

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:

 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 – trilsec@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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14th Floor, Central B Wing and North C Wing Nesco IT Park 4, Nesco Center Western Express Highway Goregaon (East), Mumbai – 400 063, India Telephone: +91 (22) 6257 1000 Fax: +91 (22) 6257 1010

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

- 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

14th Floor, Central B Wing and North C Wing, Nesco IT Park 4, Nesco Center, Western Express Highway, Goregaon (East), Mumbai - 40005

Registered Office:

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 BSR&Co.LLP

Chartered Accountants

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

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

Burjis Pardiwala

Partner Membership No.: 103595 UDIN:24103595BKFWIF6849

Mumbai

13 November 2024

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

	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)	(INR in crores) For the year ended 31 March 2024 (Audited)
	Income Revenue from operations Other income Total income (I + II)	38.20 12.47 50.67	21.44 11.22 32.66	30.43 23.13 53.56	59.64 23.69 83.33	63.60 40.11 103.71	125.64 62.53 188.17
IV	Expenses Changes in inventory of finished goods Employee benefits expense Finance costs Depreciation and amortization expense Loss on fair valuation of investments Other expenses Total expenses	18.24 17.48 50.80 0.32 0.02 11.07 97.93	7.28 18.56 46.79 0.28 - <u>8.92</u> 81.83	12.16 18.69 34.14 0.36 - 12.05 77.40	25.52 36.04 97.59 0.60 0.02 19.99 179.76	22.81 34.81 58.15 0.80 	42.66 70.90 147.44 1.31 0.64 43.63 306.58
V	Loss before tax (III - IV)	(47.26)	(49.17)	(23.84)	(96.43)	(31.91)	(118.41)
	Tax expenses Current tax Deferred tax charge Tax adjustment of prior years Total tax expenses Loss for the period / year (V - VI)	(0.17) 2.46 2.29 (44.97)	(0.41) (0.41) (49.58)	(4.93) - (4.93) (28.77)	(0.58) 2.46 1.88 (94.55)	(6.66) (6.66) (38.57)	(7.80) 13.96 6.16 (112.25)
VIII	Other comprehensive income (OCI): A. Items that will not be reclassified to profit or loss Remeasurements of defined benefit liability Gain on equity instruments fair valued through OCI Income tax expense relating to items that will not be reclassified to profit or loss (Refer Note No. 4)	(0.02) 135.57 (7.25)	(0.02) 78.36 45.50	(0.19) 171.13 (36.01)	(0.04) 213.93 38.25	(0.19) 298.34 (16.24)	(0.07) 362.28 (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
х	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

	As at	(INR in crores As at
Particulars	30 September 2024 (Unaudited)	31 March 2024 (Audited)
ASSETS		
Non-current assets		
(a) Property, plant and equipment (PPE)	12.03	11.8
(b) Other intangible assets	1.38	1.0
(c) Intangible assets under development	0.11	0.4
(d) Right - of - use asset	0.70	0.7
(e) Financial assets		
(i) Investments	11,033.15	10,489.3
(ii) Loans	18.64	10.9
(f) Non-current tax assets (net)	7.89	29.2
(g) Other non-current assets	_	
Total non-current assets	11,073.90	10,543.6
Current assets		
(a) Inventories	80.90	106.4
(b) Financial assets		
(i) Investments	27.02	-
(ii) Trade and other receivables	18.91	19.0
(iii) Cash and cash equivalents	13.42	5.7
(iv) Bank balances other than (iii) above	0.03	7.6
(v) Loans	-	104.1
(vi) Others financial assets	9.14	4.7
(c) Other current assets	4.44	4.0
Total current assets	153.86	251.7
TOTAL ASSETS	11,227.76	10,795.3
EQUITY AND LIABILITIES Equity (a) Equity share capital (b) Other equity Total equity	3,114.87 5,077.62 8,192.49	3,114.8 4,920.0 8,034.9
Liabilities		
Non-current liabilities		
(a) Financial liabilities	1 0 15 00	700.0
(i) Borrowings	1,045.00	720.0
(ii) Lease liabilities	0.74	0.8
(iii) Other financial liabilities	0.10	0.1
(b) Long-term Provisions	2.98	3.0
(c) Deferred tax liabilities (net)	340.23	377.9
Total non-current liabilities	1,389.05	1,101.9
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	1,595.88	1,601.0
(ii) Lease liabilities	0.18	0.1
(iii) Trade Payable		5
(a) Total outstanding dues of Micro and Small Enterprises	0.09	0.3
(b) Total outstanding dues of creditors other than Micro and Small Enterprises	21.21	29.4
(iv) Other financial liabilities	3.41	2.8
(b) Other current liabilities	18.01	17.2
(c) Short-term Provisions	7.44	7.4
Fotal current liabilities	1,646.22	1,658.5
Total liabilities	3,035.27	2,760.4
		· · ·
TOTAL EQUITY AND LIABILITIES	11,227.76	10,795.3

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

Particulars		For period 30 Septemb (Unaudi	er 2024	(For perio 30 Septem (Unaud	ber 2023
A Cash flow from operating activities			(06.42)		(24.04)
(Loss) before tax			(96.43)		(31.91)
Adjustments for :		0.00		0.00	
Depreciation and amortisation expense		0.60		0.80	
Profit on sale of current investments Profit on sale of non-current investments		(0.47)		(0.56)	
		-		(4.41)	
Gain on fair valuation of investments (net)		-		(0.48)	
Interest Income		(14.70)		(33.23)	
Corporate guarantee fee income		(0.87)		- 58.15	
Finance costs Provision for Doubtful Debts and Advances		97.59	82.15	(0.95)	10.32
Operating (Loss) before changes in working capital		-	(14.28)	(0.95)	19.32 (12.59
Operating (LOSS) before changes in working capital			(14.20)		(12.59
Changes in working capital					
Decrease in trade receivables		0.11		9.78	
		25.52		22.81	
Decrease in inventories (Increase) / Decrease in advances, other current assets and other n	on ourrent essets	(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	-	(7.29)	0.74	(21.77)	6.90
Tax refund received / (paid) during the period (net)	А		23.80 24.54		(3.67 3.23
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 subsidiar	v company	(020:10)		11.34	
Investment in mutual funds	y company	(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	в		(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	с		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
	F		10.74		01.07

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

Sanjay Digitally signed by Sanjay Dutt Dutt Date: 2024.11.13 14:10:16:+05:30' Sanjay Dutt Managing Director DIN - 05251670

