667L	IV of Subsidiary	Any other transaction	CAM and electricity Expenses	0.50	NA	-	-	-							
7	Tata Realty and Infrastructure Limited	AACCT6242L	Dharamshala Repeway Limited	AAAFCD3478K	Subsidiary	Any other transaction	Project Management Fees	0.00	NA	-	0.41	-							
8	Tata Realty and Infrastructure Limited	AACCT6242L	Dharamshala Repeway Limited	AAAFCD3478K	Subsidiary	Any other transaction	Guarantee	110.00	NA	-	110.00	-	Any other	Commercial Paper	0.075	90 Days to 364 days			
9	Tata Realty and Infrastructure Limited	AACCT6242L	Durg Shivnath Expressways Private Limited	AAADCS2258Q	Subsidiary	Any other transaction	Asset Management fees	0.00	NA	2.82	0.02	1.19							
10	Tata Realty and Infrastructure Limited	AACCT6242L	Gurgaon Constructwell Private Limited	AAACU8741R	Joint Venture	Any other transaction	Project Management Fees	12.00	NA	1.49	-	1.33							
11	Tata Realty and Infrastructure Limited	AACCT6242L	Gurgaon Realtch Limited	AAACU8322J	Joint Venture	Any other transaction	Asset Management fees	2.00	NA	-	0.29	-							
12	Tata Realty and Infrastructure Limited	AACCT6242L	Gurgaon Realtch Limited	AAACU8322J	Joint Venture	Any other transaction	Purchase of	1.50	NA	0.10	-	-							
13	Tata Realty and Infrastructure Limited	AACCT6242L	Gurgaon Realtch Limited	AAACU8322J	Joint Venture	Any other transaction	Corr Leasing Fees	1.50	NA	0.42	0.19	-							
14	Tata Realty and Infrastructure Limited	AACCT6242L	Gurgaon Realtch Limited	AAACU8322J	Joint Venture	Any other transaction	Deputation cost	0.00	NA	0.45	-	-							
15	Tata Realty and Infrastructure Limited	AACCT6242L	Gurgaon Realtch Limited	AAACU8322J	Joint Venture	Any other transaction	Security Deposit	0.00	NA	-	0.01	-							
16	Tata Realty and Infrastructure Limited	AACCT6242L	Gurgaon Realtch Limited	AAACU8322J	Joint Venture	Any other transaction	CAM and electricity Expenses	0.50	NA	0.03	0.00	0.01							
17	Tata Realty and Infrastructure Limited	AACCT6242L	Gurgaon Realtch Limited	AAACU8322J	Joint Venture	Any other transaction	Recovery of Expenses (Deputation/BG Commission etc)	1.50	NA	-	-	-							
18	Tata Realty and Infrastructure Limited	AACCT6242L	Infopark Properties Limited	AAAGC3935B	Joint Venture	Any other transaction	Asset Management fees	10.00	NA	8.38	-	4.38							
19	Tata Realty and Infrastructure Limited	AACCT6242L	Infopark Properties Limited	AAAGC3935B	Joint Venture	Any other transaction	Corr Leasing Fees	20.00	NA	8.08	3.57	4.38							
20	Tata Realty and Infrastructure Limited	AACCT6242L	Infopark Properties Limited	AAAGC3935B	Joint Venture	Any other transaction	Project Management Fees	5.00	NA	2.94	-	-							
21	Tata Realty and Infrastructure Limited	AACCT6242L	Infopark Properties Limited	AAAGC3935B	Joint Venture	Any other transaction	Recovery of Expenses (Deputation/BG Commission etc)	6.30	NA	1.97	-	-							
22	Tata Realty and Infrastructure Limited	AACCT6242L	International Infrabuild Private Limited	AAAD09689K	Subsidiary	Any other transaction	Inter Corporate Deposits	50.00	NA	(4.50)	121.97	117.47			Inter-corporate deposit	0 Demand	Unsecured	Business Purpose	
23	Tata Realty and Infrastructure Limited	AACCT6242L	International Infrabuild Private Limited	AAAD09689K	Subsidiary	Any other transaction	Deputation cost	0.00	NA	0.11	0.01	0.01							
24	Tata Realty and Infrastructure Limited	AACCT6242L	International Infrabuild Private Limited	AAAD09689K	Subsidiary	Any other transaction	Recovery of Expenses (Deputation/BG Commission etc)	1.00	NA	-	-	-							
25	Tata Realty and Infrastructure Limited	AACCT6242L	TREL Urban Transport Private Limited	AAECP2637H	Subsidiary	Any other transaction	OQRPS	0.00	NA	-	648.50	648.50			Investment	0 NA	Unsecured	Business Purpose	
26	Tata Realty and Infrastructure Limited	AACCT6242L	TREL Urban Transport Private Limited	AAECP2637H	Subsidiary	Any other transaction	CCD	0.00	NA	-	244.20	244.20			Investment	0 NA	Unsecured	Business Purpose	
27	Tata Realty and Infrastructure Limited	AACCT6242L	TREL Urban Transport Private Limited	AAECP2637H	Subsidiary	Any other transaction	CCD	0.00	NA	-	32.35	32.35			Investment	0 NA	Unsecured	Business Purpose	
28	Tata Realty and Infrastructure Limited	AACCT6242L	FH Bengaluru Real Estate One Private Limited	AAHCT8340E	Subsidiary	Any other transaction	Inter Corporate Deposits	0.00	NA	-	0.44	0.44			Inter-corporate deposit	0 Demand	Unsecured	Business Purpose	
29	Tata Realty and Infrastructure Limited	AACCT6242L	TREL IT4 Private Limited	AAAC0519Q	Subsidiary	Any other transaction	Project Management Fees	0.00	NA	10.46	0.95	1.87							
30	Tata Realty and Infrastructure Limited	AACCT6242L	Uchit Expressways Private Limited	AAABC19960B	Subsidiary	Any other transaction	Recovery of Expenses (Deputation/BG Commission etc)	0.00	NA	-	0.04	-							
31	Tata Realty and Infrastructure Limited	AACCT6242L	Uchit Expressways Private Limited	AAABC19960B	Subsidiary	Any other transaction	Asset Management fees	0.00	NA	-	0.04	-							
32	Tata Realty and Infrastructure Limited	AACCT6242L	Mikado Realtors Private Limited	AAECH7429E	Joint Venture	Any other transaction	Asset Management Fees	1.00	NA	0.27	-	-							
33	Tata Realty and Infrastructure Limited	AACCT6242L	Mikado Realtors Private Limited	AAECH7429E	Joint Venture	Any other transaction	Project Management Fees	6.00	NA	1.48	0.07	0.80							
34	Tata Realty and Infrastructure Limited	AACCT6242L	Mikado Realtors Private Limited	AAECH7429E	Joint Venture	Any other transaction	Deputation cost	0.00	NA	0.60	-	-							
35	Tata Realty and Infrastructure Limited	AACCT6242L	Mikado Realtors Private Limited	AAECH7429E	Joint Venture	Any other transaction	Recovery of Expenses (Deputation/BG Commission etc)	2.00	NA	0.38	-	-							
36	Tata Realty and Infrastructure Limited	AACCT6242L	Mikado Realtors Private Limited	AAECH7429E	Joint Venture	Any other transaction	NCD	100.00	NA	-	179.45	179.45			Investment	0.09 NA	Unsecured	Business Purpose	
37	Tata Realty and Infrastructure Limited	AACCT6242L	Mikado Realtors Private Limited	AAECH7429E	Joint Venture	Any other transaction	Guarantee on shortfall of undertaking	1,250.00	NA	-	-	-	Any other	Commercial Paper	0.075	90 Days to 364 days			
38	Tata Realty and Infrastructure Limited	AACCT6242L	Industrial Minerals and Chemical Company Pvt. Ltd.	AAAC0958C	Joint Venture	Any other transaction	Recovery of Expenses (Deputation/BG Commission etc)	1.00	NA	0.24	1.08	-							
39	Tata Realty and Infrastructure Limited	AACCT6242L	Industrial Minerals and Chemical Company Pvt. Ltd.	AAAC0958C	Joint Venture	Any other transaction	Guarantee on shortfall of undertaking	500.00	NA	-	-	-	Any other	Commercial Paper	0.075	90 Days to 364 days			
40	Tata Realty and Infrastructure Limited	AACCT6242L	Tata Housing Development Company Limited	AAACT0191Q	Subsidiary	Any other transaction	Recovery of Expenses (Deputation/BG Commission etc)	25.00	NA	5.57	0.55	0.55							
41	Tata Realty and Infrastructure Limited	AACCT6242L	Tata AIG General Insurance Limited	AAACT3518Q	Fellow Subsidiary	Any other transaction	Insurance expenses	0.00	NA	0.73	-	-							
42	Tata Realty and Infrastructure Limited	AACCT6242L	Titan Company Limited	AAACT5131A	Associate of Holding Company	Any other transaction	Interest Expenses	0.00	NA	0.21	-	-							
43	Tata Realty and Infrastructure Limited	AACCT6242L	Titan Company Limited	AAACT5131A	Associate of Holding Company	Any other transaction	Services received	0.00	NA	0.32	0.09	0.10							
44	Tata Realty and Infrastructure Limited	AACCT6242L	Titan Company Limited	AAACT5131A	Associate of Holding Company	Any other transaction	ICD Borrowings	200.00	NA	32.00	-	-							
45	Tata Realty and Infrastructure Limited	AACCT6242L	Titan Company Limited	AAACT5131A	Associate of Holding Company	Any other transaction	ICD Borrowings / (Repayment)	500.00	NA	(175.00)	-	-							
46	Tata Realty and Infrastructure Limited	AACCT6242L	Tata Consultancy Services Limited	AAACR4849R	Fellow Subsidiary	Any other transaction	Services received	4.52	NA	3.82	-	0.49							
47	Tata Realty and Infrastructure Limited	AACCT6242L	Tata Communications Limited	AAACV2908C	Fellow Subsidiary	Any other transaction	Communication Expenses- Leasing expenses	4.00	NA	1.63	1.52	-							
48	Tata Realty and Infrastructure Limited	AACCT6242L	Ecofirst Services Limited	AAAFM6232L	Fellow Subsidiary	Any other transaction	Fees & Consultancy expenses	0.00	NA	-	0.05	-							
49	Tata Realty and Infrastructure Limited	AACCT6242L	Voltaas Limited	AAACV2809D	Associate of Holding Company	Any other transaction	Rent expenses	2.23	NA	0.73	-	-							
50	Tata Realty and Infrastructure Limited	AACCT6242L	Voltaas Limited	AAACV2809D	Associate of Holding Company	Any other transaction	Deposit Receivables	0.00	NA	-	-	0.53							
51	Tata Realty and Infrastructure Limited	AACCT6242L	Infinity Retail Limited	AAACV1726H	Subsidiary	Any other transaction	Services received	1.00	NA	(0.00)	0.02	-							
52	Tata Realty and Infrastructure Limited	AACCT6242L	Key Managerial Personnel (KMP)	22222999Z	KMP	Remuneration	KMP-Remuneration	9.23	NA	2.95	-	-							
53	Tata Realty and Infrastructure Limited	AACCT6242L	Key Managerial Personnel (KMP)	22222999Z	KMP	Remuneration	KMP-Remuneration	0.61	NA	0.25	-	-							
54	Tata Realty and Infrastructure Limited	AACCT6242L	Key Managerial Personnel (KMP)	22222999Z	KMP	Remuneration	KMP-Remuneration	2.60	NA	1.03	-	-							
55	Tata Realty and Infrastructure Limited	AACCT6242L	Kolkata One Excelton Private Limited	AAFCX3544F	Joint Venture	Any other transaction	Reimbursement of expenses	0.00	NA	-	-	0.05							

