



November 13, 2024

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

Dear Sir / Madam,

Ref.: Scrip Code: 975013/ 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 November 13, 2024, have, *inter-alia*, considered and approved the unaudited Standalone Financial Results of the Company for the quarter and half-yearly ended September 30, 2024 and took note of Limited Review Report issued by Statutory Auditors, thereon.

Accordingly, please find enclosed herewith the following:

1. the unaudited Financial Results of the Company along with Limited Review Report thereon issued by BSR & Co. LLP, Statutory Auditors of the Company pursuant to Regulations 51 (2) and 52 of SEBI Listing Regulations;

The said unaudited 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 Unaudited Financial Results certified by the Statutory Auditors of the Company,
3. Security Cover Certificate as on September 30, 2024, by Management of the Company pursuant to Regulation 54 of SEBI Listing Regulations,
4. Disclosure of Related Party Transactions pursuant to Regulation 23(9) of the SEBI Listing Regulations for the half-year ended September 30, 2024, and

TATA REALTY AND INFRASTRUCTURE LIMITED

CIN: U70102MH2007PLC168300

E Block, Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033 India.

Tel. 91 22 6661 4444 Fax: 91 22 6661 4452 email id – trlsec@tatarealty.in

Website: www.tatarealty.in



A statement on utilization of issue proceeds of non-convertible securities issued and material deviation for the quarter ended September 30, 2024, under Regulations 52(7) and 52(7A) of the SEBI Listing Regulations is being submitted via separate letter in the format prescribed under SEBI Listing Regulations.

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

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Limited Review Report on unaudited standalone financial results of Tata Realty and Infrastructure Limited for the quarter ended 30 September 2024 and year to date results for the period from 1 April 2024 to 30 September 2024 pursuant to Regulation 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended

To the Board of Directors of Tata Realty and Infrastructure Limited

1. We have reviewed the accompanying Statement of unaudited standalone financial results of Tata Realty and Infrastructure Limited (hereinafter referred to as “the Company”) for the quarter ended 30 September 2024 and year to date results for the period from 1 April 2024 to 30 September 2024 (“the Statement”).
2. This Statement, which is the responsibility of the Company’s management and approved by its Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 “*Interim Financial Reporting*” (“Ind AS 34”), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“Listing Regulations”), as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended. Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 “*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*”, issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations, as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021, as amended, including

B S R & Co. LLP

Limited Review Report (Continued)
Tata Realty and Infrastructure Limited

the manner in which it is to be disclosed, or that it contains any material misstatement.

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

Chartered Accountants

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

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TEHMURASP
PARDIWALA

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BURJIS TEHMURASP
PARDIWALA
Date: 2024.11.13
14:21:10 +05'30'

Burjis Pardiwala

Partner

Mumbai

13 November 2024

Membership No.: 103595

UDIN:24103595BKFWIF6849

Tata Realty and Infrastructure Limited

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Statement of Standalone Unaudited Financial Results for the quarter and six months ended 30 September 2024

(INR in crores)

