

ISSUE OF COMMERCIAL PAPER (CP)

LETTER OF OFFER

PART I

PROPOSED DATE OF ISSUE

Sep 16, 2021

CREDIT RATING FOR CP

CRA 1- CARE A1+

CRA 2 - CRISIL A1+

DATE OF RATING

Sep 09, 2021

Sep 09, 2021

**VALIDITY FOR ISSSUANCE** 

2 months

30 days

VALIDITY PERIOD FOR RATING

FOR AMOUNT

Rs. 2200 Crore

Rs. 1800 Crore

CONDITIONS (if any)

NONE

NONE

Till tenure of instrument Till tenure of instrument

**EXACT PURPOSE OF ISSUE OF CP** 

Refinancing of existing debt, working capital including operating expenses, ICD to /Investment in group

companies through equity or debt instruments,

acquisition of stake in group companies

CREDIT SUPPORT (if ANY)

NONE

**DESCRIPTION OF INSTRUMENT** 

COMMERCIAL PAPER

**AMOUNT** 

Rs.200 Crore

**ISSUED BY** 

Tata Realty and Infrastructure Limited

IN FAVOUR OF

Net Worth Of Guarantor Company

N.A.

Names Of Companies To Which Guarantor

Has Issued Similar Guarantee

N.A.

Extent Of The Guarantee Offered By The

**Guarantor Company** 

N.A.

Conditions Under Which The Guarantee

Will Be Invoked

N.A.

DETAILS OF CURRENT TRANCHE

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ISIN	AMOUNT	MATURITY DATE	CREDIT RATING	VALIDITY PERIOD OF RATING	CRA
INE371K14AS1	NE371K14AS1 Rs.200cr 28/01/2022		CARE A1+	Till tenure of instrument	CARE
			CRISIL A1+	Till tenure of instrument	CRISIL

Name of Trustee

N.A.

### TATA REALTY AND INFRASTRUCTURE LIMITED

CIN: U70102MH2007PLC168300





Listing

Proposed to be listed/ Unlisted

Listed

ISSUING AND PAYING AGENT

HDFC Bank Limited, Lodha 1

Think Techno Campus

Kanjur Marg (E), Mumbai 42

MARKET CONVENTIONS

:

FIMMDA Conventions

**CP BORROWING LIMIT** 

•

Rs.1900 crore

SUPPORTING BOARD RESOLUTION FOR CP

BORROWING - RESOLUTION DATED

Yes. Board Meeting date 9th Oct 19

TOTAL CP OUTSTANDING (AS ON DATE)

: Rs. 950 Crore

# DETAILS OF COMMERCIAL PAPER ISSUED DURING THE LAST 15 MONTHS

ISIN	Date of issue	Amount Issued (Rs.cr)	Maturity Date	Amount O/s as on 13.9.21 (Rs.cr)	Name of CRA	Credit Rating	IPA
INE371K14AJ0	13-01-2020	150	28-09-2020		ICRA	A1+	HDFC Bank
					CARE	A1+	
INE371K14AK8	28-08-2020	200	29-10-2020		ICRA	A1+	HDFC Bank
					CRISIL	A1+	
INE371K14AM4	07.09.2020	200	21.06.2021		CRISIL	A1+	HDFC Bank
					CARE	A1+	
INE371K14AL6	11.09.2020	75	10.09.2021		CRISIL	A1+	HDFC Bank
					CARE	A1+	
INE371K14AN2	29.10.2020	75	13.11.2020		CRISIL	A1+	HDFC Bank
					ICRA	A1+	
INE371K14AN2	29.10.2020	75	13.11.2020		CRISIL	A1+	HDFC Bank
					ICRA	A1+	
INE371K14AO0	05.03.2021	200	20.12.2021	200	CRISIL	A1+	HDFC Bank
					ICRA	A1+	
INE371K14AP7	10.03.2021	200	27.9.2021	200	CRISIL	A1+	HDFC Bank
					ICRA	A1+	
INE371K14AR3	03.06.2021	175	10.03.2022	175	CRISIL	A1+	HDFC Bank
					CARE	A1+	
INE371K14AQ5	03.06.2021	175	25.02.2022	175	CRISIL	A1+	HDFC Bank
					CARE	A1+	
INE371K14AS1	08.09.2021	200	28.01.2022	200	CRISIL	A1+	HDFC Bank
					CARE	A1+	
Total				950			

## TATA REALTY AND INFRASTRUCTURE LIMITED

CIN: U70102MH2007PLC168300





\*Issuer's liability under the CP will continue beyond due date, in case the CP is not redeemed on due date.