Sr No.	Details of the party (listed entity/subsidiary) entering into the transaction		Details of the counterparty		Relationship of the counterparty with the listed entity or its subsidiary	Type of related party transaction	Details of other related party transaction	Value of the related party transaction as approved by the audit committee	Remarks on approval by audit committee	Value of transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments				Details of the loans, inter-corporate deposits, advances or investments		Notes
											Opening balance 01.10.2024	Closing balance	Nature of advance/loan	Details of other	Cost	Tenure	Nature (loan/advance)	Interest rate(s)	
	Name	PAN	Name	PAN	Nature	Nature-2													
56	Tata Realty and Infrastructure Limited	AACT6242L	The Indian Hotels Company Limited	AACT3957G	Associate of Holding Company	Any other transaction	Services received	2.40	NA	1.07	0.05	0.19							
57	Tata Realty and Infrastructure Limited	AACT6242L	Tri Bengaluru Real Estate Private Limited	AACT2328B	Subsidiary	Investment	OCB	0.00	NA	(154.89)	154.89	-			Investment	0	NA	Unsecured	Business Purpose
58	Tata Realty and Infrastructure Limited	AACT6242L	Tri Bengaluru Real Estate Private Limited	AACT2424Q	Subsidiary	Investment	OCB	0.00	NA	(876.72)	876.72	-			Investment	0	NA	Unsecured	Business Purpose
59	Tata Realty and Infrastructure Limited	AACT6242L	Tri Bengaluru Real Estate Private Limited	AACT2424Q	Subsidiary	Inter-corporate	Received	0.00	NA	(18.20)	18.20	-			Inter-corporate deposit	0	NA	Unsecured	Business Purpose
60	Tata Realty and Infrastructure Limited	AACT6242L	Pleem Hotels Limited	AAACP8378M	Subsidiary	Any other transaction	Services Recovered	0.00	NA	0.10	-	0.00							
61	Tata Realty and Infrastructure Limited	AACT6242L	Tata Services Limited	ZZZZ9999Z	Subsidiary	Any other transaction	Services received	0.50	NA	-	-	-							
62	Tata Realty and Infrastructure Limited	AACT6242L	Singapore Sustainable Foundation	MAACS4867K	Fellow Subsidiary	Any other transaction	Services received	0.00	NA	0.01	-	-							
63	Tata Realty and Infrastructure Limited	AACT6242L	Hampi Expressway Limited	AADCH6031L	Subsidiary	Any other transaction	No Cash Transaction-BG	0.00	NA	-	160.00	160.00							
64	Tata Realty and Infrastructure Limited	AACT6242L	Tata AIA Life Insurance Company Limited	AAACT3784C	Fellow Subsidiary	Any other transaction	Insurance expenses	0.00	NA	0.06	0.07	-							
65	Tata Realty and Infrastructure Limited	AACT6242L	TRL Roads Private Limited	AAACN6123G	Subsidiary	Investment	OCBPS	0.00	NA	-	130.00	130.00			Investment	0	NA	Unsecured	Business Purpose
66	Tata Realty and Infrastructure Limited	AACT6242L	TRL Roads Private Limited	AAACN6123G	Subsidiary	Investment	OCB	0.00	NA	-	708.90	708.90			Investment	0	NA	Unsecured	Business Purpose
67	Tata Realty and Infrastructure Limited	AACT6242L	TRL Roads Private Limited	AAACN6123G	Subsidiary	Inter-corporate	Inter Corporate Deposits	0.00	NA	-	-	-			Inter-corporate deposit	0	NA	Unsecured	Business Purpose
68	Arrow Infraestate Private Limited	AAGCA2667L	Infopark Properties Limited	AAGC3935B	1/3 of holding	Any other transaction	Debtenture	0.00	NA	-	0.27	-							
69	Gurgaon Realtech Limited	AAACU8322J	Infopark Properties Limited	AAGC3935B	1/3 of holding	Any other transaction	Debtenture	0.00	NA	-	0.90	-							
70	Matheran Ropeways Private Limited	AACQ46987D	Mesena Infotech LLP	ABDP44536D	Group	Any other transaction	Debtenture	0.00	NA	-	0.15	0.15							
71	Matheran Ropeways Private Limited	AACQ46987D	TRL Urban Transport Private Limited	AAECP2637H	Fellow Subsidiary	Any other transaction	Debtenture	0.00	NA	-	0.35	0.35							
72	International Infrabuild Private Limited	AADCS2258Q	Tata Realty and Infrastructure Limited	AACT6242L	Joint Venture	Any other transaction	Deputation cost	NA		0.01	-	0.00							
73	International Infrabuild Private Limited	AADCS2258Q	Tata Power EV Charging Solutions Limited (Formerly Known as TP Solapur Limited)	AAHCT7962J	Group	Any other transaction	Security Deposit Payable	NA		-	-	0.00							
74	International Infrabuild Private Limited	AADCS2258Q	Tata Power EV Charging Solutions Limited (Formerly Known as TP Solapur Limited)	AAHCT7962J	Group	Any other transaction	Recovery of Expenses	NA		0.00	-	0.00							
75	International Infrabuild Private Limited	AADCP9898K	Trent Limited	AAACL1838I	Fellow Subsidiary	Any other transaction	Security Deposit Payable	0.00	NA	-	0.45	0.04							
76	International Infrabuild Private Limited	AADCP9898K	Trent Limited	AAACT9803D	Associate of ultimate holding company	Any other transaction	Facade Charges-Income	0.15	NA	0.01	0.01	0.00							
77	TRL Urban Transport Private Limited	AAECP2637H	Pune IT City Metro Rail Limited	AAACP4269K	Subsidiary of holding company	Any other transaction	Success fee	0.00	NA	-	29.97	-							
78	TRL Urban Transport Private Limited	AAECP2637H	Pune IT City Metro Rail Limited	AAACP4269K	Fellow Subsidiary	Any other transaction	Re-Imbursement of Expense	NA		0.07	-	-							
79	TRL Urban Transport Private Limited	AAECP2637H	Ewart Investments Limited	AAACE2546C	Group	Any other transaction	Security Deposits Payable	NA		-	2.40	2.40							
80	TRL Urban Transport Private Limited	AAECP2637H	Ewart Investments Limited	AAACE2546C	Group	Any other transaction	Rent for Office premises	0.00	NA	1.56	-	-							
81	TRL Urban Transport Private Limited	AAECP2637H	Tata Consultancy Services Limited	AAACR4848R	Group	Any other transaction	Purchase of Software Licence	0.00	NA	0.07	-	-							