Particulars	For the quarter ended 30 September 2024 (Unaudited)	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)	For six months ended 30 September 2024 (Unaudited)	For six months ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
Income						
I Revenue from operations	38.20	21.44	30.43	59.64	63.60	125.64
II Other income	12.47	11.22	23.13	23.69	40.11	62.53
III Total income (I + II)	50.67	32.66	53.56	83.33	103.71	188.17
IV Expenses						
Changes in inventory of finished goods	18.24	7.28	12.16	25.52	22.81	42.66
Employee benefits expense	17.48	18.56	18.69	36.04	34.81	70.90
Finance costs	50.80	46.79	34.14	97.59	58.15	147.44
Depreciation and amortization expense	0.32	0.28	0.36	0.60	0.80	1.31
Loss on fair valuation of investments	0.02	-	-	0.02	-	0.64
Other expenses	11.07	8.92	12.05	19.99	19.05	43.63
Total expenses	97.93	81.83	77.40	179.76	135.62	306.58
V Loss before tax (III - IV)	(47.26)	(49.17)	(23.84)	(96.43)	(31.91)	(118.41)
VI Tax expenses						
Current tax	-	-	-	-	-	-
Deferred tax charge	(0.17)	(0.41)	(4.93)	(0.58)	(6.66)	(7.80)
Tax adjustment of prior years	2.46	-	-	2.46	-	13.96
Total tax expenses	2.29	(0.41)	(4.93)	1.88	(6.66)	6.16
VII Loss for the period / year (V - VI)	(44.97)	(49.58)	(28.77)	(94.55)	(38.57)	(112.25)
VIII Other comprehensive income (OCI):						
A. Items that will not be reclassified to profit or loss						
Remeasurements of defined benefit liability	(0.02)	(0.02)	(0.19)	(0.04)	(0.19)	(0.07)
Gain on equity instruments fair valued through OCI	135.57	78.36	171.13	213.93	298.34	362.28
Income tax expense relating to items that will not be reclassified to profit or loss (Refer Note No. 4)	(7.25)	45.50	(36.01)	38.25	(16.24)	(33.28)
Total other comprehensive income	128.30	123.84	134.93	252.14	281.91	328.93
IX Total comprehensive income for the period / year (VII + VIII)	83.33	74.26	106.16	157.59	243.34	216.68
X Earnings per equity share (Face value per share INR 10 each)						
Basic and Diluted (INR) *	(0.14)	(0.16)	(0.14)	(0.30)	(0.18)	(0.48)

* EPS is not annualised for quarters ended 30 September 2024, 30 June 2024 and 30 September 2023 and six months ended 30 September 2024 and 30 September 2023.

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Statement of Standalone Unaudited Assets and Liabilities as at 30 September 2024

(INR in crores)

Particulars	As at 30 September 2024 (Unaudited)	As at 31 March 2024 (Audited)
ASSETS		
Non-current assets		
(a) Property, plant and equipment (PPE)	12.03	11.88
(b) Other intangible assets	1.38	1.04
(c) Intangible assets under development	0.11	0.45
(d) Right - of - use asset	0.70	0.78
(e) Financial assets		
(i) Investments	11,033.15	10,489.31
(ii) Loans	18.64	10.93
(f) Non-current tax assets (net)	7.89	29.23
(g) Other non-current assets	-	-
Total non-current assets	11,073.90	10,543.62
Current assets		
(a) Inventories	80.90	106.42
(b) Financial assets		
(i) Investments	27.02	-
(ii) Trade and other receivables	18.91	19.02
(iii) Cash and cash equivalents	13.42	5.77
(iv) Bank balances other than (iii) above	0.03	7.64
(v) Loans	-	104.10
(vi) Others financial assets	9.14	4.70
(c) Other current assets	4.44	4.07
Total current assets	153.86	251.72
TOTAL ASSETS	11,227.76	10,795.34
EQUITY AND LIABILITIES		
Equity		
(a) Equity share capital	3,114.87	3,114.87
(b) Other equity	5,077.62	4,920.03
Total equity	8,192.49	8,034.90
Liabilities		
Non-current liabilities		
(a) Financial liabilities		
(i) Borrowings	1,045.00	720.00
(ii) Lease liabilities	0.74	0.83
(iii) Other financial liabilities	0.10	0.16
(b) Long-term Provisions	2.98	3.02
(c) Deferred tax liabilities (net)	340.23	377.90
Total non-current liabilities	1,389.05	1,101.91
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	1,595.88	1,601.05
(ii) Lease liabilities	0.18	0.17
(iii) Trade Payable		
(a) Total outstanding dues of Micro and Small Enterprises	0.09	0.30
(b) Total outstanding dues of creditors other than Micro and Small Enterprises	21.21	29.46
(iv) Other financial liabilities	3.41	2.81
(b) Other current liabilities	18.01	17.26
(c) Short-term Provisions	7.44	7.48
Total current liabilities	1,646.22	1,658.53
Total liabilities	3,035.27	2,760.44
TOTAL EQUITY AND LIABILITIES	11,227.76	10,795.34

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Statement of Standalone Unaudited Cash Flows for the six months ended 30 September 2024

