

FORM NO. MGT-7

[Pursuant to sub-Section(1) of section 92 of the Companies Act, 2013 and sub-rule (1) of rule 11of the Companies (Management and Administration) Rules, 2014]



Annual Return (other than OPCs and Small Companies)

Form language ☒ English ☐ Hindi

Refer the instruction kit for filing the form.

I. REGISTRATION AND OTHER DETAILS

(i) * Corporate Identification Number (CIN) of the company

U70102MH2007PLC168300

Pre-fill

Global Location Number (GLN) of the company

* Permanent Account Number (PAN) of the company

AACCT6242L

(ii) (a) Name of the company

TATA REALTY AND INFRASTRU

(b) Registered office address

E Block, Voltas Premises, T B Kadam Marg, Chinchpokli, NA
Mumbai
Mumbai City
Maharashtra
400033

(c) *e-mail ID of the company

trilsec@tatarealty.in

(d) *Telephone number with STD code

02266614444

(e) Website

www.tatarealty.in

(iii) Date of Incorporation

02/03/2007

(iv)	Type of the Company	Category of the Company	Sub-category of the Company
	Public Company	Company limited by shares	Indian Non-Government company

(v) Whether company is having share capital

☒ Yes ☐ No

(vi) *Whether shares listed on recognized Stock Exchange(s)

☐ Yes ☒ No

(b) CIN of the Registrar and Transfer Agent

L72400MH2017PLC444072

Pre-fill

Name of the Registrar and Transfer Agent

KFIN TECHNOLOGIES LIMITED

Registered office address of the Registrar and Transfer Agents

301, The Centrium, 3rd Floor, 57, Lal Bahadur Shastri Road,
Nav Pada, Kurla (West) Kurla

(vii) *Financial year From date 01/04/2024 (DD/MM/YYYY) To date 31/03/2025 (DD/MM/YYYY)

(viii) *Whether Annual general meeting (AGM) held ☐ Yes ☐ No

(a) If yes, date of AGM

(b) Due date of AGM

30/09/2025

(c) Whether any extension for AGM granted

☐ Yes ☒ No

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

*Number of business activities

2

S.No	Main Activity group code	Description of Main Activity group	Business Activity Code	Description of Business Activity	% of turnover of the company
1	F	Construction	F1	Buildings	65.97
2	L	Real Estate	L2	Real estate activities on fee or contract basis	34.03

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES (INCLUDING JOINT VENTURES)

*No. of Companies for which information is to be given

40

Pre-fill All

S.No	Name of the company	CIN / FCRN	Holding/ Subsidiary/Associate/ Joint Venture	% of shares held
1	TATA SONS PRIVATE LIMITED	U99999MH1917PTC000478	Holding	100
2	TRIL Roads Private Limited	U45400MH2007PTC174567	Subsidiary	100
3	TRIL Urban Transport Private Limited	U45400MH2007PTC285814	Subsidiary	100
4	Hampi Expressway Private Limited	U74999MH2015PTC263720	Subsidiary	100
5	International Infrabuild Private Limited	U70102DL2015PTC287497	Subsidiary	26
6	Dharamshala Ropeway Limited	U74900MH2015PLC264224	Subsidiary	74