82	TRL Urban Transport Private Limited	AAECP2637H	Tata Teleservices (Maharashtra) Limited	AAACH1458C	Group	Any other transaction	Telephone & Internet Expenses	0.00	NA	0.09	-	-							
83	TRL Urban Transport Private Limited	AAECP2637H	Dhanashala Ropeway Limited	AAFCO3476K	Fellow Subsidiary	Interest receiv	Interest on ICD /OCB	0.00	NA	-	1.40	-							
84	TRL Urban Transport Private Limited	AAECP2637H	Uchit Expressways Private Limited	AAACU9960B	Fellow Subsidiary	Interest receiv	Reimbursement of expenses	0.00	NA	1.10	3.25	-							
85	TRL Urban Transport Private Limited	AAECP2637H	Uchit Expressways Private Limited	AAACU9960B	Subsidiary	Any other transaction	Inter Corporate Deposits Given	NA		-	80.00	-							
86	TRL Urban Transport Private Limited	AAECP2637H	Uchit Expressways Private Limited	AAACU9960B	Subsidiary	Any other transaction	Interest on ICD /OCB	NA		7.20	-	4.86							
87	TRL Urban Transport Private Limited	AAECP2637H	Tata AIA Life Insurance Company Limited	AAACT3784C	Group	Any other transaction	Insurance	0.00	NA	0.01	-	-							
88	TRL Urban Transport Private Limited	AAECP2637H	Tata AIG General Insurance Limited	AAACT3518Q	Group	Any other transaction	Insurance	0.50	NA	0.05	-	-							
89	TRL Urban Transport Private Limited	AAECP2637H	Durg Shivnath Expressways Private Limited	AADCS2258Q	Fellow Subsidiary	Any other transaction	other transaction	0.00	NA	-	0.27	-							
90	TRL Urban Transport Private Limited	AAECP2637H	Hampi Expressway Limited	AADCH6031L	Subsidiary	Any other transaction	other transaction	1.60	NA	-	0.27	-							
91	TRL Urban Transport Private Limited	AAECP2637H	Vollas Limited	AAACP2899D	Group	Any other transaction	other transaction	0.35	NA	-	-	-							
92	TRL Urban Transport Private Limited	AAECP2637H	Pune Solapur Expressways Private Limited	AAACP0158C	Fellow Subsidiary	Any other transaction	other transaction	0.45	NA	-	-	-							
93	TRL Urban Transport Private Limited	AAECP2637H	TRL Roads Private Limited	AAACN6123G	Fellow Subsidiary	Any other transaction	other transaction	0.05	NA	-	-	-							
94	Mikado Realtors Private Limited	AAECH7429E	Pionmont Hilltop Private Limited	AAGCP8094G	Group	Inter-corporate	Interest on ICD /OCB	26.00	NA	0.36	-	-							
95	Mikado Realtors Private Limited	AADCS2258Q	Pionmont Hilltop Private Limited	AAGCP8094G	Group	Any other transaction	Inter Corporate Deposits repaid	NA		(26.00)	-	-							
96	Mikado Realtors Private Limited	AADCS2258Q	Tata Realty and Infrastructure Limited	AACT6242L	Joint Venture	Any other transaction	Asset Management fees	NA		1.01	-	0.16							
97	Mikado Realtors Private Limited	AADCS2258Q	Tata Realty and Infrastructure Limited	AACT6242L	Joint Venture	Any other transaction	Project Management Fees	NA		2.42	-	0.64							
98	Mikado Realtors Private Limited	AADCS2258Q	Tata Realty and Infrastructure Limited	AACT6242L	Joint Venture	Any other transaction	Other Expenses	NA		0.76	-	-							
99	Mikado Realtors Private Limited	AADCS2258Q	Tata Realty and Infrastructure Limited	AACT6242L	Joint Venture	Any other transaction	Issue of Non Convertible Debtentures	40.33	NA	-	179.45	-							
100	Mikado Realtors Private Limited	AAECH7429E	Actis Trell Holdings No-2 (Singapore) Private Limited	ZZZZ9999Z	Group	Any other transaction	Debtentures	14.17	NA	-	14.17	-	48.88	63.05					
101	Mikado Realtors Private Limited	AAECH7429E	Tata AIG General Insurance Limited	AAACT3518Q	Group	Any other transaction	Insurance Expense	0.75	NA	0.50	-	-							
102	Mikado Realtors Private Limited	AAECH7429E	Universal MEP Projects & Engineering Services Limited	AAACRS512K	Group	Any other transaction	Other Expenses	0.00	NA	1.23	0.02	-							
103	Mikado Realtors Private Limited	AADCS2258Q	Universal MEP Projects & Engineering Services Limited	AAACRS512K	Group	Any other transaction	Security Deposit Receivable	NA		-	-	0.05							
104	Mikado Realtors Private Limited	AADCS2258Q	Tata 1MG Healthcare Solutions Private Limited	AAFCB7091C	Group	Any other transaction	Other Expenses	NA		0.36	-	0.18							
105	Mikado Realtors Private Limited	AADCS2258Q	Tata Digital Private Limited	AAHCT2205N	Group	Any other transaction	Security Deposits Payable	NA		-	-	0.43							
106	Mikado Realtors Private Limited	AADCS2258Q	Tata Power Trading Company Limited	AAHCT9887A	Group	Any other transaction	Other Expenses	NA		0.01	-	-							
107	Mikado Realtors Private Limited	AAECH7429E	Pionmont Hilltop Private Limited	AAGCP8094G	Group	Interest paid	Compulsory convertible Debtenture	0.12	NA	-	0.12	-							
108	Industrial Minerals and Chemicals Company Private Limited	AAACIO58C	Actis Trell Holdings No-2 (Singapore) Private Limited	ZZZZ9999Z	Subsidiary of ultimate holding company	Loan	Compulsory convertible Debtenture	0.00	NA	-	41.42	41.42							
109	Industrial Minerals and Chemicals Company Private Limited	AADCS2258Q	Tata Realty and Infrastructure Limited	AACT6242L	Joint Venture	Any other transaction	Compulsory convertible Debtenture	NA		-	-	117.87							
110	Industrial Minerals and Chemicals Company Private Limited	AADCS2258Q	Tata Realty and Infrastructure Limited	AACT6242L	Joint Venture	Any other transaction	Recovery of Expenses (BG Commission)	NA		0.00	-	-							
111	Industrial Minerals and Chemicals Company Private Limited	AADCS2258Q	Tata Realty and Infrastructure Limited	AACT6242L	Joint Venture	Any other transaction	Corporate Guarantee Fees	NA		0.87	-	-							