Tata Realty and Infrastructure Limited

CIN: U70102MH2007PLC168300

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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:

ir. 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)	0.32	0.32	0.43	0.32	0.43	0.28
(0)	Formula used for the computation of Debt Equity Ratio = Total Debt / Shareholder's Equity	0.02	0.02	0.10	0.02	0.10	0.2
(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	0.2
(d)	Outstanding redeemable preference shares (quantity and value)	The Company doe is not applicable.	s not have redeema	ble preference share	es outstading as or	n period / year end.	Hence, this claus
(e)	Capital redemption reserve / Debenture redemption reserve	The Company has loss during the peri		ires redemption rese	erve as per Section	71 of the Companie	es Act, 2013 due
(f)	Net-worth (INR in crores)	8,192.49	8,109.16	6,066.43	8,192.49	6,066.43	8,034.9
(g)	Net Profit / (Loss) after tax (INR in crores)	(44.97)	(49.58)	(28.77)	(94.55)	(38.57)	(112.2
(h)	Earnings per equity share (Face Value per share Rs.10 each)						•
	(a) Basic (in Rs.) (not annualised for quarters) (b) Diluted (in Rs.) (not annualised for quarters)	(0.14) (0.14)	(0.16)	(0.14)	(0.30)	(0.18) (0.18)	(0.4
(i)	(b) Diluted (in Rs.) (not annualised for quarters) Current ratio (in times)	(0.14) 0.09	(0.16) 0.13	(0.14) 0.38	(0.30) 0.09	(0.18) 0.38	(0.4
(.)	Formula used for the computation of Current Ratio = Current Assets / Current Liabilities	0.00	0.10	0.00 [0.00	0.00	0.1
(j)	Long Term Debt to Working capital (in times)	(0.70)	(1.22)	(8.82)	(0.70)	(8.82)	(1.7
	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 %) Formula used for the computation of Bad debts to Account Receivable Ratio = Bad Debts / Average Trade Receivable	NA	NA	NA	NA	NA	Ν
(I)	Current liability ratio (%)	54%	55%	65%	54%	65%	60
(.)	Formula used for the computation of Current liability ratio = Current Liabilities / Total Liabilities	0170					00
(m)	Total debts to Total assets (in %)	24%	23%	28%	24%	28%	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) Formula used for the computation of Debtors turnover = Revenue from	8.04	4.50	4.94	6.29	6.58	5.8
(.)	operations / Average Trade Receivable	4.00	0.47	0.00	0.07	0.57	
(0)	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	0.5
(p)	Operating margin (in %)	-23%	-62%	-41%	-37%	-21%	-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 %)	-118%	-231%	-95%	-159%	-61%	-89
(97	Formula used for the computation of Net Profit / (Loss) margin = Profit / (Loss) after tax / Revenue from operations	-11070	-20170	-3370	- 13870	-0170	-03
(r)	Asset cover available, in case of non-convertible debt securities (in times)	3.70	3.66	2.98	3.70	2.98	3.9
(0)	The extent and nature of ecourities are to a resistain of w ⁽⁰⁾ as we at	Current NCDs are		all upopoure d			
(s)	The extent and nature of securities created and maintained with respect to listed non-convertible debt securities	NOL APPIICABLE SINC	e current NCDs are	an unsecured.			

Place: Mumbai Dated : 13 November 2024 For and on behalf of Tata Realty and Infrastructure Limited CIN: U70102MH2007PLC168300



Sanjay Dutt Managing Director DIN - 05251670

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

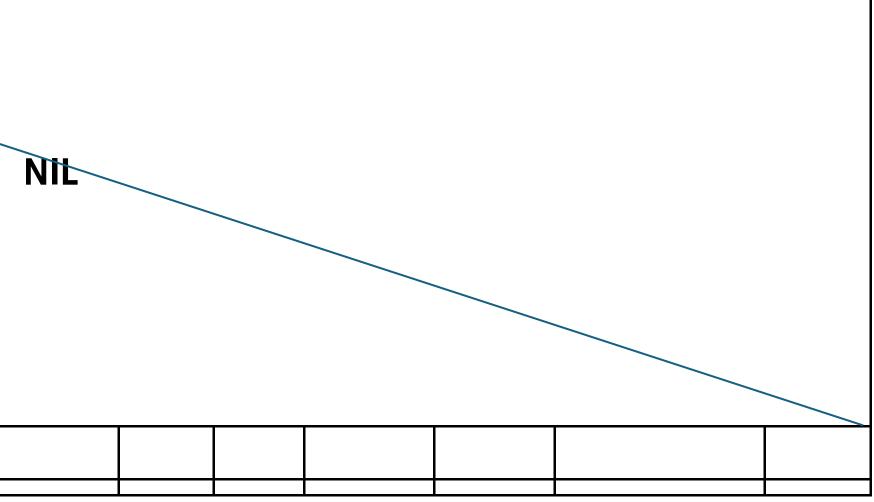
Annexure 1: Security Cover as at 30 September 2024

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	Cotunin B	Exclusive	Exclusive	Pari-Passu	Pari-Passu	Pari-Passu	Assets not	Elimination	(Total	Cotumink			covered by this certificate	Cotanino
		Charge	Charge	Charge	Charge	Charge	offered as	(amount	C to H)			· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	
							Security	in	(Rs in crores)					
						0.1	(Rs in crores)	negative)						
		Debt for which this certificate	Other Secured Debt	Debt for which this certificate	Assets shared by	Other assets on		debt amount considered more		for Assets	Carrying /book value for exclusive charge	Market Value for	Carrying value/book value for pari passu	Total Value(=K+L+M+
		being issued	Debt	being issued	pari passu	which		than once (due to		charged on	assets where market	Pari passu	charge assets	N)
	Description of				debt holder	there is		exclusive plus pari		Exclusive basis		charge	where market value	,
; 	asset for which this				(includes	pari-		passu charge)			ascertainable or	Assetsviii	is not ascertainable	
	certificate relate				debt for	Passu					applicable		or applicable	
					which this	charge					(For Eg. Bank		(For Eg. Bank	
					certificate is issued &	(excluding g items					Balance, DSRA market value is not		Balance, DSRA market value	
					other debt	covered					applicable)		market value	
					with paripassu	in column								
					charge)	F)								
												R	elating to Column F	_
		Book Value	Book Value	Yes/ No	Book Value	Book Value								
ASSETS														
Property, Plant														
and Equipment														
Capital Work-in-														
Progress Right of Use														
Assets														
Goodwill														
Intangible Assets														
Intangible Assets														
under														
Development	Investment in													
	related parties													
Investments	Others - Current													
·	Investment													
	Loans and Inter-													
	Corporate Deposits													
	to related parties													
Inventories Trade	Finish Goods													
Receivables	Receivables													
Cash and Cash														
Equivalents														
Bank Balances														
other than Cash														
and Cash Equivalents														
	(Refer note (ii))													
Total														
LIABILITIES														
Debt														
securities														
to which													\searrow	
this														
certificate pertains														
Other debt														
Other debt sharing														
Other debt sharing pari-passu														
sharing														
sharing pari-passu														

