



ISSUE OF COMMERCIAL PAPER (CP)	:	LETTER OF OFFER <u>PART I</u>
PROPOSED DATE OF ISSUE	:	10 March, 2025
CREDIT RATING FOR CP	:	CRA 1- ICRA A1+ CRA 2 – CARE A1+
DATE OF RATING	:	March 06, 2025 January 21, 2025
VALIDITY FOR ISSUANCE	:	3 Months 2 Months
VALIDITY PERIOD FOR RATING	:	Till tenure of instrument Till tenure of instrument
FOR AMOUNT	:	Rs. 2200 Crore Rs. 2200 Crore
CONDITIONS (if any)	:	NONE NONE
EXACT PURPOSE OF ISSUE OF CP	:	For servicing/repayment of debt, meeting project expenses & operational expenses, investments /ICDs to subsidiaries/associates/group companies/JVs. Pending full utilization of Issue proceeds, the Issuer shall be entitled to invest the issue proceeds in mutual funds and deposits with banks
CREDIT SUPPORT (if any)	:	NONE
DESCRIPTION OF INSTRUMENT	:	COMMERCIAL PAPER
AMOUNT	:	Rs. 295 Crore
ISSUED BY	:	Tata Realty and Infrastructure Ltd.
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.

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 Website: www.tatarealty.in



DETAILS OF CURRENT TRANCHE :

ISIN	AMOUNT	MATURITY DATE	CREDIT RATING	VALIDITY PERIOD OF RATING	CRA
INE371K14CU3	Rs. 295 Cr.	09 June 2025	ICRA A1+ CARE A1+	1 year from issuance date 1 year from issuance date	ICRA CARE

Name of Trustee : NA

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. 2200 crore

SUPPORTING BOARD RESOLUTION FOR CP
BORROWING – RESOLUTION DATED : Yes. 15 June 2022

TOTAL CP OUTSTANDING : Rs. 995 crore

DETAILS OF COMMERCIAL PAPER ISSUED
DURING THE LAST 15 MONTHS : As per Enclosed Annexure

*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: Rs. 535 crore (Annexure Enclosed)

BANK FUND BASED FACILITIES FROM BANKS & FINANCIAL INSTITUTIONS, IF ANY : NIL

NAME AND ADDRESS OF ISSUER : Tata Realty and Infrastructure Ltd.
E Block, Voltas Premises, T. B. Kadam Marg,
Chinchpokli, Mumbai – 400 033.

LINE OF BUSINESS : To carry on the business of Constructing
residential and commercial project in Real
State sector.

CHIEF EXECUTIVE OFFICER : Mr. Sanjay Dutt

GROUP AFFILIATION (if any) : TATA Group

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FINANCIAL SUMMARY (Rs. in Crs.)

Particulars	FY 2021	FY 2022	FY 2023	FY 2024	H1 FY 2025
	Audited	Audited	Audited	Audited	Limited Review
Equity	1,617.31	1,617.31	2,117.31	3,114.87	3,114.87
Net Worth	3,044.58	3,896.28	5,823.39	8,034.90	8,192.49
Share Application Money	-	-	-	-	-
Total Debt Outstanding					
- Short Term (< 1year)	1,381.64	3,108.86	961.08	1601.05	1,595.88
- Other Debt	1,643.25	1,023.33	625.00	720.00	1045.00
Gross Income	292.49	410.31	208.49	188.17	83.33
Operating Profit (PBITD)	122.56	267.63	15.17	30.34	1.76
Gross Profit (PBT)	(90.69)	48.55	(149.14)	(118.41)	(96.43)
Net Profit (Post Tax)	(96.37)	(5.24)	(146.17)	(112.25)	(94.55)
Audit qualifications (if any)	N.A.	N.A.	N.A.	N.A.	N.A.

AUDIT QUALIFICATIONS (if any) : NIL

REGULATORY STRUCTURES, IF ANY : NIL

DETAILS OF DEFAULT OF CPS, INCLUDING
TECHNICAL DELAY IN REDEMPTION DURING
PAST THREE YEARS : NIL

DETAILS OF DEFAULT & DELAY IN REDEMPTION
OF ANY OTHER BORROWINGS DURING LAST
THREE YEARS : NIL

AUTHORISED SIGNATORY OF ISSUER : Ms. Reshma Chheda

For **Tata Realty and Infrastructure Limited**

Authorised Signatory

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

Note: Proposed CP shall be listed on the Stock Exchange(s) in terms of para 4 of the SEBI Circular SEBI/HO/IMD/DF2/CIR/P/2019/104 dt. 01-10-2019 & SEBI Circular SEBI/HO/DDHS/CIR/P/2019/115 dt. 22-10-2019.

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Annex I

- Shareholding of the issuer's promoters and the details of the shares pledged by the promoters, if any –
 - Promoter is Tata Sons Pvt. Ltd. holding 100% shares
 - Details of the shares pledged by the promoters, if any – NIL
- Long Term Credit Rating, if any, obtained by the issuer- "AA+ (STABLE)" by ICRA
- Unaccepted credit ratings, if any, assigned to the issuer- N.A.
- Any material event / development having implications for the financials / credit quality resulting in material liabilities, corporate restructuring which may affect the issuer or the investors' decision to invest in the CP/NCD. -NIL
- Details of Statutory auditor and changes thereof in the last three financial years –

Details of the statutory auditor:

Name and address	Date of appointment	Remarks
Deloitte Haskins and Sells LLP, Chartered Accountants Address: Indiabulls Finance Centre, Tower 3, 27th-32nd, Floor, Senapati Bapat Marg,	24/08/2017	Appointment for 5 years effective for FY 2017-18 to FY 2021-22
B S R & Co. LLP 5th Floor, Lodha Excelus, Apollo Mills Compound, N. M Joshi Marg, Mahalaxmi, Mumbai – 400011	03/10/2022	Appointment for 5 years effective for FY 2022-23 to FY 2026-27.

Details of the change in statutory auditors in last three financial years including any change in the current year:

Name, address	Date of appointment/ resignation	Date of cessation (in case of resignation)	Remarks (viz. reasons for change etc.)
N.A.	N.A.	N.A.	N.A.

- An issuer which is either an NBFC or an HFC shall disclose the residual maturity profile of its assets and liabilities in the following format – **Not Applicable**

Category	Up to 30/31 days	>1 month - 2 month	>2 months – 3 months	>3 months – 6 months	>6 months – 1 year	>1 year – 3 years	>3 years – 5 years	> 5 Years	Total
Deposit									
Advances									
Investments									
Borrowings									
Foreign Currency Assets (FCA)									
Foreign Currency Liabilities (FCL)									

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