DETAILS OF OTHER DEBT INSTRUMENTS OUTSTANDING (as on date):

ISIN	ISSUE DATE	AMOUNT	DATE OF	AMOUNT
		(Rs.cr)	MATURITY	OUTSTANDING (Rs.cr)
INE371K07013	18 <sup>th</sup> Nov 2019	195	18 <sup>th</sup> Nov 2022	195
INE371K08136	31st Jan 2020	200	29th April 2022	200
INE371K08144	6 <sup>th</sup> Feb 2020	275	6th June 2022	275
INE371K08151	12 <sup>th</sup> Nov 2020	400	10 <sup>th</sup> Nov 2023	400
INE371K08169	23 <sup>rd</sup> Dec 2020	300	21 <sup>st</sup> June 2024	300
INE371K08177	24th March 2021	275	23 <sup>rd</sup> Sep 2022	275
INE371K08185	17 <sup>th</sup> June 2021	325	17 <sup>th</sup> July 2024	325
Total		1970		

### BANK FUND BASED FACILITIES FROM BANKS

FINANCIAL INSTITUTIONS, IF ANY

NAME OF BANK NATURE OF FACILITY LIMIT(Rs.cr) O/S AMOUNT ASSET As on 13/9/21 CLASSIFICATION (Rs.cr) Overdraft/ WCDL Axis Bank 23.87 5 Standard Deutsche Bank Overdraft 50 Standard Deutsche Bank Short term loan 300 300 Standard

NAME AND ADDRESS OF ISSUER

Tata Realty and Infrastructure Limited

E Block, Voltas Premises, T. B. Kadam Marg,

Chinchpokli, Mumbai - 400 033.

LINE OF BUSINESS

To carry on the business of investment

advisory services, development

management services for real estate and

infrastructure sectors.

CHIEF FINANCIAL OFFICER

.

Mr. Sanjay Sharma

GROUP AFFILIATION (if any) : TATA Group





### FINANCIAL SUMMARY:

Rs. In lakhs

	As on 30.6.21	FY 2021	As on	As on	FY 2020	FY 2019	FY
Particulars	Unaudited		31.12.20	30.9.2020			2018
			Unaudited				
EQUITY	1,61,730.77	1,61,731	1,61,731	1,61,731	1,01,731	101,731	101,731
NET WORTH	2,98,846.08	3,04,459	2,84,005	2,91,025	2,93,427	1,98,686	1,89,746
INVESTMENT IN	5,29,517.12	5,28,145	4,46,226	4,40,537	4,30,771	4,06,036	3,47,753
SUBSIDIARIES / AFFILIATES							
TOTAL DEBT OUTSTANDING	3,09,500.00	3,04,500	2,67,000	2,36,962	2,77,500	2,78,118	2,43,000
GROSS INCOME	2,734.17	29,250	14,781	11,680	32,551	27,247	18,680
OPERATING PROFIT (PBITD)	51.16	12,257	2,300	3,795	8,521	5,801	2,381
GROSS PROFIT (PBTD)	(5,565.46)	-8,851	-13,698	-6,723	-19,975	-17,188	-17,291

AUDIT QUALIFICATIONS (if any)

: NIL

MATERIAL LITIGATION, IF ANY

: As per annexure

REGULATORY STRUCTURES, IF ANY

: NIL

DETAILS OF DEFAULT OF CPS, INCLUDING

TECHNICAL DELAY IN REDEMPTION DURING

**PAST THREE YEARS** 

: NIL

**AUTHORISED SIGNATORY OF ISSUER** 

: Mr. Sanjay Sharma

FOR TATA REALTY AND INFRASTRUCTURE LIMITED

Sanjay Sharma

**CFO** 

ORIGINAL / AUTHENTICATED COPY OF ANY DOCUMENT RELATED TO ABOVE INFORMATION WILL BE MADE AVAILABLE TO THE INVESTORS ON REQUEST.