Sr No.	Details of the party (listed entity/subsidiary) entering into the transaction		Details of the counterparty		Relationship of the counterparty with the listed entity or its subsidiary	Type of related party transaction	Details of other related party transaction	Value of the related party transaction as approved by the audit committee	Remarks on approval by audit committee	Value of transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments				Details of the loans, inter-corporate deposits, advances or investments		Notes
											Opening balance 01.10.2024	Closing balance	Nature of advance/loan	Details of advance/loan	Cost	Tenure	Nature (loan/advance)	Interest rate (%)	
	Name	PAN	Name	PAN	Nature	Nature-2													
112	Industrial Minerals and Chemicals Company Private Limited	AMDCS2258Q	Tata Realty and Infrastructure Limited	AMCT6242L	Joint Venture	Any other tran	Credit Granting Services	NA	0.16	-	-								
113	Industrial Minerals and Chemicals Company Private Limited	AMDCS2258Q	Ecofirst Services Limited	AMFCM6232L	Group	Any other tran	Others	NA	0.03	0.03									
114	Industrial Minerals and Chemicals Company Private Limited	AMDCS2258Q	Fata Teleservices (Maharashtra) Limited	MAACH1458C	Subsidiary of ultimate holding company	Purchase of a	Others	0.20	NA	0.03	-								
115	Industrial Minerals and Chemicals Company Private Limited	AMDCS2258Q	Tata AIG General Insurance Limited	AMBTC3518Q	Subsidiary of ultimate holding company	Purchase of a	Insurance	0.60	NA	0.09	0.06	0.01							
116	Uchit Expressways Private Limited	AMBCU9960B	Fata AIA Life Insurance Company Limited	AMBTC3784C	IV of ultimate holding company	Any other tran	Insurance	0.50	NA	-	-								
117	TRIL IT4 Private Limited	AMNCA0519Q	Sangreza Sustainable Foundation	AMRCS4867K	Subsidiary	Any other tran	Corporate Social Responsibility	NA	2.31	-									
118	TRIL IT4 Private Limited	AMNCA0519Q	Ecofirst Services Limited	AMFCM6232L	Subsidiary	Any other tran	Services received	NA	0.01	-									
119	TRIL IT4 Private Limited	AMNCA0519Q	TRIL Real Estate Baweadi Limited	AMACT2360H	Subsidiary	Any other tran	Interest Income on Inter Corporate Deposits	NA	0.01	-	0.01								
120	TRIL IT4 Private Limited	AMNCA0519Q	TRIL Real Estate Baweadi Limited	AMACT2360H	Subsidiary	Any other tran	Inter Corporate Deposits	NA	-	-	0.10								
121	TRIL IT4 Private Limited	AMNCA0519Q	TRIL Bengaluru Real Estate Five Limited	AMACT2382B	Subsidiary	Any other tran	Inter Corporate Deposits	NA	0.00	-	-								
122	TRIL IT4 Private Limited	AMNCA0519Q	TRIL Bengaluru Real Estate Five Limited	AMACT2382B	Subsidiary	Any other tran	Inter Corporate Deposits repaid	NA	(0.05)	-	-								
123	TRIL IT4 Private Limited	AMNCA0519Q	Infopark Properties Limited	AMGCI3935B	Subsidiary	Any other tran	Investment in non convertible debentures	NA	-	-	708.90								
124	TRIL IT4 Private Limited	AMNCA0519Q	Fata Teleservices (Maharashtra) Limited	MAACH1458C	Subsidiary	Any other tran	Services received	NA	0.05	-	0.00								
125	TRIL IT4 Private Limited	AMNCA0519Q	Tata AIG General Insurance Company Limited	AMBTC3518Q	Subsidiary	Any other tran	Insurance Expense	NA	0.00	-	-								
126	TRIL IT4 Private Limited	AMNCA0519Q	Fata Consultancy Services Limited	AMRCS4848R	Subsidiary of ultimate holding company	Any other tran	Rental Income and CAM recovery	56.00	NA	51.22	2.43	0.66							
127	Arrow Infraestate Private Limited	AMGCA2667L	Infopark Properties Limited	AMGCI3935B	Joint Venture of Holding Company	Any other tran	Inter Corporate Deposits Repaid	NA	(5.00)	-	-								
128	Arrow Infraestate Private Limited	AMGCA2667L	Infopark Properties Limited	AMGCI3935B	IV of Holding Company	Inter-coopora	Inter Corporate Deposits Given	0.00	NA	-	5.00								
129	Arrow Infraestate Private Limited	AMGCA2667L	Infopark Properties Limited	AMGCI3935B	Any other tran	Any other tran	Interest Income on Inter Corporate Deposits	NA	0.44	-	-								
130	Arrow Infraestate Private Limited	AMGCA2667L	Tata Housing Development Company Limited	AMACT1019Q	Subsidiary of IV company	Any other tran	Security Deposit Payable	0.00	NA	-	0.31	0.31							
131	Arrow Infraestate Private Limited	AMGCA2667L	Tata Housing Development Company Limited	AMACT1019Q	Subsidiary of IV company	Any other tran	Rental Income and CAM recovery	0.00	NA	1.14	0.07	0.37							
132	Arrow Infraestate Private Limited	AMGCA2667L	Gurgaon Reatech Limited	AMACU8322J	IV of Holding Company	Any other tran	Construction Cost	0.00	NA	3.00	5.72	2.72							
133	Arrow Infraestate Private Limited	AMGCA2667L	Tata Realty and Infrastructure Limited	AMCT6242L	Joint Venture	Any other tran	Rental Income and CAM recovery	NA	0.27	-	0.03								
134	Arrow Infraestate Private Limited	AMGCA2667L	Tata Realty and Infrastructure Limited	AMCT6242L	Joint Venture	Any other tran	Assets Management Fees & Development Management Fees	NA	0.77	-	-								
135	Arrow Infraestate Private Limited	AMGCA2667L	Tata Realty and Infrastructure Limited	AMCT6242L	Joint Venture	Any other tran	Core Leasing Fees	NA	0.01	-	-								
136	Arrow Infraestate Private Limited	AMGCA2667L	Tata Realty and Infrastructure Limited	AMCT6242L	Joint Venture	Any other tran	Security Deposit Payable	NA	-	-	0.07								
137	Arrow Infraestate Private Limited	AMGCA2667L	Air India Limited (formerly known as Tata SIA Airlines Limited)	AMECT8346F	Subsidiary of ultimate holding company	Any other tran	Security Deposit Payable	0.00	NA	-	3.13	3.13							
138	Arrow Infraestate Private Limited	AMGCA2667L	Air India Limited (formerly known as Tata SIA Airlines Limited)	AMECT8346F	Subsidiary of ultimate holding company	Any other tran	Rental Income and CAM recovery	0.00	NA	7.19	0.08	1.53							
139	Gurgaon Reatech Limited	AMACU8322J	Infopark Properties Limited	AMGCI3935B	Joint Venture of Holding Company	Inter-coopora	Inter Corporate Deposits	0.00	NA	-	16.00	16.00							
140	Gurgaon Reatech Limited	AMDCS2258Q	Infopark Properties Limited	AMGCI3935B	Any other tran	Any other tran	Interest Income on Inter Corporate Deposits	NA	1.60	-	2.50								
141	Gurgaon Reatech Limited	AMACU8322J	Tata Housing Development Company Limited	AMACT1019Q	Fellow Subsidiary	Purchase of a	Rental Income and CAM recovery	0.50	NA	-	-								
142	Gurgaon Reatech Limited	AMACU8322J	CPP Investment Board Private Holdings (4) Inc	AMECH7429E	Group	Any other tran	Compulsory convertible Debenture	0.00	NA	-	9.76	19.53							
143	Gurgaon Reatech Limited	AMDCS2258Q	Tata Realty and Infrastructure Limited	AMCT6242L	Joint Venture	Any other tran	Compulsory convertible Debenture	NA	-	-	20.32								
144	Gurgaon Reatech Limited	AMDCS2258Q	Gurgaon Constructwell Private Limited	AMACU8741R	Joint Venture	Any other tran	Inter Corporate Deposits Given	NA	29.45	-	7.50								
145	Gurgaon Reatech Limited	AMDCS2258Q	Gurgaon Constructwell Private Limited	AMACU8741R	Joint Venture	Any other tran	Inter Corporate Deposits Repaid	NA	(21.95)	-	-								
146	Gurgaon Reatech Limited	AMDCS2258Q	Gurgaon Constructwell Private Limited	AMACU8741R	Joint Venture	Any other tran	Interest Income on Inter Corporate Deposits	NA	0.86	-	0.24								
147	Gurgaon Reatech Limited	AMACU8322J	Gurgaon Constructwell Private Limited	AMACU8741R	Fellow Subsidiary	Any other tran	Others	0.00	NA	1.28	0.00								
148	Gurgaon Reatech Limited	AMACU8322J	Fata Housing Development Company Limited	AMACT1019Q	Fellow Subsidiary	Any other tran	Deposit	0.00	NA	-	0.08								
149	Gurgaon Reatech Limited	AMACU8322J	Tata SIA Airlines Limited	AMECT8346F	Group	Any other tran	Security Deposit Payable	0.00	NA	-	0.62								
150	Gurgaon Reatech Limited	AMACU8322J	Fata Housing Development Company Limited	AMACT1019Q	Fellow Subsidiary	Purchase of a	Recovery of Exp	3.55	NA	-	2.57	-							
151	Gurgaon Reatech Limited	AMACU8322J	Tata SIA Airlines Limited	AMECT8346F	Subsidiary of ultimate holding company	Sale of goods	Rental Income and CAM recovery	4.35	NA	-	0.00	-							
152	Durg Shivnath Expressways Private Limited	AMDCS2258Q	Fata AIG General Insurance Company Limited	AMBTC3518Q	Subsidiary	Any other tran	Services availed	NA	-	-	-								
153	Durg Shivnath Expressways Private Limited	AMDCS2258Q	TRIL Roads Private Limited	AMCCN6123G	Fellow Subsidiary	Purchase of a	Reimbursement of Expenses	3.10	NA	0.02	1.12	1.12							
154	Durg Shivnath Expressways Private Limited	AMDCS2258Q	TRIL Roads Private Limited	AMCCN6123G	Subsidiary	Any other tran	Asset Management fees	NA	3.15	-	0.27								
155	Durg Shivnath Expressways Private Limited	AMDCS2258Q	TRIL Roads Private Limited	AMCCN6123G	Fellow Subsidiary	Purchase of goods or services		2.67	NA	-	0.23	-							
156	Durg Shivnath Expressways Private Limited	AMDCS2258Q	Fata AIA Life Insurance Company Limited	AMBTC3784C	Group	Purchase of a	Services received	0.50	NA	0.36	-								
157	Durg Shivnath Expressways Private Limited	AMDCS2258Q	Hampi Expressway Limited	AMDCM6031L	Fellow Subsidiary	Interest paid	Interest on ICD /OCD	0.00	NA	-	2.06								
158	Durg Shivnath Expressways Private Limited	AMDCS2258Q	TRIL Urban Transport Private Limited	AMACP2637H	Fellow Subsidiary	Inter-coopora	ICD Borrowings / (Repayment)	300.00	NA	-	105.76	-							
159	Durg Shivnath Expressways Private Limited	AMDCS2258Q	TRIL Urban Transport Private Limited	AMACP2637H	Subsidiary	Any other tran	ICD Borrowings Taken	NA	6.88	-	108.64								
160	Durg Shivnath Expressways Private Limited	AMDCS2258Q	TRIL Urban Transport Private Limited	AMACP2637H	Subsidiary	Any other tran	Interest on ICD /OCD	NA	4.94	-	5.26								
161	Durg Shivnath Expressways Private Limited	AMDCS2258Q	TRIL Urban Transport Private Limited	AMACP2637H	Fellow Subsidiary	Interest paid		0.00	NA	-	2.98	-							
162	Durg Shivnath Expressways Private Limited	AMDCS2258Q	TRIL Urban Transport Private Limited	AMACP2637H	Fellow Subsidiary	Any other tran	Reimbursement of Expenses	1.30	NA	1.25	-	0.08							
163	Durg Shivnath Expressways Private Limited	AMDCS2258Q	Hemant Kumar	ZZZZ29999Z	KMP	Remuneration	Salary and Wages	0.00	NA	-	-								
164	Durg Shivnath Expressways Private Limited	AMDCS2258Q	H Karanikar	KMP	KMP	Any other tran	Salary and Wages	NA	0.32	-	-								
165	Durg Shivnath Expressways Private Limited	AMDCS2258Q	CH RK RAJA SEKHAR	ZZZZ29999Z	KMP	Remuneration	Salary and Wages	0.00	NA	0.17	-	-							