7	Uchit Expressways Private Limited	U45203MH2016PTC286692	Subsidiary	100
8	Durg Shivnath Expressways Private Limited	U45203CT1997PTC012220	Subsidiary	100
9	Matheran Ropeway Private Limited	U60210MH2000PTC130072	Subsidiary	70
10	Tril Bengaluru Real Estate One Private Limited	U70109KA2020PTC133737	Subsidiary	100
11	TRIL Bengaluru Consultants Private Limited	U74110KA2020PTC133740	Subsidiary	100
12	TRIL Real Estate Balewadi Limited	U68200KA2023PLC175373	Subsidiary	100
13	TRIL IT4 Private Limited	U74120MH2014PTC251684	Subsidiary	100
14	Tata Housing Development Company Limited	U45300MH1942PLC003573	Subsidiary	99.99
15	Concept Developers & Leasing Private Limited	U45400MH1969PLC014375	Subsidiary	100
16	HL Promoters Private Limited	U45200DL2013PTC254832	Subsidiary	100
17	THDC Management Services Limited	U74999MH2000PLC128720	Subsidiary	100
18	Technopolis Knowledge Park Limited	U70101MH1997PLC110915	Joint Venture	50
19	Ardent Properties Private Limited	U45200MH2007PTC262414	Subsidiary	100
20	Kriday Realty Private Limited	U45400MH2011PTC224084	Subsidiary	100
21	Princeton Infrastructure Private Limited	U45201DL2005PTC135768	Subsidiary	100
22	Promont Hillside Private Limited	U45400MH2012PTC227897	Subsidiary	100
23	Promont Hilltop Private Limited	U45209MH2012PTC236134	Subsidiary	100
24	Synergizers Sustainable Foundation	U85191MH2012NPL231069	Subsidiary	100
25	Tata Value Homes Limited	U45400MH2009PLC195605	Subsidiary	100
26	Smart Value Homes (Peenya) Private Limited	U45400MH2013PTC241108	Subsidiary	100
27	Smart Value Homes (Boisar) Private Limited	U45209MH2012PTC234893	Subsidiary	100
28	HLT Residency Private Limited	U45400DL2013PTC254807	Subsidiary	100
29	Arrow Infraestate Private Limited	U70109HR2007PTC115818	Subsidiary	51
30	Pune Solapur Expressways Private Limited	U74120PN2009PTC164629	Joint Venture	50
31	Mikado Realtors Private Limited	U74899MH2006PTC291666	Subsidiary	74

32	Industrial Minerals and Chemicals Limited	U24100MH1968PTC014142	Subsidiary	74
33	TRIL Constructions Limited	U45201MH2007PLC171985	Associate	19.54
34	Kolkata-One Excelton Private Limited	U45400MH2013PTC249956	Subsidiary	51
35	Land Kart Builders Private Limited	U70200UP2016PTC082780	Subsidiary	51
36	Sector 113 Gatevida Development Corporation	U45202DL2011PTC277182	Subsidiary	51
37	Pune IT City Metro Rail Limited	U45100PN2019PLC182766	Subsidiary	74
38	Gurgaon Realtech Limited	U70109HR2006PLC115817	Subsidiary	51
39	Gurgaon Constructwell Private Limited	U45200HR2007PTC115816	Subsidiary	51
40	Infopark Properties Limited	U70109TN2021PLC147646	Subsidiary	51

IV. SHARE CAPITAL, DEBENTURES AND OTHER SECURITIES OF THE COMPANY

(i) *SHARE CAPITAL

(a) Equity share capital

Particulars	Authorised capital	Issued capital	Subscribed capital	Paid up capital
Total number of equity shares	8,000,000,000	3,114,870,989	3,114,870,989	3,114,870,989
Total amount of equity shares (in Rupees)	80,000,000,000	31,148,709,890	3,114,870,989	3,114,870,989

Number of classes

1

Class of Shares	Authorised capital	Issued capital	Subscribed capital	Paid up capital
Equity Shares				
Number of equity shares	8,000,000,000	3,114,870,989	3,114,870,989	3,114,870,989
Nominal value per share (in rupees)	10	10	10	10
Total amount of equity shares (in rupees)	80,000,000,000	31,148,709,890	3,114,870,989	3,114,870,989

(b) Preference share capital

Particulars	Authorised capital	Issued capital	Subscribed capital	Paid-up capital
Total number of preference shares	0	0	0	0
Total amount of preference shares (in rupees)	0	0	0	0

Number of classes

0

Class of shares	Authorised capital	Issued capital	Subscribed capital	Paid up capital
Number of preference shares				
Nominal value per share (in rupees)				
Total amount of preference shares (in rupees)				