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 30 September 2024

Column A Particulars			O aluman D		O aluman E	O aluman O	O aluman I I	O a luman l	Oslumn	O aluman I/	O a luman l	O aluman M	O aluman N	O al uman O
	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
Fatticulars		Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari-Passu Charge	Pari-Passu Charge	Assets not offered as	Elimination (amount	(Total C to H)		Related	to only those items c	overed by this certificate	
		Gliaige	Gliaige	Charge	Gliaige	Gliaige	Security	in	(Rs in crores)					
							(Rs in crores)	negative)	(NS III CIOLES)					
	-	Debt for which	Other Secured	Debt for which	Assets	Other		debt amount		Market Value	Carrying /book value	Market	Carrying value/book	Total
		this certificate	Debt	this certificate	shared by	assets on		considered more		for Assets	for exclusive charge	Value for	value for pari passu	Value(=K+L+M+
		being issued	Debt	being issued	pari passu	which		than once (due to		charged on	assets where market	Pari passu	charge assets	N)
	Description of	being issued		being issued	debt holder	there is		exclusive plus pari		Exclusive basis		charge	where market value	,
	asset for which this				(includes	pari-		passu charge)			ascertainable or	Assetsviii	is not ascertainable	
	certificate relate				debt for	Passu		puodu enuigo,			applicable	100000	or applicable	
					which this	charge					(For Eg. Bank		(For Eg. Bank	
					certificate is	(excluding					Balance, DSRA		Balance, DSRA	
					issued &	gitems					market value is not		market value	
					other debt	covered					applicable)			
					with paripassu	in column								
					charge)	F)								
						,						Po	Leating to Column F	-
		Book Value	Book Value	Yes/ No	Book Value	Book Value						ne		
Subordinated	<u> </u>		BOOK Value	163/110	DOOK Value	Book Value								
debt														
GODE														
Borrowings	Commercial Paper													
Benefinge	Commonolati apor													
	Short term loan,													
Bank	working capital													
	loan, overdarft and													
	cash credit facility													
	Non convertible													
Debt Securities								Nit						
Debt Securities	Non convertible debentures (Refer note (i) below)							Nit						
Debt Securities	debentures (Refer							Nil						
	debentures (Refer note (i) below)							Nit						
Others	debentures (Refer note (i) below) Inter Corporate							Nit						
Others	debentures (Refer note (i) below)							Nit						
Others Trade payables	debentures (Refer note (i) below) Inter Corporate							Nit						
Others Trade payables Lease Liabilities	debentures (Refer note (i) below) Inter Corporate							Nit						
Others Trade payables Lease Liabilities Provisions	debentures (Refer note (i) below) Inter Corporate Deposits							Nit						
Others Trade payables Lease Liabilities Provisions Others	debentures (Refer note (i) below) Inter Corporate							Nit						
Others Trade payables Lease Liabilities Provisions Others Total	debentures (Refer note (i) below) Inter Corporate Deposits							Nit						
Others Trade payables Lease Liabilities Provisions Others Total Cover on Book	debentures (Refer note (i) below) Inter Corporate Deposits							Nit						
Others Trade payables Lease Liabilities Provisions Others Total Cover on Book Value	debentures (Refer note (i) below) Inter Corporate Deposits (Refer note (iii))							Nit						
Others Trade payables Lease Liabilities Provisions Others Others Total Cover on Book Value Cover on Market	debentures (Refer note (i) below) Inter Corporate Deposits (Refer note (iii))							Nit						
Others Trade payables Lease Liabilities Provisions Others Total Cover on Book Value	debentures (Refer note (i) below) Inter Corporate Deposits (Refer note (iii))	Exclusive			Pari-Passu			Nit						
Others Trade payables Lease Liabilities Provisions Others Total Cover on Book Value Cover on Market	debentures (Refer note (i) below) Inter Corporate Deposits (Refer note (iii))	Exclusive Security Cover			Pari-Passu Security Cover			Nit						
Others Trade payables Lease Liabilities Provisions Others Total Cover on Book Value Cover on Market	debentures (Refer note (i) below) Inter Corporate Deposits (Refer note (iii))	Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio			Nit						



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

> Sanjay Dutt Managing Director DIN - 05251670 Place: Mumbai Dated : 13 November 2024

Related Party Transaction statement for the quarter and half year ended September 30, 2024