Sr No.	Details of the party (listed entity/subsidiary) entering into the transaction		Details of the counterparty		Relationship of the counterparty with the listed entity or its subsidiary	Type of related party transaction	Details of other related party transaction	Value of the related party transaction as approved by the audit committee	Remarks on approval by audit committee	Value of transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments				Details of the loans, inter-corporate deposits, advances or investments		Notes
											Opening balance 01.10.2024	Closing balance	Nature of advance/deposit	Details of other	Cost	Tenure	Nature (loan/advance)	Interest rate (%)	
	Name	PAN	Name	PAN	Nature	Nature-2													
222	Gurgaon Realtech Limited	AAACU8322J	Tata Consultancy Services Limited	AAACR4848R	Group	Purchase of	Receivables	0.00	NA	-	-	-	-						
223	Gurgaon Realtech Limited	AAACU8322J	Arrow Infra Estates Private Limited	AAACA2667L	Subsidiary of holding company	Purchase of	Receivables	0.00	NA	-	5.71	-	-						
224	Gurgaon Realtech Limited	AADC32258Q	Arrow Infrastructure Private Limited	AACCA087L	Joint Venture	Any other tran	Construction expenses	NA	NA	-	3.60	-	2.72						
225	Gurgaon Realtech Limited	AAACU8322J	Tata Communications Ltd	AAACV2808C	Group	Any other transaction		0.00	NA	-	-	0.02	-						
226	Gurgaon Realtech Limited	AAACU8322J	Tata Communications Ltd	AAACV2808C	Group	Any other tran	Security Deposit Payable	0.00	NA	-	-	0.06	-						
227	Gurgaon Realtech Limited	AADC32258Q	Tata Realty and Infrastructure Limited	AACT6242L	Joint Venture	Any other tran	Project Management Fees	NA	NA	0.38	-	-	-						
228	Gurgaon Realtech Limited	AADC32258Q	Tata Realty and Infrastructure Limited	AACT6242L	Joint Venture	Any other tran	Core Leasing Fees	NA	NA	0.03	-	-	-						
229	Gurgaon Realtech Limited	AADC32258Q	Tata Realty and Infrastructure Limited	AACT6242L	Joint Venture	Any other tran	Asset Management fees	NA	NA	1.62	-	-	-						
230	Gurgaon Realtech Limited	AADC32258Q	Tata Realty and Infrastructure Limited	AACT6242L	Joint Venture	Any other tran	Security Deposit Payable	NA	NA	-	0.14	-	-						
231	Gurgaon Realtech Limited	AADC32258Q	Tata Housing Development Company Limited	AAACT0191Q	Subsidiary	Any other tran	Security Deposit Payable	NA	NA	-	-	0.06	-						
232	Gurgaon Realtech Limited	AADC32258Q	Air India Limited (formerly known as Tata SA Airlines Limited)	AAACN6194P	Fellow Subsidiary	Any other tran	Security Deposit Payable	NA	NA	-	-	-	0.62						
233	Gurgaon Realtech Limited	AADC32258Q	Tata Realty and Infrastructure Limited	AACT6242L	Joint Venture	Any other tran	Deputation cost	NA	NA	0.61	-	-	-						
234	Gurgaon Realtech Limited	AADC32258Q	Air India Limited (formerly known as Tata SA Airlines Limited)	AAACN6194P	Fellow Subsidiary	Any other tran	CAM & Other Recovery	NA	NA	2.13	-	0.48	-						
235	Gurgaon Realtech Limited	AADC32258Q	Tata Realty and Infrastructure Limited	AACT6242L	Joint Venture	Any other tran	CAM & Other Recovery	NA	NA	0.05	-	0.29	-						
236	Gurgaon Realtech Limited	AADC32258Q	Tata Housing Development Company Limited	AAACT0191Q	Subsidiary	Any other tran	CAM & Other Recovery	NA	NA	2.38	-	0.02	-						
237	Gurgaon Realtech Limited	AADC32258Q	Tata 1mg Healthcare Solutions Private Limited	AAACD7891C	Group	Any other tran	CAM & Other Recovery	NA	NA	0.03	-	0.03	-						
238	Gurgaon Realtech Limited	AAACU8322J	Tata Televisions Ltd	AAACU4868C	Group	Purchase of	Receivables	0.00	NA	-	0.00	-	-						
239	Hampi Expressways Private Limited	AADC46031L	TRL Roads Private Limited	AAACN6123G	Fellow Subsidiary	Purchase of	AMC	0.00	NA	-	5.67	-	5.42						
240	Hampi Expressways Private Limited	AADC32258Q	TRL Roads Private Limited	AAACN6123G	Subsidiary	Any other tran	Convertible Debentures	NA	NA	-	-	231.55	-						
241	Hampi Expressways Private Limited	AADC32258Q	TRL Roads Private Limited	AAACN6123G	Subsidiary	Any other tran	Insurance Expense	NA	NA	-	0.18	-	-						
242	Hampi Expressways Private Limited	AADC32258Q	TRL Roads Private Limited	AAACN6123G	Subsidiary	Any other tran	Inter Corporate Deposits taken	NA	NA	-	-	84.75	-						
243	Hampi Expressways Private Limited	AADC32258Q	Durg Shivnath Expressways Private Limited	AADC32258Q	Fellow Subsidiary	Any other tran	Interest on ICD /OCD	NA	NA	-	-	2.06	-						
244	Hampi Expressways Private Limited	AADC32258Q	Tata Realty and Infrastructure Limited	AACT6242L	Subsidiary	Any other tran	Corporate Guarantee	NA	NA	-	-	160.00	-						
245	Hampi Expressways Private Limited	AADC32258Q	Tata AIA Life Insurance Company Limited	AAACT3784C	Fellow Subsidiary	Any other tran	Insurance Expense	NA	NA	0.01	-	-	-						
246	Hampi Expressways Private Limited	AADC46031L	TATA AIG Insurance Company Limited	AAACT3784C	Subsidiary of ultimate holding company	Any other tran	Purchase of goods or services	0.50	NA	-	-	-	-						
247	Hampi Expressways Private Limited	AADC46031L	Tata Consultancy Services Limited	AAACR4848R	Subsidiary of ultimate holding company	Purchase of	License Fees	0.15	NA	-	0.06	-	-						
248	Hampi Expressways Private Limited	AADC32258Q	Tata Communications Limited	AAACV2808C	Fellow Subsidiary	Any other tran	Communication Expenses	NA	NA	0.04	-	-	-						