(INR in crores)

Particulars	For period ended 30 September 2024 (Unaudited)		For period ended 30 September 2023 (Unaudited)	
A Cash flow from operating activities				
(Loss) before tax		(96.43)		(31.91)
Adjustments for :				
Depreciation and amortisation expense	0.60		0.80	
Profit on sale of current investments	(0.47)		(0.56)	
Profit on sale of non-current investments	-		(4.41)	
Gain on fair valuation of investments (net)	-		(0.48)	
Interest Income	(14.70)		(33.23)	
Corporate guarantee fee income	(0.87)		-	
Finance costs	97.59		58.15	
Provision for Doubtful Debts and Advances	-	82.15	(0.95)	19.32
Operating (Loss) before changes in working capital		(14.28)		(12.59)
Changes in working capital				
Decrease in trade receivables	0.11		9.78	
Decrease in inventories	25.52		22.81	
(Increase) / Decrease in advances, other current assets and other non-current assets	(3.32)		8.67	
(Decrease) in trade payables, other financial liabilities and provisions	(7.29)	15.02	(21.77)	19.49
Cash flows generated from operating activities		0.74		6.90
Tax refund received / (paid) during the period (net)		23.80		(3.67)
Net cash flows generated from operating activities	A	24.54		3.23
B Cash flow from investment activities				
Acquisition of property, plant and equipment and intangible assets	(0.68)		(0.31)	
Proceeds from fixed deposits with maturity less than 12 months	7.60		65.50	
Investment in subsidiaries and joint venture companies	(329.15)		(1,430.11)	
Proceeds from redemption / sale of debenture investment in subsidiary company	-		11.34	
Investment in mutual funds	(915.46)		(228.53)	
Proceeds from sale of investments in mutual funds	888.93		229.07	
Inter-corporate deposits refunded	115.94		119.92	
Inter-corporate deposits given	(7.71)		(360.03)	
Interest received	1.40		8.57	
Net cash flows used in investing activities	B	(239.13)		(1,584.58)
C Cash flow from financing activities				
Proceeds from long-term borrowings	325.00		720.00	
Repayment of long-term borrowings	(625.00)		(500.00)	
Proceeds from / (repayment) of short-term borrowings	661.92		844.17	
Finance costs paid	(139.68)		(64.28)	
Net cash flows generated from financing Activities	C	222.24		999.89
Net increase / (decrease) in cash and cash equivalents	(A+B+C)	7.65		(581.46)
Cash and cash equivalents at the beginning of the year		5.77		663.43
Cash and cash equivalents at the end of the period		13.42		81.97

Notes:

- 1 The standalone unaudited financial results for the quarter and six months ended 30 September 2024 have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on 13 November 2024. The results have been reviewed by the Statutory Auditors of the Company, who have issued unmodified report on the same.
- 2 The standalone unaudited financial results of the Company have been prepared in accordance with the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 and other accounting principles generally accepted in India and in terms of Regulation 52 of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"), as prescribed in Securities and Exchange Board of India operational circular SEBI/HO/DDHS/P/CIR/2021/613 dated 10 August 2021.
- 3 The Company is primarily engaged in development of Commercial and Infrastructure projects to generate stable cash flows and capital appreciation over the life of the assets through investments in various Project Special Purpose Vehicles (SPVs).

The Company has incurred net loss of INR 94.55 crores during the six months ended 30 September 2024 (year ended 31 March 2024: net loss of INR 112.25 crores) and has a positive net worth of INR 8,192.49 crores as at that date (31 March 2024 INR 8,034.90 crores). As at 30 September 2024, the Company has a net current liability position of INR 1,492.36 crores (31 March 2024 INR 1,406.81 crores) where the current liabilities of INR 1,646.22 crores exceed the current assets of INR 153.86 crores and include inventories of INR 80.90 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 1,619.17 crores (included in the current liabilities of INR 1,646.22 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.