	Details of the party (listed entity /subsidiary) entering into the transaction	Details of the counterparty	Relationship of the	Type of related party transaction	Details of other related party transaction	Value of the related Rem		either part f tra	ionies are due tr v as a result of ti insaction	In case any ii			rred to make or give es or investments	Details of	f the loans, ir	nter-corporate dep	osits, advances o	Amount in Cr investments
Sr No.	Name	Name	counterparty with the listed entity or its subsidiary	Nature	Nature-2	approved by the audit committee	oval during t udit reporti	e Opening	Closing balance on 30.09.2024		Details of othe indebtedness	r 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)
1	Tata Realty and Infrastructure Limited	Tata Sons Private Limited Arrow Infraestate Private	Holding Company	Any other transaction	Services received	2.80 NA	1	12 1.9	- 16									
2	Tata Realty and Infrastructure Limited	Limited Arrow Infraestate Private	JV of Subsidiary	Any other transaction	Asset Management fees	1.00 NA	C	37 0.3	- 15									
3	Tata Realty and Infrastructure Limited		JV of Subsidiary	Any other transaction	Project Management Fees	1.50 NA	a	. 06										
4	Tata Realty and Infrastructure Limited	Limited Arrow Infraestate Private	JV of Subsidiary	Any other transaction	Rent expenses	0.50 NA	o	14 0.0	13 -									
5	Tata Realty and Infrastructure Limited		JV of Subsidiary	Any other transaction	CAM and electricity Expenses	0.50 NA	o	05 -										
6	Tata Realty and Infrastructure Limited	Limited Dharamshala Ropeway	Subsidiary	Any other transaction	Project Management Fees	- NA		0.4	1 0.4	11	Commercial							
7	Tata Realty and Infrastructure Limited	Limited Durg Shivnath Expressways	Subsidiary	Any other transaction	Guarantee	110.00 NA	110	00 110.0	110.0	0 Any other	Paper	0.075	90 Days to 364 days				_	
8	Tata Realty and Infrastructure Limited	Private Limited Gurgaon Constructwell	Subsidiary	Any other transaction	Asset Management fees	- NA		0.0	0.0	12								
9	Tata Realty and Infrastructure Limited	Private Limited	Joint Venture	Any other transaction	Project Management Fees	12.00 NA	1	33 10.0	19 -	_								
10	Tata Realty and Infrastructure Limited	Gurgaon Realtech Limited	Joint Venture	Any other transaction	Asset Management fees	2.00 NA	a	85 -										
11	Tata Realty and Infrastructure Limited	Gurgaon Realtech Limited	Joint Venture	Purchase of goods or s	Project Management Fees	1.50 NA	0	27 -	-	_								
12	Tata Realty and Infrastructure Limited	Gurgaon Realtech Limited	Joint Venture	Any other transaction	Core Leasing Fees	1.50 NA	a	03 0.0	8 0.1	.9								
13	Tata Realty and Infrastructure Limited	Gurgaon Realtech Limited	Joint Venture	Any other transaction	Deputation cost	- NA		0.0	. 3									
14	Tata Realty and Infrastructure Limited	Gurgaon Realtech Limited	Joint Venture	Any other transaction	Security Deposit	- NA		0.0	1 -									
15	Tata Realty and Infrastructure Limited	Gurgaon Realtech Limited	Joint Venture	Any other transaction	CAM and electricity Expenses	0.50 NA	0	02 0.0	0.0	10								
16	Tata Realty and Infrastructure Limited	Gurgaon Realtech Limited	Joint Venture	Any other transaction	Recovery of Expenses (Deputation/BG Commission etc)	1.50 NA	0	44 -	-									
17	Tata Realty and Infrastructure Limited	Infopark Properties Limited	Joint Venture	Any other transaction	Asset Management fees	16.00 NA	7	26 0.0	17 -									
18	Tata Realty and Infrastructure Limited	Infopark Properties Limited	Joint Venture	Any other transaction	Core Leasing Fees	20.00 NA	2	06 4.9	3 3.5	57								
19	Tata Realty and Infrastructure Limited	Infopark Properties Limited	Joint Venture	Any other transaction	Project Management Fees	5.00 NA	1	35 -										
20	Tata Realty and Infrastructure Limited	Infopark Properties Limited	Joint Venture	Any other transaction	Recovery of Expenses (Deputation/BG Commission etc)	6.30 NA	1	81 0.:	9 -					Inter-corporate		Repavable on		
21	Tata Realty and Infrastructure Limited		Subsidiary	Any other transaction	Inter Corporate Deposits	50.00 NA	(5	50) 127.4	7 121.9	97				deposit	0	Demand	Unsecured	Business Purpose
22	Tata Realty and Infrastructure Limited	Private Limited	Subsidiary	Any other transaction	Deputation cost	- NA		0.0	1 0.0	1								
23	Tata Realty and Infrastructure Limited	International Infrabuild Private Limited TRIL Urban Transport Private	Subsidiary	Any other transaction	Recovery of Expenses (Deputation/BG Commission etc)	1.00 NA	0	07 0.0	10 -									
24	Tata Realty and Infrastructure Limited	Limited TRIL Urban Transport Private	Subsidiary	Any other transaction	OCRPS	- NA		648.	i0 648.5	i0				Investment	0	NA	Unsecured	Business Purpose
25	Tata Realty and Infrastructure Limited	Limited TRIL Urban Transport Private	Subsidiary	Any other transaction	OCD	- NA		244.:	244.2	20				Investment	0	NA	Unsecured	Business Purpose
26	Tata Realty and Infrastructure Limited	Limited Tril Bengaluru Real Estate	Subsidiary	Any other transaction	CCD	- NA		32.3	15 32.3	15				Investment Inter-corporate	0	NA Repayable on	Unsecured	Business Purpose
27	Tata Realty and Infrastructure Limited	One Private Limited	Subsidiary	Any other transaction	Inter Corporate Deposits	- NA	0	01 0.4	3 0.4	14				deposit	0	Demand	Unsecured	Business Purpose
28	Tata Realty and Infrastructure Limited	TRIL IT4 Private Limited	Subsidiary	Any other transaction	Project Management Fees	- NA		1.4	2 0.9	95								
29	Tata Realty and Infrastructure Limited	Uchit Expressways Private Limited Uchit Expressways Private	Subsidiary	Any other transaction	Recovery of Expenses (Deputation/BG Commission etc)	- NA		0.0	14 0.0	14								
30	Tata Realty and Infrastructure Limited	Limited Mikado Realtors Private	Subsidiary	Any other transaction	Asset Management fees	- NA		0.0	4 0.0	14								
31	Tata Realty and Infrastructure Limited	Limited Mikado Realtors Private	Joint Venture	Any other transaction	Asset Management Fees	1.00 NA	C	14 -	-						-			
32	Tata Realty and Infrastructure Limited	Limited Mikado Realtors Private	Joint Venture	Any other transaction	Project Management Fees	6.00 NA	0	95 1.4	0.0	17								
33	Tata Realty and Infrastructure Limited	Limited	Joint Venture	Any other transaction	Deputation cost	- NA		0.0		_							_	
34	Tata Realty and Infrastructure Limited	Mikado Realtors Private Limited	Joint Venture	Any other transaction	Recovery of Expenses (Deputation/BG Commission etc)	2.00 NA	0	38 -	-									