249	Hampi Expressways Private Limited	AADC32258Q	TATA Sons Private Limited	AAACT4060A	Subsidiary	Any other tran	Brand Equity Subscription	NA	NA	0.31	-	-	-						
250	Hampi Expressways Private Limited	AADC46031L	TRL Urban Transport Private Limited	AAECP2637H	Fellow Subsidiary	Purchase of	Office Exp Recovery	1.90	NA	1.29	-	0.08	-						
251	Pune IT City Metro Rail Limited	AACCC6987D	Tata AIG General Insurance Company Limited	AAACT3518Q	Subsidiary	Any other tran	Insurance	NA	NA	4.72	-	0.59	-						
252	Pune IT City Metro Rail Limited	AAACP4269K	Tata Televisions (Maharashtra) Ltd.	AAACH1458C	Group	Any other transaction		0.65	NA	-	-	-	-						
253	Pune IT City Metro Rail Limited	AAACP4269K	Tata Steel Limited	AAACT2803M	Group	Any other transaction		181.00	NA	-	-	-	-						
254	Pune IT City Metro Rail Limited	AACCC6987D	Durg Shivnath Expressways Private Limited	AADC32258Q	Joint Venture	Any other tran	Inter Corporate Deposits taken	150.00	NA	150.00	-	60.00	-						
255	Pune IT City Metro Rail Limited	AACCC6987D	Durg Shivnath Expressways Private Limited	AADC32258Q	Joint Venture	Any other tran	Inter Corporate Deposits Repaid	NA	NA	-	(90.00)	-	-						
256	Pune IT City Metro Rail Limited	AACCC6987D	Durg Shivnath Expressways Private Limited	AADC32258Q	Joint Venture	Any other tran	Interest on ICD /OCD	NA	NA	0.90	-	0.81	-						
257	Pune IT City Metro Rail Limited	AAACP4269K	Tata Consultancy Services Limited	AAACR4848R	Group	Any other transaction		0.15	NA	-	-	-	-						
258	Tata Realty and Infrastructure Limited	AACT6242L	Hampi Expressway Limited	AADC46031L	Subsidiary	Any other tran	No Cash Transaction-BG	834.00	NA	-	-	834.00	834.00						
259	Tata Realty and Infrastructure Limited	AACT6242L	Intopac Properties Limited	AAAGC2925B	Joint Venture	Any other tran	CCD	300.00	NA	-	176.50	-	-	Investment	0	NA	Unsecured	Business Purpose	
260	TRL IT4 Private Limited	AAACU0519Q	Tata Consultancy Services Limited	AAACR4848R	Subsidiary	Any other tran	Software Renewal Charges	NA	NA	0.00	-	-	-						
261	TRL IT4 Private Limited	AAACU0519Q	Tata Consultancy Services Limited	AAACR4848R	Group	Any other tran	Security Deposit	0.00	NA	-	20.60	20.60	-						
262	TRL Urban Transport Private Limited	AAECP2637H	Durg Shivnath Expressways Private Limited	AADC32258Q	Fellow Subsidiary	Any other tran	Inter Corporate Deposits Repaid	0.00	NA	-	105.76	-	-						
263	TRL Urban Transport Private Limited	AAECP2637H	Durg Shivnath Expressways Private Limited	AADC32258Q	Joint Venture	Any other tran	Interest on Inter Corporate Deposit	NA	NA	4.94	-	5.26	-						
264	TRL Urban Transport Private Limited	AAECP2637H	Durg Shivnath Expressways Private Limited	AADC32258Q	Joint Venture	Any other tran	Inter Corporate Deposits Given	NA	NA	5.88	-	108.64	-						
265	TRL Urban Transport Private Limited	AAECP2637H	Durg Shivnath Expressways Private Limited	AADC32258Q	Fellow Subsidiary	Any other tran	ICD Interest Rec	0.00	NA	0.50	-	2.98	0.91						
266	TRL Urban Transport Private Limited	AAECP2637H	Uchit Expressways Private Limited	AAACU9960B	Fellow Subsidiary	Any other tran	Other Recovery	1.70	NA	-	0.27	-	-						
267	Uchit Expressways Private Limited	AAACU9960B	Tata Projects Limited	AAACT4119L	Associate of ultimate holding company	Any other tran	ICD Interest Rec	0.00	NA	-	-	-	-						
268	TRL Roads Private Limited	AAACN6123G	Hampi Expressway Limited	AADC46031L	Subsidiary	Any other tran	CCD	0.00	NA	-	231.55	231.55	-						
269	TRL Roads Private Limited	AAACN6123G	Hampi Expressways Private Limited	AADC46031L	Subsidiary	Any other tran	other transaction	NA	NA	0.08	-	5.42	-						
270	TRL Roads Private Limited	AAACN6123G	Promont Hilltop Private Limited	AAAGP26094G	Subsidiary	Any other tran	Interest on ICD /OCD	NA	NA	0.52	-	-	-						
271	TRL Roads Private Limited	AAACN6123G	Promont Hilltop Private Limited	AAAGP26094G	Subsidiary	Any other tran	Inter Corporate Deposits	NA	NA	6.00	-	-	-						
272	TRL Roads Private Limited	AAACN6123G	TATA Sons Private Limited	AAACT4060A	Subsidiary	Any other tran	other transaction	NA	NA	0.00	-	-	-						
273	TRL Roads Private Limited	AAACN6123G	The Indian Hotels Company Limited	AAACT3957G	Subsidiary	Any other tran	Other Expenses	NA	NA	0.04	-	-	-						
274	TRL Roads Private Limited	AAACN6123G	Parm Hotels Limited	AAACG9378M	Subsidiary	Any other tran	Other Expenses	NA	NA	-	-	1.12	-						
275	TRL Roads Private Limited	AAACN6123G	Durg Shivnath Expressways Private Limited	AADC32258Q	Fellow Subsidiary	Any other tran	Other Receivable	0.00	NA	-	1.12	-	-						
276	Pune Setapur Expressways Private Limited	AAFCP01158C	Tata AIA Life company Insurance Limited	AAACT3784C	Group	Purchase of	Insurance expenses	0.00	NA	0.01	-	-	-						
277	TRL Urban Transport Private Limited	AAECP2637H	Dharamshala Ropeway Limited	AAFCD3478K	Fellow Subsidiary	Any other tran	Re-Imbursement of Exp	0.00	NA	-	2.33	2.33	-						
278	TRL Urban Transport Private Limited	AAECP2637H	Dharamshala Ropeway Limited	AAFCD3478K	Subsidiary	Any other tran	Inter Corporate Deposits Repaid	NA	NA	4.50	-	-	-						
279	TRL Urban Transport Private Limited	AAECP2637H	Dharamshala Ropeway Limited	AAFCD3478K	Fellow Subsidiary	Any other tran	Inter Corporate Deposits Given	0.00	NA	3.28	36.35	35.13	-						