(c) Unclassified share capital

Particulars	Authorised Capital
Total amount of unclassified shares	0

(d) Break-up of paid-up share capital

Class of shares	Number of shares			Total nominal amount	Total Paid-up amount	Total premium
Equity shares	Physical	DEMAT	Total			
At the beginning of the year	0	3,114,870,931	3114870989			
Increase during the year	0	0	0	0	0	0
i. Public Issues	0	0	0	0	0	0
ii. Rights issue	0	0	0	0	0	0
iii. Bonus issue	0	0	0	0	0	0
iv. Private Placement/ Preferential allotment	0	0	0	0	0	0
v. ESOPs	0	0	0	0	0	0
vi. Sweat equity shares allotted	0	0	0	0	0	0
vii. Conversion of Preference share	0	0	0	0	0	0
viii. Conversion of Debentures	0	0	0	0	0	0
ix. GDRs/ADRs	0	0	0	0	0	0
x. Others, specify						
Decrease during the year	0	0	0	0	0	0
i. Buy-back of shares	0	0	0	0	0	0
ii. Shares forfeited	0	0	0	0	0	0
iii. Reduction of share capital	0	0	0	0	0	0

iv. Others, specify						
At the end of the year	0	3,114,870,9	3114870989	0	0	
Preference shares						
At the beginning of the year	0	0	0	0	0	
Increase during the year	0	0	0	0	0	0
i. Issues of shares	0	0	0	0	0	0
ii. Re-issue of forfeited shares	0	0	0	0	0	0
iii. Others, specify						
Decrease during the year	0	0	0	0	0	0
i. Redemption of shares	0	0	0	0	0	0
ii. Shares forfeited	0	0	0	0	0	0
iii. Reduction of share capital	0	0	0	0	0	0
iv. Others, specify						
At the end of the year	0	0	0	0	0	

ISIN of the equity shares of the company

(ii) Details of stock split/consolidation during the year (for each class of shares)

0

Class of shares		(i)	(ii)	(iii)
Before split / Consolidation	Number of shares			
	Face value per share			
After split / Consolidation	Number of shares			
	Face value per share			

(iii) Details of shares/Debentures Transfers since closure date of last financial year (or in the case of the first return at any time since the incorporation of the company) *

☒ Nil

[Details being provided in a CD/Digital Media]

☐

Yes

☐

No

☐

Not Applicable

Separate sheet attached for details of transfers

☐

Yes

☐

No

Note: In case list of transfer exceeds 10, option for submission as a separate sheet attachment or submission in a CD/Digital Media may be shown.

Date of the previous annual general meeting				<input type="text"/>			
Date of registration of transfer (Date Month Year)				<input type="text"/>			
Type of transfer		<input type="text"/>		1 - Equity, 2- Preference Shares,3 - Debentures, 4 - Stock			
Number of Shares/ Debentures/ Units Transferred		<input type="text"/>		Amount per Share/ Debenture/Unit (in Rs.)		<input type="text"/>	
Ledger Folio of Transferor				<input type="text"/>			
Transferor's Name		<input type="text"/>		<input type="text"/>		<input type="text"/>	
		Surname		middle name		first name	
Ledger Folio of Transferee				<input type="text"/>			
Transferee's Name		<input type="text"/>		<input type="text"/>		<input type="text"/>	
		Surname		middle name		first name	
Date of registration of transfer (Date Month Year)				<input type="text"/>			
Type of transfer		<input type="text"/>		1 - Equity, 2- Preference Shares,3 - Debentures, 4 - Stock			
Number of Shares/ Debentures/ Units Transferred		<input type="text"/>		Amount per Share/ Debenture/Unit (in Rs.)		<input type="text"/>	

Ledger Folio of Transferor							
Transferor's Name							
		Surname		middle name		first name	
Ledger Folio of Transferee							
Transferee's Name							
		Surname		middle name		first name	

(iv) *Debentures (Outstanding as at the end of financial year)

Particulars	Number of units	Nominal value per unit	Total value
Non-convertible debentures	53,500	100000	5,350,000,000
Partly convertible debentures	0	0	0
Fully convertible debentures	0	0	0
Total			5,350,000,000

Details of debentures

Class of debentures	Outstanding as at the beginning of the year	Increase during the year	Decrease during the year	Outstanding as at the end of the year
Non-convertible debentures	13,450,000,000	3,250,000,000	11,350,000,000	5,350,000,000
Partly convertible debentures	0	0	0	0
Fully convertible debentures	0	0	0	0

(v) Securities (other than shares and debentures)