	Details of the party (listed entity /subsidiary) entering into the transaction	Details of the counterparty	Relationship of the	Type of related party transaction	Details of other related party transaction	Value of the related	Remarks	Value of transaction		ies are due to a result of the action		financial indebtedr er-corporate depos		rred to make or give es or investments	Details of	the loans, inter-corporate depo	sits, advances o	r investments
Sr No.	Name	Name Mikado Realtors Private	counterparty with the listed entity or its subsidiary	Nature	Nature-2	party transaction as approved by the audit committee	approval	during the reporting period	Opening balance 01.04.2024	Closing balance on 30.09.2024	Nature of indebtedness (loan/ issuanc of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure	Nature (loan/ advance/ intercorporate deposit/ investment)	Interest Tenure Rate (%)	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (endusage)
35	Tata Realty and Infrastructure Limited	Limited	Joint Venture	Any other transaction		100.00	NA	40.33	139.12	179.45					Investment	0.09 NA	Unsecured	Business Purpose
36	Tata Realty and Infrastructure Limited	Mikado Realtors Private Limited	Joint Venture	Any other transaction	Guarantee on shortfall of undertaking	1,250.00	NA	1,250.00	-	-	Any other	Commercial Paper	0.075	90 Days to 364 days				
				,		-,		-,										
37	Tata Realty and Infrastructure Limited	Industrial Minerals and Chemical Company Pvt. Ltd.	Joint Venture	Any other transaction	Recovery of Expenses (Deputation/BG Commission etc)	1.00	NA	0.79	-	1.08								
38	Tata Realty and Infrastructure Limited		Joint Venture	Any other transaction		500.00	NA	419.64		-	Any other	Commercial Paper	0.075	90 Days to 364 days				
39	Tata Realty and Infrastructure Limited	Tata Housing Development Company Limited	Subsidiary	Any other transaction	Recovery of Expenses (Deputation/BG Commission etc)	25.00	NA	2.78	0.54	0.55								
		Tata AIG General Insurance	Follow Subsidion															
	Tata Realty and Infrastructure Limited	Limited	Fellow Subsidiary Associate of Holding	Any other transaction			NA	-	0.00	-								
41	Tata Realty and Infrastructure Limited	Titan Company Limited	Company Associate of Holding	Any other transaction	Interest Expenses	-	NA	0.95	1.86	-	+							
42	Tata Realty and Infrastructure Limited	Titan Company Limited	Company	Any other transaction	Services received		NA		0.25	0.09								
43	Tata Realty and Infrastructure Limited	Titan Company Limited	Associate of Holding Company	Any other transaction	ICD Borrowings / (Repayment)	200.00	NA	(143.00)	143.00	-								
			Associate of Holding					(140.00)	140.00									
44	Tata Realty and Infrastructure Limited	Titan Company Limited Tata Consultancy Services	Company	Any other transaction	ICD Borrowings / (Repayment)	500.00	NA	-		-								
45	Tata Realty and Infrastructure Limited	Limited Tata Communications	Fellow Subsidiary	Any other transaction	Services received Communication Expenses-	4.52	NA	1.43	0.49	-								
46	Tata Realty and Infrastructure Limited	Limited	Fellow Subsidiary	Any other transaction		4.00	NA	0.82		1.52								
47	Tata Realty and Infrastructure Limited	Ecofirst Services Limited	Fellow Subsidiary	Any other transaction	Fees & Consultancy expenses		NA		0.05	0.05								
	Tata Realty and Infrastructure Limited		Associate of Holding Company	Any other transaction		2.23	NA	0.72	0.12	_								
			Associate of Holding			2.23	100	0.72		-								
49	Tata Realty and Infrastructure Limited	Voltas Limited	Company Subsidiary of Fellow	Any other transaction	Receivables	-	NA	-	0.53			-						
50	Tata Realty and Infrastructure Limited	Infinity Retail Limited	Subsidiary	Any other transaction	Services received	1.00	NA	0.02	0.04	0.02								
51	Tata Realty and Infrastructure Limited	Key Managerial Personnel (KMP)	КМР	Remuneration	KMP-Remunaration	9.23	NA	5.99										
52	Tata Realty and Infrastructure Limited	Key Managerial Personnel (KMP)	KMP	Remuneration	KMP-Remunaration	0.61	NA	0.36										
		Key Managerial Personnel (KMP)	KMP	Remuneration	KMP-Remunaration	2.60		1.56										
		Kolkata One Excelton Private				2.60	INA	1.30										
54	Tata Realty and Infrastructure Limited	Limited The Indian Hotels Company	Joint Venture Associate of Holding	Any other transaction	Reimbursement of expenses	-	NA	-	0.05	-								
55	Tata Realty and Infrastructure Limited	Limited	Company	Any other transaction	Services received	2.40	NA	0.06	0.12	0.05								
56	Tata Realty and Infrastructure Limited	Tril Bengaluru Real Estate Five Private Limited	Subsidiary	Investment	OCD	-	NA	-	164.89	164.89					Investment	0 NA	Unsecured	Business Purpose
57	Tata Realty and Infrastructure Limited	Tril Bengaluru Real Estate Six Private Limited	Subsidiary	Investment	OCD		NA		876.72	876.72					Investment	0 NA	Unsecured	Business Purpose
		Tril Bengaluru Real Estate Six					NA	7.70							Inter-corporate	Repayable on		
	Tata Realty and Infrastructure Limited		Subsidiary		t Inter Corporate Deposits	-	NA	7.70	10.50	18.20					deposit	0.1 Demand	Unsecured	Business Purpose
59	Tata Realty and Infrastructure Limited	Piem Hotels Limited	Subsidiary	Any other transaction	Services Recovered	-	NA	-	0.00	-							-	<u> </u>
60	Tata Realty and Infrastructure Limited	Tata Services Limited	Subsidiary	Any other transaction	Services received	0.50	NA	0.14	-	-								
61	Tata Realty and Infrastructure Limited	Synergizers Sustainable Foundation	Fellow Subsidiary	Any other transaction	Services received	-	NA	-	0.09									
62	Tata Realty and Infrastructure Limited	Hampi Expressway Limited	Subsidiary	Any other transaction	No Cash Transaction-BG	-	NA	160.00	160.00	160.00								
63	Tata Realty and Infrastructure Limited	Tata AIA Life Insurance Company Limited	Fellow Subsidiary	Any other transaction	Insurance expenses		NA			0.07								
	Tata Realty and Infrastructure Limited	TRIL Roads Private Limited	Subsidiary	Investment	OCRPS		NA	_	130.00	130.00					Investment	0 NA	Unsecured	Business Purpose
						-												
	Tata Realty and Infrastructure Limited	TRIL Roads Private Limited	Subsidiary	Investment	OCD	-	NA	110.32	598.58	708.90		-			Investment Inter-corporate	0 NA Repayable on	Unsecured	Business Purpose
66	Tata Realty and Infrastructure Limited	TRIL Roads Private Limited	Subsidiary	Inter-corporate deposi	t Inter Corporate Deposits Compulsory convertible	-	NA	(110.44)	110.44	-					deposit	0 Demand	Unsecured	Business Purpose
67	Arrow Infraestate Private Limited	Infopark Properties Limited	JV of holding	Any other transaction	Debenture	-	NA	-	0.27	0.27								
68	Gurgaon Realtech Limited	Infopark Properties Limited	JV of holding	Any other transaction	Compulsory convertible Debenture		NA	-	0.90	0.90								
	Matheran Ropeways Private Limited	Meena Infratech LLP	Group	Any other transaction	Compulsory convertible Debenture		NA		0.15	0.15								
		TRIL Urban Transport Private			Compulsory convertible	-	INA .	-										
70	Matheran Ropeways Private Limited	Limited	Fellow Subsidiary	Any other transaction	Debenture	-	NA	-	0.35	0.35	L				1		1	