- 4 Pursuant to the Finance Bill, 2024 as passed by the Lok Sabha on 7 August 2024, the applicable tax on long term capital gains on capital assets sold after 23 July 2024 has been amended to 14.30% from 22.88% (including applicable surcharge and cess). Consequently, the Company has remeasured its corresponding deferred tax liabilities and the resulting credit of INR 22.63 crores has been recognised under other comprehensive income during the quarter and six months ended 30 September 2024.

Place: Mumbai
Dated : 13 November 2024

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

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Dutt by Sanjay Dutt
Date: 2024.11.13
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Sanjay Dutt
Managing Director
DIN - 05251670

Statement of Standalone Unaudited Financial Results for the quarter and six months ended 30 September 2024

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 30 September 2024 (Unaudited)	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)	For six months ended 30 September 2024 (Unaudited)	For six months ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
(a)	Debt-Equity ratio (in times) Formula used for the computation of Debt Equity Ratio = Total Debt / Shareholder's Equity	0.32	0.32	0.43	0.32	0.43	0.28
(b)	Debt Service Coverage ratio (DSCR) (in times) Formula used for the computation of DSCR = Profit before Finance costs, Tax and Depreciation / (Finance Cost + Principal payment of current maturities of long term borrowings during the period)	0.01	(0.01)	0.31	0.00	0.05	0.03
(c)	Interest Service Coverage Ratio (ISCR) (in times) Formula used for the computation of ISCR = Profit before Finance costs, Tax and Depreciation / Finance Cost	0.08	(0.04)	0.31	0.02	0.47	0.21
(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)	8,192.49	8,109.16	6,066.43	8,192.49	6,066.43	8,034.90
(g)	Net Profit / (Loss) after tax (INR in crores)	(44.97)	(49.58)	(28.77)	(94.55)	(38.57)	(112.25)
(h)	Earnings per equity share (Face Value per share Rs.10 each)						
	(a) Basic (in Rs.) (not annualised for quarters)	(0.14)	(0.16)	(0.14)	(0.30)	(0.18)	(0.48)
	(b) Diluted (in Rs.) (not annualised for quarters)	(0.14)	(0.16)	(0.14)	(0.30)	(0.18)	(0.48)
(i)	Current ratio (in times) Formula used for the computation of Current Ratio = Current Assets / Current Liabilities	0.09	0.13	0.38	0.09	0.38	0.15
(j)	Long Term Debt to Working capital (in times) 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)	(0.70)	(1.22)	(8.82)	(0.70)	(8.82)	(1.72)
(k)	Bad debts to Account Receivable ratio (in %) Formula used for the computation of Bad debts to Account Receivable Ratio = Bad Debts / Average Trade Receivable	NA	NA	NA	NA	NA	NA
(l)	Current liability ratio (%) Formula used for the computation of Current liability ratio = Current Liabilities / Total Liabilities	54%	55%	65%	54%	65%	60%
(m)	Total debts to Total assets (in %) Formula used for the computation of Total debts to Total assets = Debt Securities Issued + Subordinated Liabilities + Other Borrowings / Total Assets	24%	23%	28%	24%	28%	21%
(n)	Debtors turnover (in times) (annualised) Formula used for the computation of Debtors turnover = Revenue from operations / Average Trade Receivable	8.04	4.50	4.94	6.29	6.58	5.81
(o)	Inventory turnover (in times) (annualised) Formula used for the computation of Inventory turnover = Sale of residential flats / Average Inventory	1.26	0.47	0.60	0.87	0.57	0.57
(p)	Operating margin (in %) 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	-23%	-62%	-41%	-37%	-21%	-26%
(q)	Net Profit / (Loss) margin (in %) Formula used for the computation of Net Profit / (Loss) margin = Profit / (Loss) after tax / Revenue from operations	-118%	-231%	-95%	-159%	-61%	-89%
(r)	Asset cover available, in case of non-convertible debt securities (in times)	3.70	3.66	2.98	3.70	2.98	3.91
(s)	The extent and nature of securities created and maintained with respect to listed non-convertible debt securities	Current NCDs are all unsecured. 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 : 13 November 2024

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

Sanjay Dutt
Digitally signed by Sanjay Dutt
Date: 2024.11.13 14:10:45 +05'30'
Sanjay Dutt
Managing Director
DIN - 05251670