#### Anneyure

 SPV Industrial Minerals & Chemical Company (IMCC) Private Limited, wherein TRIL holds 74% equity stake

Before the Bombay High Court Writ Petition No. 9536/2018

Deo Kalya Patil & Ors.

Petitioners

Versus

Nagindas Shamjibhai Shah and Others

Respondents

The Petitioners claim to be protected tenants on the Property bearing Plot Nos.23 and 24, situated at Village Savli, Taluka Thane, MIDC Trans Thane Creek Zone, TTC Industrial Area, under the Bombay Tenancy and Agricultural lands Act. The Petitioners had filed a review petition before the Maharashtra Revenue Tribunal Mumbai (MRT) against MIDC and CIDCO for compensation due to acquisition of land by MIDC. IMCC and TRIL were not made a party to the said proceedings. By Order dated 12.09.2017, the MRT has rejected the claim of the Petitioners. The Petitioners have accordingly filed the present Writ Petition challenging the Order dated 12.09.2017 passed by the MRT. No reliefs have been granted till date to the Petitioners. Writ Petition is pending disposal.

2. SPV - TRIL IT-4 Private Limited, wherein TRIL holds 74% equity stake

(i) In the Court of Small Causes at Bombay (Bandra Branch)

L.E.& C SUIT NO. 65 OF 2019

TRIL IT4 Private Limited

Plaintiff

Verses

Prana Studios Private Limited

Defendant

The Plaintiff has filed this suit against the Defendant being its tenant for (i) eviction from the licensed premises, (ii) recovery of arrears of rent and maintenance charges of Rs. 18,84,59,261/- payable upto 7th June 2019, (iii) mesne profits and other monetary reliefs. The Suit is pending disposal.

(ii) Before the Debt Recovery Tribunal

Interim Application No. 46 of 2020 and in the Original Application (L) No. 1562 of 2019 by HDFC Bank Ltd. against Prana Studio's Pvt. Ltd., wherein TRIL IT4 Pvt. Ltd. is the Respondent No. 3

The following reliefs are sought in the said Interim Application against TRIL IT4 Pvt. Ltd (Respondent No. 3):

- (a) That the Defendant No. 1 & 2 as also the Respondent No. 3 their Directors, employees, managerial personnel, servants, agents acting directly and/or through their agents, servants, representative's others be restrained by an order of injunction from alienating, dealing with, disposing of and/or creating any third party right and/or interest in the movable and immovable assets of the Defendant no. 1 & 2 including but not limited to the assets set out in Exhibit "A".
- (b) This Tribunal be pleased to direct the Respondent no. 3 to deposit the security deposit of Rs. 3,30,60,000/- paid by the Defendant no. 1 under Leave and License Agreement directly to the Applicant and/or deposit the same with this Hon'ble Tribunal for the benefit of the Applicant
- (c) This Hon'ble Tribunal be pleased to grant an order of injunction against Respondent No. 3 acting directly and/or through its agents, servants, representatives, officers and/or otherwise from in any manner obstructing/hindering, denying access and/or preventing the representatives of the Applicant in entering the Licensed Premises at 901, 9th Floor, Infinity Park, Building no. 4 General A.K.Vaidya Marg, Dindoshi, Malad (East), Mumbai 400097 and conducting an inventory and taking over physical possession of all movable assets of the Defendant No. 1 lying therein.
- 3. Project Capitol Heights, a residential project implemented by TRIL in Nagpur

(a) Before State Consumer Disputes Redressal Commission, Nagpur

Consumer Complaint Case No. CC/17/14

Shri Purshottam Gangwani

Complainant

Versus

Tata Realty and Infrastructure Limited

Opposite Party

The Complainant has filed Consumer Complaint against TRIL for (i) change of flat, (ii) return of home loan amount of approximately Rs.42 Lakh, (iii) compensation and other reliefs. In view of the order passed by the Commission, the Complainant has paid balance consideration and possession of the said flat has been handed over to the Complainant. The Complaint is pending disposal.