0

Type of Securities	Number of Securities	Nominal Value of each Unit	Total Nominal Value	Paid up Value of each Unit	Total Paid up Value
Total					

V. *Turnover and net worth of the company (as defined in the Companies Act, 2013)

(i) Turnover

1,428,800,000

(ii) Net worth of the Company

82,719,200,000

VI. (a) *SHARE HOLDING PATTERN - Promoters

S. No.	Category	Equity		Preference	
		Number of shares	Percentage	Number of shares	Percentage
1.	Individual/Hindu Undivided Family				
	(i) Indian	0	0	0	
	(ii) Non-resident Indian (NRI)	0	0	0	
	(iii) Foreign national (other than NRI)	0	0	0	
2.	Government				
	(i) Central Government	0	0	0	
	(ii) State Government	0	0	0	
	(iii) Government companies	0	0	0	
3.	Insurance companies	0	0	0	
4.	Banks	0	0	0	
5.	Financial institutions	0	0	0	
6.	Foreign institutional investors	0	0	0	
7.	Mutual funds	0	0	0	
8.	Venture capital	0	0	0	
9.	Body corporate (not mentioned above)	3,114,870,989	100	0	
10.	Others	0	0	0	
	Total	3,114,870,989	100	0	0

Total number of shareholders (promoters)

(b) *SHARE HOLDING PATTERN - Public/Other than promoters

S. No.	Category	Equity		Preference	
		Number of shares	Percentage	Number of shares	Percentage

1.	Individual/Hindu Undivided Family				
	(i) Indian	0	0	0	
	(ii) Non-resident Indian (NRI)	0	0	0	
	(iii) Foreign national (other than NRI)	0	0	0	
2.	Government				
	(i) Central Government	0	0	0	
	(ii) State Government	0	0	0	
	(iii) Government companies	0	0	0	
3.	Insurance companies	0	0	0	
4.	Banks	0	0	0	
5.	Financial institutions	0	0	0	
6.	Foreign institutional investors	0	0	0	
7.	Mutual funds	0	0	0	
8.	Venture capital	0	0	0	
9.	Body corporate (not mentioned above)	0	0	0	
10.	Others	0	0	0	
	Total	0	0	0	0

Total number of shareholders (other than promoters)

0

**Total number of shareholders (Promoters+Public/
Other than promoters)**

0

**VII. *NUMBER OF PROMOTERS, MEMBERS, DEBENTURE HOLDERS
(Details, Promoters, Members (other than promoters), Debenture holders)**

Details	At the beginning of the year	At the end of the year
Promoters	7	7
Members (other than promoters)	0	0
Debenture holders	25	13

VIII. DETAILS OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

(A) *Composition of Board of Directors

Category	Number of directors at the beginning of the year		Number of directors at the end of the year		Percentage of shares held by directors as at the end of year	
	Executive	Non-executive	Executive	Non-executive	Executive	Non-executive
A. Promoter	0	0	0	0	0	0
B. Non-Promoter	1	5	1	7	0	0
(i) Non-Independent	1	2	1	2	0	0
(ii) Independent	0	3	0	5	0	0
C. Nominee Directors representing	0	0	0	0	0	0
(i) Banks & FIs	0	0	0	0	0	0
(ii) Investing institutions	0	0	0	0	0	0
(iii) Government	0	0	0	0	0	0
(iv) Small share holders	0	0	0	0	0	0
(v) Others	0	0	0	0	0	0
Total	1	5	1	7	0	0

Number of Directors and Key managerial personnel (who is not director) as on the financial year end date

(B) (i) *Details of directors and Key managerial personnel as on the closure of financial year

Name	DIN/PAN	Designation	Number of equity share(s) held	Date of cessation (after closure of financial year : If any)
PRAVEER SINHA	01785164	Additional director	0	
SANJAY DUTT	05251670	Managing Director	0	
SUCHETA SHAH	00322403	Additional director	0	
NIPUN SAHNI	01447756	Additional director	0	
SAURABH SONTALI	01355617	Additional director	0	
SUDIP MULLICK	06942241	Director	0	
RITESH MANDOT	02090270	Director	0	