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Annexure 1: Security Cover as at 30 September 2024

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)		
		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

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Annexure 1: Security Cover as at 30 September 2024

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)		
		Book Value	Book Value	Yes/ No	Book Value	Book Value							Relating to Column F		
Subordinated debt															
Borrowings	Commercial Paper														
Bank	Short term loan, working capital loan, overdraft and cash credit facility														
Debt Securities	Non convertible debentures (Refer note (i) 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
DIN - 05251670
Place: Mumbai
Dated : 13 November 2024

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					Notes	
	Name	Name		Nature	Nature-2				Opening balance 01.04.2024	Closing balance on 30.09.2024	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure	Nature (loan/ advance/ intercorporate deposit/ investment)		Interest Rate (%)
71	International Infrabuild Private Limited	Trent Limited	Fellow Subsidiary	Any other transaction	Security Deposit Payable	-	NA	-	0.45	0.45							
72	International Infrabuild Private Limited	Trent Limited	Associate of ultimate holding company	Any other transaction	Façade Charges-Income	0.15	NA	0.04	0.02	0.01							
73	TRIL Urban Transport Private Limited	Pune IT City Metro Rail Limited	Subsidiary of holding company	Any other transaction	Success fee	-	NA	1.96	29.50	29.97							
74	TRIL Urban Transport Private Limited	Ewart Investment Limited	Group	Any other transaction	Rent for Office premises	-	NA	0.78	2.40	2.40							
75	TRIL Urban Transport Private Limited	Tata Consultancy Services Limited	Group	Any other transaction	Purchase of Software Licence	-	NA	0.07	-	-							
76	TRIL Urban Transport Private Limited	Tata Teleservices (Maharashtra) Limited	Group	Any other transaction	Telephone & Internet Expenses	-	NA	0.04	-	-							
77	TRIL Urban Transport Private Limited	Dharamshala Ropeway Limited	Fellow Subsidiary	Interest received	Interest on ICD /OCD	-	NA	0.25	1.15	1.40							
78	TRIL Urban Transport Private Limited	Uchit Expressways Private Limited	Fellow Subsidiary	Interest received		-	NA	3.61	3.91	3.25							
79	TRIL Urban Transport Private Limited	Tata AIA Life Insurance Company Limited	Group	Any other transaction	Insurance	-	NA	0.01	-	-							
80	TRIL Urban Transport Private Limited	Tata AIG General Insurance Limited	Group	Any other transaction	Insurance	0.50	NA	0.01	-	-							
81	TRIL Urban Transport Private Limited	Durg Shivnath Expressways Private Limited	Fellow Subsidiary	Any other transaction	other transaction	-	NA	0.63	-	0.27							
82	TRIL Urban Transport Private Limited	Hampi Expressway Limited	Subsidiary	Any other transaction	other transaction	1.60	NA	0.67	-	0.27							
83	TRIL Urban Transport Private Limited	Voltas Limited	Group	Any other transaction	other transaction	0.35	NA	0.02	0.02	-							
84	TRIL Urban Transport Private Limited	Pune Solapur Expressways Private Limited	Fellow Subsidiary	Any other transaction	other transaction	0.45	NA	0.07	-	-							
85	TRIL Urban Transport Private Limited	TRIL Roads Private Limited	Fellow Subsidiary	Any other transaction	other transaction	0.05	NA	0.14	-	-							
86	Mikado Realtors Private Limited	Promont Hilltop Private Limited	Group	Inter-corporate deposit		26.00	NA	26.00	26.00	-							
87	Mikado Realtors Private Limited	Actis Treit Holdings No.2 (Singapore) Private Limited	Group	Any other transaction	Issue of Non Convertible Debentures	-	NA	-	48.88	48.88							
88	Mikado Realtors Private Limited	Tata AIG General Insurance Limited	Group	Any other transaction	Insurance Expense	0.75	NA	0.19	-	-							