Sr No.	Details of the party (listed entity/subsidiary) entering into the transaction		Details of the counterparty		Relationship of the counterparty with the listed entity or its subsidiary	Type of related party transaction	Details of other related party transaction	Value of the related party transaction as approved by the audit committee	Remarks on approval by audit committee	Value of transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments				Details of the loans, inter-corporate deposits, advances or investments		Notes
	Name	PAN	Name	PAN							Nature	Nature-2	Opening balance 01.10.2024	Closing balance	Nature of advance/deposit	Details of other	Cost	Tenure	
280	TRL Urban Transport Private Limited	AAECP2637H	Dharamshala Ropeway Limited	AAFC4960A	Subsidiary	Any other transaction	Interest on OCD		NA	-	0.71								
281	TRL Urban Transport Private Limited	AAECP2637H	Dharamshala Ropeway Limited	AAFC03478K	Fellow Subsidiary	Any other transaction	OCD	0.00	NA	-	63.81	63.81							
282	TRL Urban Transport Private Limited	AAECP2637H	Dharamshala Ropeway Limited	AAFC03478K	Fellow Subsidiary	Any other transaction	CCD	0.00	NA	-	4.91	4.91							
283	TRL Urban Transport Private Limited	AAECP2637H	Matheran Ropeways Private Limited	AAECP2637H	Fellow Subsidiary	Any other transaction	CCD	0.00	NA	-	0.35	0.35							
284	TRL Urban Transport Private Limited	AAECP2637H	TATA Sona Private Limited	AAACT4908A	Subsidiary	Any other transaction	Brand Equity and Brand Promotion Subscription Fees	NA	0.04	-	-	-							
285	TRL Urban Transport Private Limited	AAECP2637H	Intelli Retail Limited	AACCV1228H	Group	Any other transaction	Purchase	NA	0.00	-	-	-							
286	TRL Urban Transport Private Limited	AAECP2637H	TRL Roads Private Limited	AACCN6123G	Subsidiary	Any other transaction	Services received	NA	0.15	-	-	-							
287	TRL Urban Transport Private Limited	AAECP2637H	Hampi Expressways Private Limited	AMDCM6031L	Fellow Subsidiary	Any other transaction	Re-Imbursement of Expense	NA	1.68	-	0.88	-							
288	TRL Urban Transport Private Limited	AAECP2637H	Tata Housing Development Company Limited	AAACT0191Q	Subsidiary	Any other transaction	CAM & Other Recovery	NA	0.00	-	0.00	-							
289	TRL Urban Transport Private Limited	AAECP2637H	Volvo Limited	AAACV2809D	Associate of Holding Company	Any other transaction	CAM & Other Recovery	NA	0.02	-	-	-							
290	TRL Urban Transport Private Limited	AAECP2637H	The Indian Hotels Company Limited	AAACV3967G	Associate of Holding Company	Any other transaction	Services received	NA	0.06	-	0.02	-							
291	TRL Urban Transport Private Limited	AAECP2637H	Uchit Expressways Private Limited	AMBCU39660B	Fellow Subsidiary	Any other transaction	ICD	0.00	NA	-	80.00	-							
292	Tata Realty and Infrastructure Limited	AACT6242L	TRL IT4 Private Limited	AAACD0519Q	Subsidiary	Any other transaction	OCRPS	0.00	NA	-	560.00	560.00	Investment	0	NA	Unsecured	Business Purpose		
293	Tata Realty and Infrastructure Limited	AACT6242L	Industrial Minerals and Chemical Company Pvt. Ltd	AAACD0958K	Joint Venture	Any other transaction	CCD	0.00	NA	-	117.87	117.87	Investment	0	NA	Unsecured	Business Purpose		
294	Tata Realty and Infrastructure Limited	AACT6242L	International Infrabuild Private Limited	AAACD9889K	Subsidiary	Any other transaction	OCD	0.00	NA	-	2.78	-	Investment	0	NA	Unsecured	Business Purpose		
295	Tata Realty and Infrastructure Limited	AACT6242L	Arrow Infraestate Private Limited	AAACA2967L	JV of Subsidiary	Any other transaction	OCD	0.00	NA	-	19.02	-	Investment	0	NA	Unsecured	Business Purpose		
296	Tata Realty and Infrastructure Limited	AACT6242L	Gurgan Constructweli Private Limited	AAACU8741R	Joint Venture	Any other transaction	OCD	0.00	NA	-	49.78	-	Investment	0	NA	Unsecured	Business Purpose		
297	Tata Realty and Infrastructure Limited	AACT6242L	Gurgan Restrochil Limited	AAACU3882U	Joint Venture	Any other transaction	OCD	0.00	NA	-	26.32	-	Investment	0	NA	Unsecured	Business Purpose		
298	Tata Realty and Infrastructure Limited	AACT6242L	Tata Sona Private Limited	AAAC14060A	Subsidiary	Any other transaction	Services received	NA	0.78	-	-	-							
299	Tata Realty and Infrastructure Limited	AACCM687D	Tata Services Limited	AAACT2438A	Subsidiary	Any other transaction	Services received	NA	0.16	-	0.00	-							
300	Tata Realty and Infrastructure Limited	AACCM687D	Arrow Infraestate Private Limited	AAACA2967L	Joint Venture	Any other transaction	Security Deposit Receivable	NA	-	-	0.07	-							
301	Tata Realty and Infrastructure Limited	AACCM687D	TRI Bengaluru Real Estate Six Private Limited	AAACT2424Q	Subsidiary	Any other transaction	Deposit	NA	1.40	-	-	-							
302	Tata Realty and Infrastructure Limited	AACCM687D	TRI Bengaluru Real Estate One Private Limited	AAACT8340E	Subsidiary	Any other transaction	Interest on Inter Corporate Deposits	NA	0.01	-	-	-							
303	Tata Realty and Infrastructure Limited	AACCM687D	TRI Bengaluru Real Estate Five Private Limited	AAACT2382B	Subsidiary	Any other transaction	ICD Received	NA	1.15	-	-	-							
304	Tata Realty and Infrastructure Limited	AACCM687D	TRI Bengaluru Real Estate Five Private Limited	AAACT2382B	Subsidiary	Any other transaction	ICD Repaid	NA	1.15	-	-	-							
305	Tata Realty and Infrastructure Limited	AACCM687D	TRI Bengaluru Real Estate Five Private Limited	AAACT2382B	Subsidiary	Any other transaction	ICD Interest	NA	0.01	-	-	-							
306	Tata Realty and Infrastructure Limited	AACCM687D	Tata Housing Development Company Limited	AAACT0191Q	Subsidiary	Any other transaction	Recovery of Expenses (Deputation/BG Commission etc)	NA	-	-	-	-							
307	Tata Realty and Infrastructure Limited	AACCM687D	Tata Consultancy Services Limited	AAACR4849R	Fellow Subsidiary	Any other transaction	Sale of Subsidiary Shares	1,592.98	NA	1,592.98	557.23	-							
308	Tata Realty and Infrastructure Limited	AACCM687D	Tata Time Technologies Private Limited	AAAC28318D	Group	Any other transaction	Services Recovered	NA	0.01	-	0.01	-							
309	Tata Realty and Infrastructure Limited	AACCM687D	Tata Unishore Limited	AAACT7290E	Group	Any other transaction	Services received	NA	0.01	-	-	-							
310	Tata Realty and Infrastructure Limited	AACCM687D	Taj SATS Air Catering Limited	AAACT4686P	Subsidiary of ultimate holding company	Any other transaction	Services Received	NA	0.01	-	-	-							
311	Tata Realty and Infrastructure Limited	AACCM687D	SIR Ratan Tata Institute	AAACT4137L	Group	Any other transaction	Services Received	NA	0.00	-	-	-							
312	Tata Realty and Infrastructure Limited	AACCM687D	Novamesh Limited	AAACN4637R	Subsidiary of ultimate holding company	Any other transaction	Services Received	NA	1.54	-	0.30	-							
313	Infopark Properties Limited	AAACI3935B	Tata Consultancy Services Limited	AAACR4849R	Group	Any other transaction	Services Received	NA	47.52	-	0.55	-							
314	Infopark Properties Limited	AAACI3935B	Tata Consultancy Services Limited	AAACR4849R	Group	Any other transaction	Recovery Expense	NA	10.27	-	0.01	-							
315	Infopark Properties Limited	AAACI3935B	Tata AIA Life Insurance Company Limited	AAACT3784C	Group	Any other transaction	Services Received	NA	0.01	-	0.00	-							
316	Infopark Properties Limited	AAACI3935B	Tata Communications Limited	AAACV2988C	Group	Any other transaction	Services availed	NA	0.19	-	0.08	-							
317	Infopark Properties Limited	AAACI3935B	Tata Communications Limited	AAACV2988C	Group	Any other transaction	Recovery of expense	NA	0.35	-	-	-							
318	Infopark Properties Limited	AAACI3935B	Tata Communications Limited	AAACV2988C	Group	Any other transaction	Project Management Fees	NA	0.27	-	-	-							
319	Infopark Properties Limited	AAACI3935B	Tata Teleservices Private Limited	AAACT2438A	Group	Any other transaction	Lease Rent	NA	0.01	-	-	-							
320	Infopark Properties Limited	AAACI3935B	Tata Teleservices Private Limited	AAACT2438A	Group	Any other transaction	Recovery of expense	NA	0.02	-	-	-							
321	Infopark Properties Limited	AAACI3935B	Tata Teleservices Private Limited	AAACT2438A	Group	Any other transaction	Property management expenses	NA	0.27	-	0.06	-							
322	Infopark Properties Limited	AAACI3935B	Vagaro Winfarm Limited	AAACV7871E	Group	Any other transaction	Power & fuel expenses	NA	16.42	-	1.52	-							
323	Infopark Properties Limited	AAACI3935B	TRI Bengaluru Consultants Private limited	AAHCT8344A	Group	Any other transaction	Hardware consultancy expenses	NA	5.93	-	0.03	-							
324	Infopark Properties Limited	AAACI3935B	TRI Bengaluru Consultants Private limited	AAHCT8344A	Group	Any other transaction	Expenses incurred on behalf	NA	0.14	-	-	-							
325	Infopark Properties Limited	AAACI3935B	The Indian Hotels Company Limited	AAACT3967G	Group	Any other transaction	Operating Fees	NA	3.97	-	-	-							
326	Infopark Properties Limited	AAACI3935B	The Indian Hotels Company Limited	AAACT3967G	Group	Any other transaction	Salary Deputation Fees/ BG Con.	NA	0.48	-	-	-							
327	Infopark Properties Limited	AAACI3935B	Synergizers Sustainable Foundation	AAACS4867K	Subsidiary	Any other transaction	Corporate Social Responsibility	NA	0.15	-	-	-							
328	Infopark Properties Limited	AAACI3935B	Tata Consultancy Services Limited	AAACR4849R	Group	Any other transaction	Security Deposit Payable	NA	-	-	25.83	-							
329	Infopark Properties Limited	AAACI3935B	Tata Communications Limited	AAACV2988C	Group	Any other transaction	Security Deposit Payable	NA	-	-	681.10	-							