Name	DIN/PAN	Designation	Number of equity share(s) held	Date of cessation (after closure of financial year : If any)
DILIP AGARWAL	06868556	CFO	0	
RASHMI JAIN	AFLPJ0963M	Company Secretary	0	
SANJAY DUTT	AAQPD9159F	CEO	0	
PRABHAKAR PANDA	02860918	Director	0	06/04/2025

(ii) Particulars of change in director(s) and Key managerial personnel during the year

6

Name	DIN/PAN	Designation at the beginning / during the financial year	Date of appointment/ change in designation/ cessation	Nature of change (Appointment/ Change in designation/ Cessation)
BANMALI AGRAWAL	00120029	Director	10/03/2025	Cessation
SANDHYA KUDTAR	00021947	Director	21/03/2025	Cessation
PRAVEER SINHA	01785164	Additional director	18/03/2025	Appointment
SUCHETA SHAH	00322403	Additional director	18/03/2025	Appointment
NIPUN SAHNI	01447756	Additional director	18/03/2025	Appointment
SAURABH SONTAKAR	01355617	Additional director	18/03/2025	Appointment

IX. MEETINGS OF MEMBERS/CLASS OF MEMBERS/BOARD/COMMITTEES OF THE BOARD OF DIRECTORS

A. MEMBERS/CLASS /REQUISITIONED/NCLT/COURT CONVENED MEETINGS

Number of meetings held

3

Type of meeting	Date of meeting	Total Number of Members entitled to attend meeting	Attendance	
			Number of members attended	% of total shareholding
Annual General Meeting	02/08/2024	7	6	99.99
Extra Ordinary General Meeting	28/10/2024	7	6	99.99
Extra Ordinary General Meeting	17/01/2025	7	6	99.99

B. BOARD MEETINGS

*Number of meetings held

6

S. No.	Date of meeting	Total Number of directors associated as on the date of meeting	Attendance	
			Number of directors attended	% of attendance
1	02/05/2024	6	6	100
2	01/08/2024	5	5	100
3	13/11/2024	6	6	100
4	09/01/2025	6	6	100
5	31/01/2025	6	5	83.33
6	18/03/2025	5	5	100

C. COMMITTEE MEETINGS

Number of meetings held

9

S. No.	Type of meeting	Date of meeting	Total Number of Members as on the date of the meeting	Attendance	
				Number of members attended	% of attendance
1	Audit Committee	02/05/2024	4	4	100
2	Audit Committee	01/08/2024	4	4	100
3	Audit Committee	13/11/2024	4	4	100
4	Audit Committee	09/01/2025	4	4	100
5	Audit Committee	31/01/2025	4	4	100
6	Nomination & Remuneration	06/05/2024	3	3	100
7	Stakeholders Forum	01/08/2024	3	3	100
8	Risk Management	22/07/2024	3	3	100
9	Risk Management	31/01/2025	3	3	100

D. * ATTENDANCE OF DIRECTORS

S. No.	Name of the director	Board Meetings			Committee Meetings			Whether attended AGM held on
		Number of Meetings which director was entitled to attend	Number of Meetings attended	% of attendance	Number of Meetings which director was entitled to attend	Number of Meetings attended	% of attendance	
								(Y/N/NA)
1	PRAVEER SINHA	0	0	0	0	0	0	

2	SANJAY DUT	6	6	100	8	8	100	
3	SUCHETA SH	0	0	0	0	0	0	
4	NIPUN SAHNI	0	0	0	0	0	0	
5	SAURABH SC	0	0	0	0	0	0	
6	SUDIP MULLI	6	6	100	8	8	100	
7	RITESH MANI	4	3	75	0	0	0	
8								

X. *REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

☐ Nil

Number of Managing Director, Whole-time Directors and/or Manager whose remuneration details to be entered

1

S. No.	Name	Designation	Gross Salary	Commission	Stock Option/ Sweat equity	Others	Total Amount
1	SANJAY DUTT	MANAGING DIR	57,374,733	0	0	35,449,472	92,824,205
	Total		57,374,733	0	0	35,449,472	92,824,205

Number of CEO, CFO and Company secretary whose remuneration details to be entered