89	Mikado Realtors Private Limited	Universal MEP Projects & Engineering Services Limited	Group	Any other transaction	Other Expenses	-	NA	-	1.47	0.02							
90	Mikado Realtors Private Limited	Promont Hilltop Private Limited	Group	Interest paid		0.12	NA	-	0.12	0.12							
91	Industrial Minerals and Chemicals Company Private Limited	Actis Treit Holdings No.2 (Singapore) Private Limited	Subsidiary of ultimate holding company	Loan	Loan	-	NA	-	41.42	41.42							
92	Industrial Minerals and Chemicals Company Private Limited	Tata Teleservices (Maharashtra) Limited	Subsidiary of ultimate holding company	Purchase of goods or services	Others	0.20	NA	0.01	0.01	-							
93	Industrial Minerals and Chemicals Company Private Limited	Tata AIG General Insurance Limited	Subsidiary of ultimate holding company	Purchase of goods or services	Insurance	0.60	NA	0.06	-	0.06							
94	Uchit Expressways Private Limited	Tata AIA Life Insurance Company Limited	JV of ultimate holding company	Any other transaction	Insurance	0.50	NA	0.01	-	-							
95	TRIL IT4 Private Limited	Tata Consultancy Services Limited	Subsidiary of ultimate holding company	Any other transaction	Rental Income and CAM recovery	56.00	NA	30.25	-	2.43							
96	Arrow Infraestate Private Limited	Infopark Properties Limited	JV of holding	Inter-corporate deposit		-	NA	-	5.00	5.00							
97	Arrow Infraestate Private Limited	Tata Housing Development Company Limited	Subsidiary of JV company	Any other transaction	Security Deposit Payable	-	NA	-	0.31	0.31							
98	Arrow Infraestate Private Limited	Tata Housing Development Company Limited	Subsidiary of JV company	Any other transaction	Rental Income and CAM recovery	-	NA	0.68	0.13	0.07							
99	Arrow Infraestate Private Limited	Gurgaon Realtech Limited	JV of holding	Any other transaction	Construction Cost	-	NA	-	5.72	5.72							
100	Arrow Infraestate Private Limited	Tata SIA Airlines Limited	Subsidiary of ultimate holding company	Any other transaction	Security Deposit Payable	-	NA	-	3.13	3.13							
101	Arrow Infraestate Private Limited	Tata SIA Airlines Limited	Subsidiary of ultimate holding company	Any other transaction	Rental Income and CAM recovery	-	NA	4.24	0.00	0.06							
102	Gurgaon Realtech Limited	Infopark Properties Limited	Fellow Subsidiary	Inter-corporate deposit		-	NA	-	16.00	16.00							
103	Gurgaon Realtech Limited	Tata Housing Development Company Limited	Fellow Subsidiary	Purchase of goods or services	Rental Income and CAM recovery	0.50	NA	0.01	-	-							
104	Gurgaon Realtech Limited	CPP Investment Board Private Holdings (4) Inc	Group	Any other transaction		-	NA	-	9.76	9.76							
105	Gurgaon Realtech Limited	Gurgaon Constructwell Private Limited	Fellow Subsidiary	Any other transaction	Others	-	NA	-	1.28	1.28							
106	Gurgaon Realtech Limited	Tata Housing Development Company Limited	Fellow Subsidiary	Any other transaction	Deposit	-	NA	-	0.06	0.06							
107	Gurgaon Realtech Limited	Tata SIA Airlines Limited	Group	Any other transaction	Security Deposit Payable	-	NA	-	0.62	0.62							
108	Gurgaon Realtech Limited	Tata Housing Development Company Limited	Fellow Subsidiary	Purchase of goods or services	Recovery of Exp	3.55	NA	2.55	0.03	2.57							
109	Gurgaon Realtech Limited	Tata SIA Airlines Limited	Subsidiary of ultimate holding company	Sale of goods or services	Rental Income and CAM recovery	4.35	NA	1.42	0.05	0.00							
110	Durg Shivnath Expressways Private Limited	TRIL Roads Private Limited	Fellow Subsidiary	Purchase of goods or services	Reimbursement of Expenses	3.10	NA	1.51	1.12	1.12							
111	Durg Shivnath Expressways Private Limited	TRIL Roads Private Limited	Fellow Subsidiary	Purchase of goods or services		2.67	NA	-	0.24	0.23							