transaction	Details of the counterparty	Relationship of the	Type of related party transaction	Details of other related party transaction	Value of the related	Remarks	Value of transaction	In case moni either party as transa					urred to make or give ces or investments	Details of	the loans, i	nter-corporate dej	iosits, advances	or investments	Notes
Sr No. Name	Name	counterparty with the listed entity or its subsidiary	Nature	Nature-2	party transaction as approved by the audi committee	approval	during the reporting period	balance	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)	Notes
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 T	Trent Limited	Associate of ultimate holding company	Any other transaction	Façade Charges-Income	0.15	NA	0.04	0.02	0.01										
P	Pune IT City Metro Rail	Subsidiary of holding			0.10														
	Limited Ewart Investment Limited	company Group	Any other transaction Any other transaction	Success fee Rent for Office premises	-	NA	1.96 0.78	29.50 2.40	29.97 2.40										
T	Tata Consultancy Services																		
	Limited Tata Teleservices	Group	Any other transaction	Purchase of Software Licence	-	NA	0.07		-										<u> </u>
	(Maharashtra) Limited Dharamshala Ropeway	Group	Any other transaction	Telephone & Internet Expenses	-	NA	0.04		-										
77 TRIL Urban Transport Private Limited	Limited	Fellow Subsidiary	Interest received	Interest on ICD /OCD	-	NA	0.25	1.15	1.40										
	Uchit Expressways Private Limited	Fellow Subsidiary	Interest received			NA	3.61	3.91	3.25										
T	Tata AIA Life Insurance					101		3.31	0.20					1	1				1
	Company Limited Tata AIG General Insurance	Group	Any other transaction	Insurance	-	NA	0.01	-	-		+			-					<u> </u>
80 TRIL Urban Transport Private Limited	Limited	Group	Any other transaction	Insurance	0.50	NA	0.01	-	-	L							_		<u> </u>
	Durg Shivnath Expressways Private Limited	Fellow Subsidiary	Any other transaction	other transaction	-	NA	0.63		0.27										
82 TRIL Urban Transport Private Limited H	Hampi Expressway Limited	Subsidiary	Any other transaction	other transaction		NA	0.67	-	0.27										
	Voltas Limited Pune Solapur Expressways	Group	Any other transaction	other transaction	0.35	NA	0.02	0.02	-										
84 TRIL Urban Transport Private Limited P	Private Limited	Fellow Subsidiary	Any other transaction	other transaction		NA	0.07		-										<u> </u>
	TRIL Roads Private Limited Promont Hilltop Private	Fellow Subsidiary	Any other transaction	other transaction	0.05	NA	0.14	-	-										
86 Mikado Realtors Private Limited L	Limited	Group	Inter-corporate deposit		26.00	NA	26.00	26.00											<u> </u>
	Actis Treit Holdings No.2 (Singapore) Private Limited	Group	Any other transaction	Issue of Non Convertible Debentures	-	NA	-	48.88	48.88										
	Tata AIG General Insurance	0			0.75	NA	0.40												
		Group	Any other transaction	Insurance Expense	0.75	NA NA	0.19	-	-										<u> </u>
	Universal MEP Projects & Engineering Services Limited	Group	Any other transaction	Other Expanses				1.47	0.02										
P	Promont Hilltop Private					110													
	Limited Actis Treit Holdings No.2	Group Subsidiary of ultimate	Interest paid		0.12	NA	-	0.12	0.12										
91 Company Private Limited (1	(Singapore) Private Limited	holding company	Loan	Loan	-	NA		41.42	41.42										
	Tata Teleservices (Maharashtra) Limited	Subsidiary of ultimate holding company	Purchase of goods or s	Others	0.20	NA	0.01	0.01											
Industrial Minerals and Chemicals T	Tata AIG General Insurance	Subsidiary of ultimate						0.01	-										
	Limited Tata AIA Life Insurance	holding company JV of ultimate holding	Purchase of goods or s	Insurance	0.60	NA	0.06		0.06										
94 Uchit Expressways Private Limited C	Company Limited	company	Any other transaction	Insurance	0.50	NA	0.01	-											
	Tata Consultancy Services Limited	Subsidiary of ultimate holding company	Any other transaction	Rental Income and CAM recovery	56.00	NA	30.25	-	2.43										
	Infopark Properties Limited		Inter-corporate deposit		-	NA	-	5.00	5.00										
	Tata Housing Development Company Limited	Subsidiary of JV company	Any other transaction	Security Deposit Payable		NA	-	0.31	0.31										
	Tata Housing Development Company Limited	Subsidiary of JV	Any other transaction	Rental Income and CAM recovery		NA	0.68	0.13	0.07						ľ				
		company JV of holding	Any other transaction Any other transaction	Rental Income and CAM recovery Construction Cost		NA NA	0.68	0.13 5.72	0.07 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										
		Subsidiary of ultimate			-	110	-				1	1			1				1
	Tata SIA Airlines Limited Infopark Properties Limited	holding company Fellow Subsidiary	Any other transaction Inter-corporate deposit	Rental Income and CAM recovery	-	NA	4.24	0.00	0.06		+						-		──
T	Tata Housing Development							10.00	10.00					1	1				1
	Company Limited CPP Investment Board	Fellow Subsidiary	Purchase of goods or s	Rental Income and CAM recovery	0.50	NA	0.01	-	-		+			-					<u> </u>
104 Gurgaon Realtech Limited P	Private Holdings (4) Inc	Group	Any other transaction		-	NA		9.76	9.76	L							_		<u> </u>
	Gurgaon Constructwell Private Limited	Fellow Subsidiary	Any other transaction	Others		NA		1.28	1.28										
	Tata Housing Development					NA			0.07										
	Company Limited	Fellow Subsidiary	Any other transaction Any other transaction	Deposit Security Deposit Payable	-	NA	-	0.06	0.06					1	1		1	1	<u> </u>
106 Gurgaon Realtech Limited C	Tata SIA Airlines Limited	Group												1	1	1		1	1
106 Gurgaon Realtech Limited C 107 Gurgaon Realtech Limited T T T T	Tata Housing Development		, 	Becovery of Exp	2.55	NA	9 F.F	0.02	2 57										
106 Gurgaon Realtech Limited C 107 Gurgaon Realtech Limited T 108 Gurgaon Realtech Limited C	Tata Housing Development Company Limited	Fellow Subsidiary Subsidiary of ultimate	Purchase of goods or s		3.55		2.55	0.03	2.57										
106 Gurgaon Realtech Limited C 107 Gurgaon Realtech Limited T 108 Gurgaon Realtech Limited C	Tata Housing Development	Fellow Subsidiary	Purchase of goods or s	Recovery of Exp Rental Income and CAM recovery		i na	2.55	0.03	2.57										
106 Gurgaon Realtech Limited C 107 Gurgaon Realtech Limited T 108 Gurgaon Realtech Limited C 109 Gurgaon Realtech Limited T 109 Gurgaon Realtech Limited T 109 Gurgaon Realtech Limited T 109 Gurgaon Realtech Limited T	Tata Housing Development Company Limited	Fellow Subsidiary Subsidiary of ultimate	Purchase of goods or s Sale of goods or service			NA													