Date : May 5, 2025

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

Ref.: Scrip Codes - 975011/975636/975734

Sub:- Disclosure under Regulation 52(7) and (7A) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations')

Dear Sir/Madam,

Pursuant to Regulation 52(7) and 7(A) of SEBI Listing Regulations, a statement indicating the utilisation of issue proceeds of Non-Convertible Debentures ('NCD') and statement indicating NIL deviation and variation for the quarter ended on March 31, 2025 is attached herewith.

The aforesaid statement has been reviewed by the Audit Committee of the Company in it's meeting held today i.e 5th May 2025.

We request you to take the above on record.

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

Sanjay Dutt
Managing Director & CEO
DIN: 05251670

Encl. as above



Statement on utilization of issue proceeds of non-convertible securities issued and material deviation for the quarter ended March 31, 2025

A. Statement of utilization of issue proceeds:

Name of the Issuer	ISINs	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Tata Realty and Infrastructure Limited	INE371K08219	Private placement	Non-Convertible Debentures	07-08-2023	210.10 Crore**	210.10 Crores	No	NA	NA
	INE371K08235			03-05-2024	225 Crores	225 Crores	No	NA	NA
	INE371K08243			12-06-2024	100 Crores	100 Crores	No	NA	NA

** 0.10 crore is the premium received on issuance of NCD of Rs. 210 crore

B. Statement of deviation/ variation in use of Issue proceeds:

Particulars	Remarks		
Name of listed entity	Tata Realty and Infrastructure Limited		
Mode of fund raising	Private placement		
Type of instrument	Non-convertible Securities		
Date of raising funds	07-08-2023	03-05-2024	12-06-2024
Amount raised	Rs. 210.10 crore**	225 Crores	100 Crores
Report filed for quarter ended	March 31, 2025		
Is there a deviation/ variation in use of funds raised?	There is no deviation/variation in funds raised.		
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	Not Applicable	Not Applicable	Not Applicable
If yes, details of the approval so required?	Not Applicable	Not Applicable	Not Applicable
Date of approval	Not Applicable	Not Applicable	Not Applicable
Explanation for the deviation/ variation	Not Applicable	Not Applicable	Not Applicable
Comments of the audit committee after review	Not Applicable	Not Applicable	Not Applicable
Comments of the auditors, if any	Not Applicable	Not Applicable	Not Applicable
Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:	Not Applicable		
Name of signatory and Designation: Sanjay Dutt (Managing Director & CEO) Date: May 5, 2025			

** 0.10 crore is the premium received on issuance of NCD of Rs. 210 crore

TATA REALTY AND INFRASTRUCTURE LIMITED

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CIN U70102MH2007PLC168300