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	Name	Name		Nature	Nature-2				Opening balance 01.04.2024	Closing balance on 30.09.2024	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure	Nature (loan/ advance/ intercorporate deposit/ investment)		Interest Rate (%)
153	TRIL Roads Private Limited	Uchit Expressways Private Limited	Fellow Subsidiary	Purchase of goods or services		6.60	NA	2.52	0.47	0.47							
154	TRIL Roads Private Limited	Durg Shivnath Expressways Private Limited	Fellow Subsidiary	Purchase of goods or services	Re-Imbursement of Exp	-	NA	1.28	0.24	0.24							
155	TRIL Roads Private Limited	Tata Consultancy Services Limited	Group	Purchase of goods or services		0.10	NA	0.07	-	-							
156	TRIL Roads Private Limited	TRIL Urban Transport Private Limited	Fellow Subsidiary	Purchase of goods or services		-	NA	0.14	-	-							
157	Durg Shivnath Expressways Private Limited	Pune IT City Metro Rail Limited	Subsidiary	ICD Paid	ICD Borrowings / (Repayment)	-	NA	40.00	-	40.00							
158	Durg Shivnath Expressways Private Limited	Pune IT City Metro Rail Limited	Subsidiary	Interest received	ICD Interest Rec	-	NA	0.01	-	0.01							
159	Gurgaon Realtech Limited	Tata Consultancy Services Ltd.	Group	Any other transaction	Security Deposit Payable	-	NA	-	-	-							
160	Gurgaon Realtech Limited	Tata Consultancy Services Ltd.	Group	Purchase of goods or services	Receivables	-	NA	-	-	-							
161	Gurgaon Realtech Limited	Arrow Infra Estates Private Limited	Subsidiary of holding company	Purchase of goods or services	Receivables	-	NA	-	-	5.71							
162	Gurgaon Realtech Limited	Tata Communications Ltd	Group	Any other transaction		-	NA	-	-	0.02							
163	Gurgaon Realtech Limited	Tata Communications Ltd	Group	Any other transaction	Security Deposit Payable	-	NA	-	-	0.06							
164	Gurgaon Realtech Limited	Tata Teleservices Ltd	Group	Purchase of goods or services	Receivables	-	NA	-	-	0.00							
165	Hampi Expressways Private Limited	TRIL Roads Private Limited	Fellow Subsidiary	Purchase of goods or services	AMC	-	NA	2.69	-	-							
166	Hampi Expressways Private Limited	TATA AIG Insurance Company Limited	Subsidiary of ultimate holding company	Purchase of goods or services		0.50	NA	0.01	-	-							
167	Hampi Expressways Private Limited	Tata Consultancy Services Limited	Subsidiary of ultimate holding company	Purchase of goods or services		0.15	NA	0.06	-	-							
168	Hampi Expressways Private Limited	TRIL Urban Transport Private Limited	Fellow Subsidiary	Purchase of goods or services	Office Exp Recovery	1.90	NA	0.52	-	-							
169	Pune IT City Metro Rail Limited	Tata Teleservices (Maharashtra) Ltd.	Group	Any other transaction		0.65	NA	0.06	-	-							
170	Pune IT City Metro Rail Limited	Tata Steel Limited	Group	Any other transaction		181.00	NA	85.43	-	-							
171	Pune IT City Metro Rail Limited	Tata Consultancy Services Limited	Group	Any other transaction		0.15	NA	0.14	-	-							
172	Tata Realty and Infrastructure Limited	Hampi Expressway Limited	Subsidiary	Any other transaction	No Cash Transaction-BG	834.00	NA	834.00	-	834.00							
173	Tata Realty and Infrastructure Limited	Infopark Properties Limited	Joint Venture	Any other transaction	QCD	300.00	NA	178.50	-	178.50			Investment	0 NA	Unsecured	Business Purpose	
174	TRIL IT4 Private Limited	Tata Consultancy Services Limited	Group	Any other transaction	Security Deposit	-	NA	-	-	20.60							