2

S. No.	Name	Designation	Gross Salary	Commission	Stock Option/ Sweat equity	Others	Total Amount
1	DILIP AGARWAL	CFO	24,800,000	0	0	0	24,800,000
2	RASHMI JAIN	COMPANY SEC	5,800,000	0	0	0	5,800,000
	Total		30,600,000	0	0	0	30,600,000

Number of other directors whose remuneration details to be entered

6

S. No.	Name	Designation	Gross Salary	Commission	Stock Option/ Sweat equity	Others	Total Amount
1	BANMALI AGRAWA	DIRECTOR	120,000	0	0	0	120,000
2	SANDHYA KUDTA	INDEPENDENT	1,360,000	0	0	0	1,360,000
3	PRABHAKAR PANI	INDEPENDENT	1,220,000	0	0	0	1,220,000
4	SUDIP MULLICK	INDEPENDENT	1,340,000	0	0	0	1,340,000
5	RITESH MANDOT	DIRECTOR	60,000	0	0	0	60,000
6	ANKUR DALWANI	DIRECTOR	20,000	0	0	0	20,000

S. No.	Name	Designation	Gross Salary	Commission	Stock Option/ Sweat equity	Others	Total Amount
	Total		4,120,000	0	0	0	4,120,000

XI. MATTERS RELATED TO CERTIFICATION OF COMPLIANCES AND DISCLOSURES

* A. Whether the company has made compliances and disclosures in respect of applicable provisions of the Companies Act, 2013 during the year ☒ Yes ☐ No

B. If No, give reasons/observations

XII. PENALTY AND PUNISHMENT - DETAILS THEREOF

(A) DETAILS OF PENALTIES / PUNISHMENT IMPOSED ON COMPANY/DIRECTORS /OFFICERS ☒ Nil

Name of the company/ directors/ officers	Name of the court/ concerned Authority	Date of Order	Name of the Act and section under which penalised / punished	Details of penalty/ punishment	Details of appeal (if any) including present status

(B) DETAILS OF COMPOUNDING OF OFFENCES ☒ Nil

Name of the company/ directors/ officers	Name of the court/ concerned Authority	Date of Order	Name of the Act and section under which offence committed	Particulars of offence	Amount of compounding (in Rupees)

XIII. Whether complete list of shareholders, debenture holders has been enclosed as an attachment

☒ Yes ☐ No

XIV. COMPLIANCE OF SUB-SECTION (2) OF SECTION 92, IN CASE OF LISTED COMPANIES

In case of a listed company or a company having paid up share capital of Ten Crore rupees or more or turnover of Fifty Crore rupees or more, details of company secretary in whole time practice certifying the annual return in Form MGT-8.

Name

D.A.Kamat & Co.

Whether associate or fellow

☐ Associate ☒ Fellow

Certificate of practice number

4965

I/We certify that:

- (a) The return states the facts, as they stood on the date of the closure of the financial year aforesaid correctly and adequately.
(b) Unless otherwise expressly stated to the contrary elsewhere in this Return, the Company has complied with all the provisions of the Act during the financial year.

Declaration

I am Authorised by the Board of Directors of the company vide resolution no. ... dated

(DD/MM/YYYY) to sign this form and declare that all the requirements of the Companies Act, 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. I further declare that:

1. Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the company.
2. All the required attachments have been completely and legibly attached to this form.

Note: Attention is also drawn to the provisions of Section 447, section 448 and 449 of the Companies Act, 2013 which provide for punishment for fraud, punishment for false statement and punishment for false evidence respectively.

To be digitally signed by

Director

DIN of the director

To be digitally signed by

☒ Company Secretary

☐ Company secretary in practice

Membership number

Certificate of practice number

Attachments

1. List of share holders, debenture holders
2. Approval letter for extension of AGM;
3. Copy of MGT-8;
4. Optional Attachment(s), if any

Attach

Attach

Attach

Attach

List of attachments

Remove attachment

Modify

Check Form

Prescrutiny

Submit

This eForm has been taken on file maintained by the Registrar of Companies through electronic mode and on the basis of statement of correctness given by the company

DRAFT