## TATA REALTY AND INFRASTRUCTURE LIMITED

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(b) Before the District Consumer Redressal Forum at Nagpur Consumer Complaint Case No CC/380/2018

Suresh Umredkar

Complainant

Versus

Capitol Heights (Tata Reality Infrastructure Ltd.)

and Others

Opposite Party

The Complainant has filed Consumer Complaint against TRIL seeking direction against TRIL to refund the amount of Rs.10,00,000/- after making statutory deductions along with interest @24% from 2014 as per the terms and conditions of the Application Form. The Complainant has also claimed an amount of Rs.1,00,000/- towards mental agony and Rs.10000/- towards litigation cost. The application filed by TRIL for dismissal of the complaint on the ground of maintainability and pecuniary jurisdiction has been rejected by the Forum by its Order dated 29th July 2019. TRIL has filed a Revision Petition challenging the said Order dated 29th July 2019 before the State Commission. The State Commission has stayed the proceedings pending before the District Forum till the next date of hearing. The Consumer Complaint and the Revision Petition are pending disposal.

(c) Before State Consumer Disputes Redressal Commission, Nagpur

Consumer Complaint Case No CC/415/19

Pankaj S/o Narendra Mudliar

Complainant

Tata Realty & Infrastructure Ltd and Others ...

Opposite Party

The Consumer has filed the said Consumer Complaint seeking direction against the Company (i) for payment of compensation of Rs. 10,19,824/- for deficiency in providing amenities along with interest at rate of 12% p.a. from the date of possession, (ii) to not charge the maintenance till all the amenities are provided and (iii) transfer of one time maintenance charges and corpus fund in Society account. The Complaint is pending disposal.

(d) Before the District Consumer Redressal Forum at Nagpur

CC. No. 670 of 2019

Aparna Manish Barsagde

Tata Realty and Infrastructure Ltd

Consumer Complaint bearing no. 670 of 2019, filed before the Consumer Disputes Redressal Forum, Nagpur by the following consumers of Capitol Heights and Others:

Mrs. Aparna Manish Barsagde & Others

The following are the reliefs sought by them in the Complaint:

- (i) To declare that the Opponent Company is adopting Unfair Trade Practise in their day to day business (ii) To direct the Opponent Company to adjust an amount of advance maintenance charges paid by the Complainants at the time of delivery of possession to them towards maintenance for further period of 10 years from April 2019 i.e., the date of providing last amenity by the Opponent Company
- (iii) To direct the Opponent Company to render maintenance services to the Complainants as per their own commitment for further period of 10 years in the common premises.
- (iv) The Opponent Company be directed to pay compensation of Rs. 1,00,000/- to each complaint towards physical, mental and financial harassment and litigation expenses to the Complainant.

(v) The Opponent Company for payment of Rs. 1,00,000/- towards litigation expenses

- (vi) Grant any other relief which may deem fit and appropriate in the facts and circumstances of the case in the interest of justice.
- Project Tritvam, a residential project implemented by TRIL in Kochi, Kerala
  - (a) Before the District Consumer Redressal Forum at Ernakulam

Consumer Complaint Case No CC/33/2019

S. Muhammad Haneef

Complainant

Vs

Tata Real & Infrastructure Limited and Others

Opposite Party

The Consumer has filed the said Consumer Complaint seeking direction against the Company to pay (1) refund of excess amount of Rs. 6,27,125/- with an interest of 15% (2) Rate of interest at 15% on the amount of Rs. 1,35,64,453/- from 30.07.2016 till the date of actual possession and further interest till the date of realisation and (3) an amount of Rs. 10,00,000/- as damages for loss injury and hardship caused. The Complaint is pending disposal.

(b) Before the Consumer Disputes Redressal Commission at Thiruvananthapuram Consumer Complaint Case No. CC No 82/2016

## TATA REALTY AND INFRASTRUCTURE LIMITED

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R. Malini

Complainant

Versus

TRIF Kochi Projects Limited

Opposite Party

The Complainant has filed the Consumer Complaint against TRIL for (i) compensation of 30 Lakhs for delay in construction, (ii) direction to complete construction and (iii) furnish correct statement of accounts. No reliefs have been granted till date to the Complainant. The said complaint is pending disposal.

(c) Before The Honourable Subordinate Judge's Court at Ernakulam

OS No.86 of 2019

Tata Realty and Infrastructure Limited

Plaintiff

Versus

Prashant George

Defendant

The Plaintiff has filed the said suit against the Defendant, who is an ex-employee of the Company for recovery of an amount of Rs.67,67,814/- / along with interest at the rate of 12% per annum from date of filing of suit till actual realisation. The Court was pleased to attach one of the properties of the Defendant in pursuance of a conditional Order dated 30<sup>th</sup> March 2019. The Suit is pending disposal.