175	TRIL Urban Transport Private Limited	Durg Shivnath Expressways Private Limited	Fellow Subsidiary	Any other transaction	ICD Received	-	NA	3.00	102.76	105.76							
176	TRIL Urban Transport Private Limited	Durg Shivnath Expressways Private Limited	Fellow Subsidiary	Any other transaction	ICD Interest Rec	-	NA	2.41	0.81	2.98							
177	TRIL Urban Transport Private Limited	Uchit Expressways Private Limited	Fellow Subsidiary	Any other transaction	Other Recovery	1.70	NA	0.67	0.10	0.27							
178	Uchit Expressways Private Limited	Tata Projects Limited	Associate of ultimate holding company	Any other transaction	ICD Interest Rec	-	NA	1.08	-	-							
179	TRIL Roads Private Limited	Hampi Expressway Limited	Subsidiary	Any other transaction	CCD	-	NA	-	231.55	231.55							
180	TRIL Roads Private Limited	Durg Shivnath Expressways Private Limited	Fellow Subsidiary	Any other transaction	Other Receivable	-	NA	-	1.12	1.12							
181	Pune Solapur Expressways Private Limited	Tata AIA General Insurance Limited	Group	Purchase of goods or services		-	NA	0.01	-	-							
182	TRIL Urban Transport Private Limited	Dharamshala Ropeway Limited	Fellow Subsidiary	Any other transaction	Re-Imbursement of Exp	-	NA	-	2.33	2.33							
183	TRIL Urban Transport Private Limited	Dharamshala Ropeway Limited	Fellow Subsidiary	Any other transaction	ICD	-	NA	-	36.35	36.35							
184	TRIL Urban Transport Private Limited	Dharamshala Ropeway Limited	Fellow Subsidiary	Any other transaction	QCD	-	NA	-	63.81	63.81							
185	TRIL Urban Transport Private Limited	Dharamshala Ropeway Limited	Fellow Subsidiary	Any other transaction	CCD	-	NA	-	4.91	4.91							
186	TRIL Urban Transport Private Limited	Matheran Ropeways Private Limited	Fellow Subsidiary	Any other transaction	CCD	-	NA	-	0.35	0.35							
187	TRIL Urban Transport Private Limited	Uchit Expressways Private Limited	Fellow Subsidiary	Any other transaction	ICD	-	NA	-	80.00	80.00							
188	Tata Realty and Infrastructure Limited	TRIL IT4 Private Limited	Subsidiary	Any other transaction	OCFPS	-	NA	-	560.00	560.00			Investment	0 NA	Unsecured	Business Purpose	
189	Tata Realty and Infrastructure Limited	Industrial Minerals and Chemical Company Pvt. Ltd.	Joint Venture	Any other transaction	CCD	-	NA	-	117.87	117.87			Investment	0 NA	Unsecured	Business Purpose	
190	Tata Realty and Infrastructure Limited	International Infra Build Private Limited	Subsidiary	Any other transaction	QCD	-	NA	-	2.78	2.78			Investment	0 NA	Unsecured	Business Purpose	
191	Tata Realty and Infrastructure Limited	Arrow Infraestate Private Limited	JV of Subsidiary	Any other transaction	QCD	-	NA	-	19.02	19.02			Investment	0 NA	Unsecured	Business Purpose	
192	Tata Realty and Infrastructure Limited	Gurgaon Constructwell Private Limited	Joint Venture	Any other transaction	QCD	-	NA	-	49.78	49.78			Investment	0 NA	Unsecured	Business Purpose	

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	Name	Name		Nature	Nature-2				Opening balance 01.04.2024	Closing balance on 30.09.2024	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure	Nature (loan/ advance/ intercorporate deposit/ investment)	Interest Rate (%)	Tenure		Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (endusage)
193	Tata Realty and Infrastructure Limited	Gurgaon Realtech Limited	Joint Venture	Any other transaction	OCD	-	NA	-	20.32	20.32					Investment	0	NA	Unsecured	Business Purpose	