Details of the party (listed entity /subsidiary) entering into the transaction	Details of the counterparty	Relationship of the	Type of related party transaction	Details of other related party transaction	Value of the related	Remarks	Value of transaction		es are due to a result of the action			ness is incurred to make or g sits, advances or investment:		f the loans, ii	nter-corporate de	posits, advances	or investments	Notes
Sr No. Name	Name	counterparty with the listed entity or its subsidiary	Nature	Nature-2	party transaction as approved by the audit committee	approval by audit committee	during the reporting period	balance	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)	Notes
Durg Shivnath Expressways Private 112 Limited	Tata AIA Life Insurance Company Limited	Group	Purchase of goods or s	anicas	0.50	NA												
Durg Shivnath Expressways Private				elvices	0.50	ino.	-	-	-									
113 Limited Durg Shivnath Expressways Private	Hampi Expressway Limited TRIL Urban Transport Private	Fellow Subsidiary	Interest paid		-	NA	-	2.06	2.06									
114 Limited	Limited	Fellow Subsidiary	Inter-corporate deposi	ICD Borrowings / (Repayment)	300.00	NA	3.00	102.76	105.76									
Durg Shivnath Expressways Private 115 Limited	TRIL Urban Transport Private Limited	Fellow Subsidiary	Interest paid		-	NA	2.41	0.81	2.98									
Durg Shivnath Expressways Private	TRIL Urban Transport Private Limited	Fellow Subsidiary		Reimbursement of Expenses	1.30		0.47											
Durg Shivnath Expressways Private			Any other transaction	Reimbursement of Expenses	1.30	NA		-										
117 Limited Durg Shivnath Expressways Private	Hemant Kumar	KMP	Remuneration		-	NA	0.19		-									
118 Limited	CH RK RAJA SEKHAR	КМР	Remuneration		-	NA	0.11											
Durg Shivnath Expressways Private 119 Limited	Tata Consultancy Services Limited	Subsidiary of ultimate holding company	Purchase of goods or s	ervices	0.50	NA	0.04		-									
Pune Solapur Expressways Private	Ma Alas Clash Theires (OFO)	1410																
120 Limited Pune Solapur Expressways Private	Mr. Ajay Singh Thakor (CEO) The Indian Hotels Company	NPIP	Remuneration	I	-	NA	-	0.29	0.29				-					$\left \right $
121 Limited	Limited	Group	Purchase of goods or s	ervices	-	NA	0.02	-	-									
Pune Solapur Expressways Private 122 Limited	Tril Urban Transport Private Limited	Fellow Subsidiary	Any other transaction	Reimbursement of expense	-	NA	0.08	-										
Pune Solapur Expressways Private	Tata AIG General Insurance	-																
123 Limited Pune Solapur Expressways Private	Limited Tata Teleservices	Group	Purchase of goods or s	ervices	-	NA	0.08	-										
124 Limited	(Maharashtra) Limited Autostrade Indian	Group	Purchase of goods or s	ervices	-	NA	0.01	-	-									
Pune Solapur Expressways Private	Infrastructure Development																	
125 Limited	Private Limited	Group ultimate holding	Purchase of goods or s	ervices	5.77	NA	1.56	0.98	-									
Pune Solapur Expressways Private 126 Limited	TRIL Roads Private Limited	company	Any other transaction	Reimbursement of Expenses	-	NA		0.04	-									
	Siemens Mobility GMBH	Group	Purchase of goods or s		-	NA	- 191.97	14.21	14.21									
128 Pune IT City Metro Rail Limited	Siemens Limited	Group Associate of ultimate	Purchase of goods or s	ervices	670.00	NA	191.97	26.83	218.79									
129 Pune IT City Metro Rail Limited	Tata Projects Limited	holding company Associate of ultimate	Purchase of goods or s	ervices	1,450.00	NA	518.62	419.20	937.82									
130 Uchit Expressways Private Limited	Tata Projects Limited	holding company	Inter-corporate deposi	ICD Borrowings / (Repayment)	200.00	NA	1.15	-										
131 Pune IT City Metro Rail Limited	Siemens Project Ventures GmbH	Group	Any other transaction	Allotment of shares	_	NA		7.80	7.80									
	TRIL Urban Transport Private								7.00									
132 Pune IT City Metro Rail Limited	Limited Mr. Aloke Goel - Chief	Fellow Subsidiary	Any other transaction	Reimbursement of expenses to	1.90	NA	2.64	29.50	-									
133 Pune IT City Metro Rail Limited	Financial officer	КМР	Remuneration		-	NA	-	0.00	0.00									
134 Pune IT City Metro Rail Limited	Tata AIA Life Insurance Company Limited	Group	Purchase of goods or s	Insurance	8.50	NA	2.00	-										
135 Tril Bengaluru Five	Tril Bengaluru Real Estate Six Private Limited	Fellow Subsidiary	Any other transaction	Capital Creditors		NA		1.84	1.84									
	TRIL IT4 Private Limited	Fellow Subsidiary	Loan		-	NA	-	0.05	0.05									
137 Tril Bengaluru Real Estate Six	Tril Bengaluru Real Estate Five Private Limited	Fellow Subsidiary	Any other transaction	Expenses incurred on behalf of related party		NA	-	1.84	1.84]
	Tata Housing Development								2.04									
138 Promont Hiltop Pvt Ltd	Company Limited Mikado Realtors Private	Subsidiary	Any other transaction	Re-Imbursement of Exp	-	NA	-	0.14	-									+
139 Promont Hiltop Pvt Ltd	Limited	Fellow Subsidiary	Interest paid		-	NA	-	0.12	-									
140 Promont Hiltop Pvt Ltd 141 Promont Hiltop Pvt Ltd	Tata Value Homes TRIL Roads Private Limited	Fellow Subsidiary Fellow Subsidiary	Any other transaction Interest paid	OCD	-	NA NA		19.00	-									
	TRIL Roads Private Limited		Any other transaction	Others		NA		0.47	0.47									
	TRIL Roads Private Limited		Purchase of goods or s		300.00		2.97		-		1				-		1	
144 Uchit Expressways Private Limited	TRIL Urban Transport Private Limited	Fellow Subsidiary	Inter-corporate deposi	r	-	NA		3.91	3.61									
	TRIL Urban Transport Private			Deleteren in the														
145 Uchit Expressways Private Limited	Limited TRIL Urban Transport Private	Fellow Subsidiary	Any other transaction	Reimbursement of Expenses	1.40	NA	0.52	-	-				-					+
146 Uchit Expressways Private Limited	Limited	Fellow Subsidiary	Interest paid		-	NA	3.61	-	-				_					\parallel
147 Uchit Expressways Private Limited	Tata Consultancy Services Limited	Group	Purchase of goods or s	ervices	0.15	NA	0.07	-										
	Hampi Expressway Limited	Subsidiary	Purchase of goods or s	Asset Management Fees	5.00	NA	2.28	9.12	6.38		1				-			+
149 TRIL Roads Private Limited	Uchit Expressways Private Limited	Fellow Subsidiary	Any other transaction	CCD	-	NA	-	130.23	130.23									
	Tata AIG General Insurance						0.00											
150 TRIL Roads Private Limited	Limited Pune Solapur Expressways	Group	Purchase of goods or s	erviceS	0.50	NA	0.00	-	-									\vdash
151 TRIL Roads Private Limited 152 TRIL Roads Private Limited	Private Limited	Fellow Subsidiary	Purchase of goods or s		-	NA NA	0.15	0.04	- 84.75									──┤
152 ThiL Roads Private Limited	Hampi Expressway Limited	ounsidiary	Fulchase of goods of s	(ICD Borrowings / (Repayment)	1	NA	-	84./5	84./5	1	1	I I	1	1	1	- 1	1	<u>ا</u> ـــــا