(d) In the Court of Judicial Magistrate, First Class I at Kochi

Criminal Case No.1074 of 2017

Tata Realty and Infrastructure Limited

Complainant

Versus

Prashant George

Accused

The Complaint has filed the said complaint against the Accused, who is an ex-employee of the Company for committing fraudulent transaction and thereby causing an unlawful loss to the Company to the extent of Rs.51.4 Lacs and for making an unlawful gain of said amount to his account. The Complaint is pending disposal.

(e) Appellate Tribunal - Kerala RERA,

REFA No. 19 of 2021

Vivek Krishnamoorthy

VS

Tata Realty and Infrastructure Ltd.

The Customer has challenged the Kerala RERA Authority order dated 25.11.2020 and also challenge seeking direction to register the project but has also sought relief to set side public notice dated 27.12.2019 and public notice dated 22.02.2020 issued by K-RERA which itself states that the real estate projects that have obtained the Occupancy Certificates do not require registration before K-RERA and only partial completed building which has obtained partial completion certificate are registrable under the RERA Act. In the Appeal, the Complainant has also challenged the public notice dated 26.02.2019 issued by Kerala RERA which clarify applicability of the Act w.e.f 01.01.2020.

5. Before the Court of Civil Judge (Senior Division) Nagpur

Special Civil Suit No. 227 of 2012

Rajendrakumar Agarwal & Others

Plaintiff

Versus

TRIF Real Estate & Development Limited

Defendant

The Plaintiff, being the original land owner has filed the suit against the Defendant for recovery of a sum of Rs.5,30,49,284/- along with further interest at 24% per annum and other reliefs. The suit is pending disposal.

**Note**: TRIL has divested its entire shareholding in TRIF Real Estate & Development Limited (**TRIF**). However, TRIL has agreed with the purchasing shareholder to handle the said suit for and on behalf of TRIF.

6. Before the High Court of Punjab & Haryana

Appeal No. CA - CWP 23 of 2017

In

Writ Petition No. 22265 of 2015/ CA-CWP 23 of 2017

Punjab Urban Development Authority

Petitioner

Versus

TRIL Amritsar Project Limited

Respondent

PUDA has filed the said appeal challenging Order dated 24th March 2019 passed by the Punjab & Haryana High Court directing PUDA to refund the extension fees paid by the Company under protest along with

# TATA REALTY AND INFRASTRUCTURE LIMITED

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the interest @ 9% p.a. from the date of deposit till the date of payment. The said Appeal is pending disposal.

Note: TRIL has divested its entire shareholding in TRIL Amritsar Project Limited (TAPL). However, TRIL has agreed with the purchasing shareholder to handle the said appeal for and on behalf of TAPL.

Before the Kerala Real Estate Regulatory Authority Complaint Case No.136 of 2021 Tritvam Apartment Owners Association Versus Tata Realty and Infrastructure Limited

Complaint filed for following reliefs:- 1. To direct the Respondent to compete the formality of execution and registration of declaration, deed of apartment as required under the Kerala Act for the formation of the association of allottees, without any further delay; 2.To impose penalty on the Respondent Company at 5% of the Project cost for willfully disobeying the obligation cast on them as promoter under Section 11 f of the RERA Act and the terms of Annexure 1, Agreement for Sale; 3.To direct the respondent to return the amount of Rs.90,000/- expended by the Complainant association towards litigation charges for filing Writ Petition before the Kerala High Court for obtaining Annexure 4 Certificate under the Kerala Act with Interest as this Honble Authority may consider appropriate; Interim Relief:- To issue directions to the Respondent Company to compete the formality of execution and registration of declaration, deed of apartment as required under the Kerala Apartment Ownership Act 1983 towards the formation of the association of allottees.

8. Before the High Court of Kerala at Ernakulam Arbitration Request No.54 of 2021 Dr. Thomas Paulose ("Applicant") Versus Tata Realty and Infrastructure Limited ("Respondent")

The Applicant is seeking appointment of Arbitrator under section 11(5) of the Arbitration Act.

SPV - TRIL Roads Private Limited (TRPL), a 100% subsidiary of TRIL Before -Delhi High Court - CS (COMM) 344/2019 TRPL..... Plaintiff Vs

NHAI..... Defendant

Civil Suit has been filed seeking for refund of Rs. 22.72 Crores, being the Bid Security forfeited by NHAI together with interest amount of ~ Rs 7.14 crores- @ 12% till 15th April 2019 and with further interest @ 12% per annum until the realization of said amount. Pleadings are completed. Affidavit of Admission and Denial has been filed. Matter was fixed for framing of issues on 18th January, 2021 2021 Due to Covid 19 situation matter is simply being adjourned and dates for the hearing is pending to be fixed. Last date in this matter was 29.04.2021 however no hearing took place as due to Covid only the most urgent matters are being taken up by the Court

10. SPV - Pune Solapur Expressways Private Limited (PSEPL), wherein TRPL holds 50% equity stake Before Arbitration Tribunal PSEPL....

Claimant

Vs

Respondent

PSEPL has filed a Claim of Rs. 476 Crores against NHAI for various breaches caused by NHAI under the Concession Agreement. Argument of Claimant has completed. . Respondent's (NHAI)counsel has

# TATA REALTY AND INFRASTRUCTURE LIMITED

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concluded the argument on 15<sup>th</sup> September, 2020. Virtual hearing is happening through video conferencing. Virtual hearing is happening through video conferencing. Final Arguments in this matter was completed on 18<sup>th</sup> January, 2021 to 23<sup>rd</sup> January, 2021. Further documents such as Statement of Claim were submitted to the Arbitral Tribunal as required. The matter is now pending for issue of Arbitral Award by the Tribunal.

11. SPV - Durg Shivnath Expressways Private Limited (DSEPL), a 100% stepdown subsidiary of TRPL

Before Sessions Court, Bilaspur SPL Case No 13/18

ROC, Chhattisgarh .....

Complainant

Vs

DSEPL & Others ..... Accused

- ➢ ROC has filed a Complaint before the Court of Sessions Judge, Bilaspur, (Chattisgarh) under Section 134(8) of the Companies Act, 2013("Act") for the alleged non-compliance of provisions of Section 35 read with Section 134(o) of the Companies Act, 2013 being SPL Case (Company Act) NO. 13/18 against Durg Shivnath Expressways Pvt Ltd("Company") & its some of its Directors/ Ex-directors.
- DSEPL was acquired by TRPL Roadways Pvt Ltd on 26<sup>th</sup> April, 2017 and alleged default had been committed by DSEPL during 2014-15.
- > The Company has filed reply cum preliminary objection with regard to maintainability of Complaint.
- Liability of the Company: As per Section 134(8) of the Act if it is proved, the Company contravened the provisions of this Section, the Company shall be liable to pay with fine which shall not be less than Rs.50,000/- but may extend to Rs 25 Lakhs and every officer who is in default shall be liable for the said fine or with imprisonment for a term which may extend to three years or with both.
- Also, CSR expenditure 33.33 Lakhs (2% of the average net profit of preceding three years) is required to be spent on CSR activities for FY 2014- 2015.
- Current Status: DSEPL deposited entire unspent CSR amount in Prime Minister's National Relief Fund. Application has been filed to closing the matter and prosecution against the accused persons. Matter is now adjourned to 11<sup>th</sup> August, 2021 for reply on said application and application for preliminary objection and permanent exemption application for the accused persons.

(a) Before Civil Judge Senior Division, Dharamshala- Suit for Permeant Injunction 61/2018

Chander Kanta .....

Plaintiff

Vs

State of H.P. & Others including TUTPL.....

Defendants

Plaintiff have filed the Suit for Permanent, prohibitory and mandatory injunction restraining defendants from alleged trespassing, erecting any posts, overhead structures, pillars setting up (passing over) ropeway as well as interference of any kind from Plaintiff's has also filed an application for injunction seeking ad interim relief. Matter is fixed for rehearing on TUTPL'S application for deletion of it from array of the parties, since judge has been changed. **Matter is adjourned to 16**th **August, 2021.** No changes in the status of the matter. No reliefs granted in the matter so far in favour of the Plaintiffs.

For Tata Realty And Infrastructure Limited

Sanjay Sharma

CFO

REVILLA CHILING BOOK

TATA REALTY AND INFRASTRUCTURE LIMITED

CIN: U70102MH2007PLC168300