Details of the party (listed entity /subsidiary) entering into the transaction	Details of the counterparty	Relationship of the	Type of related party transaction	Details of other related party transaction	Value of the related		Value of	In case moni either party as transa	a result of the				urred to make or give ces or investments	Details of	the loans, in	nter-corporate depo	sits, advances o	r investments	Notes
Sr No. Name	Name	counterparty with the listed entity or its subsidiary	Nature	Nature-2	party transaction as approved by the audi committee	approval	during the reporting period	balance	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)	INCES
153 TRIL Roads Private Limited	Uchit Expressways Private Limited	Fellow Subsidiary	Purchase of goods or s	ervices	6.60	NA	2.52	0.47	0.47										
154 TRIL Roads Private Limited	Durg Shivnath Expressways Private Limited	Fellow Subsidiary		Re-Imbursement of Exp	_	NA	1.28	0.24	0.24										
	Tata Consultancy Services						0.07	0.24	0.24										
155 TRIL Roads Private Limited	Limited TRIL Urban Transport Private	Group	Purchase of goods or s	ervices	0.10	NA	0.07	-	-										-
156 TRIL Roads Private Limited Durg Shivnath Expressways Private	Limited Pune IT City Metro Rail	Fellow Subsidiary	Purchase of goods or s	ervices	-	NA	0.14		-										<u> </u>
157 Limited	Limited	Subsidiary	ICD Paid	ICD Borrowings / (Repayment)	-	NA	40.00	-	40.00										<u> </u>
Durg Shivnath Expressways Private 158 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 s			NA													1
161 Gurgaon Realtech Limited	Arrow Infra Estates Private Limited	Subsidiary of holding company	Purchase of goods or s			NA			5.71										
162 Gurgaon Realtech Limited	Tata Communications Ltd	Group	Any other transaction		-	NA		-	0.02										
163 Gurgaon Realtech Limited 164 Gurgaon Realtech Limited	Tata Communications Ltd Tata Teleservices Ltd	Group		Security Deposit Payable	-	NA	-	-	0.06										──
165 Hampi Expressways Private Limited	TRIL Roads Private Limited	Fellow Subsidiary	Purchase of goods or s Purchase of goods or s	AMC	-	NA	2.69	-											
166 Hampi Expressways Private Limited	TATA AIG Insurance Company Limited	Subsidiary of ultimate holding company	Purchase of goods or s		0.50	NA	0.01		-										
	Tata Consultancy Services	Subsidiary of ultimate			0.15		0.06												
167 Hampi Expressways Private Limited	TRIL Urban Transport Private	holding company	Purchase of goods or s					-	-										<u> </u>
168 Hampi Expressways Private Limited	Limited Tata Teleservices	Fellow Subsidiary	Purchase of goods or s	Office Exp Recovery	1.90	NA	0.52	-	-										<u> </u>
169 Pune IT City Metro Rail Limited	(Maharashtra) Ltd. Tata Steel Limited	Group Group	Any other transaction Any other transaction		0.65	NA	0.06		-										<u> </u>
	Tata Consultancy Services							-	-										
171 Pune IT City Metro Rail Limited	Limited	Group	Any other transaction		0.15		0.14												<u> </u>
	Hampi Expressway Limited	Subsidiary	Any other transaction	No Cash Transaction-BG	834.00		834.00	-	834.00										<u> </u>
173 Tata Realty and Infrastructure Limited	Infopark Properties Limited Tata Consultancy Services	Joint Venture	Any other transaction	OCD	300.00	NA	178.50		178.50					Investment	0	NA	Unsecured	Business Purpose	<u> </u>
174 TRIL IT4 Private Limited	Limited Durg Shivnath Expressways	Group	Any other transaction	Security Deposite	-	NA	-	-	20.60										├
175 TRIL Urban Transport Private Limited	Private Limited Durg Shivnath Expressways	Fellow Subsidiary	Any other transaction	ICD Received	-	NA	3.00	102.76	105.76										<u> </u>
176 TRIL Urban Transport Private Limited	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 Durg Shivnath Expressways	Subsidiary	Any other transaction	CCD	-	NA	-	231.55	231.55										<u> </u>
180 TRIL Roads Private Limited	Private Limited	Fellow Subsidiary	Any other transaction	Other Receivable		NA		1.12	1.12										└──
Pune Solapur Expressways Private 181 Limited	Tata AIA General Insurance Limited	Group	Purchase of goods or s	ervices	-	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	OCD	_	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										
	Matheran Ropeways Private	Fellow Subsidiary		CCD	-			4.91					1		1				
186 TRIL Urban Transport Private Limited	Uchit Expressways Private		Any other transaction			NA	-		0.35		1								
187 TRIL Urban Transport Private Limited	Limited	Fellow Subsidiary	Any other transaction	ICD	-	NA		80.00	80.00		+				+				<u> </u>
188 Tata Realty and Infrastructure Limited	TRIL IT4 Private Limited	Subsidiary	Any other transaction	OCRPS	-	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		NA	Unsecured	Business Purpose	
	International Infrabuild Private Limited					NA	-	2.78			1			Investment		NA			
190 Tata Realty and Infrastructure Limited	Arrow Infraestate Private	Subsidiary	Any other transaction	OCD	-	NA	-		2.78		1						Unsecured	Business Purpose	
191 Tata Realty and Infrastructure Limited	Limited Gurgaon Constructwell	JV of Subsidiary	Any other transaction	OCD	-	NA	-	19.02	19.02					Investment		NA	Unsecured	Business Purpose	<u> </u>
192 Tata Realty and Infrastructure Limited	Private Limited	Joint Venture	Any other transaction	OCD	-	NA	-	49.78	49.78	L	1	I	1	Investment	0	NA	Unsecured	Business Purpose	L

Sr.	Details of the party (listed entity /subsidiary) entering into the transaction	Details of the counterparty	Relationship of the counterparty with the	transaction	Details of other related party transaction	Value of the related	Remarks on	Value of transaction	In case mon either party as trans			ness is incurred to make or give sits, advances or investments	Details of	the loans, in	nter-corporate depos	its, advances o	rinvestments	Notes
No.	Name	Name	listed entity or its subsidiary	Nature	Nature-2	approved by the audit committee	approval by audit committee		balance	balance on 30.09.2024	Details of other indebtedness	Cost Tenure		Interest Rate (%)		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	