

**INFOPARK PROPERTIES LIMITED**

(CIN: U70109TN2021PLC147646)

4th floor, Paras Plaza, No. 30/1, Cathedral Garden Road, Nungambakkam, Chennai - 600034,  
Tamil Nadu. Website – www.tatarealty.in

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

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November 07, 2022

The General Manager  
Corporate Relations Department  
BSE Limited  
Phiroze Jeejeebhoy Towers  
Dalal Street  
Mumbai – 400 001

**Ref.: Scrip Code: 974013/ 974042**

**Sub: Outcome of the Board Meeting**

Dear Sir/Madam,

Pursuant to applicable regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") read along with SEBI Circulars, we wish to inform you that the Board of Directors of the Company, at its Meeting held today i.e., November 07, 2022, have, *inter-alia*, considered and approved the Un-audited Financial Results of the Company for the quarter and half- year ended September 30, 2022.

Accordingly, please find enclosed herewith the following:

1. the Un-audited Financial Results together with Limited Review Report issued by M/s. B S R & Co. LLP, Statutory Auditors of the Company pursuant to Regulations 51(2) and 52 of Listing Regulations;
2. Disclosure to be submitted in terms of Regulations 52(4) and 54 of Listing Regulation forming part of the Financial Results;

Further, pursuant to regulation 52(7) of Listing Regulation, we hereby confirm that there were no material deviations in the use of proceeds of listed non-convertible debt securities from the objects stated in the offer document issued during the quarter ended September 30, 2022.

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We request you to take the above on record.

Thanking you,

For **Infopark Properties Limited**

**Jagatpal Singh**

**Company Secretary**

(ICSI Membership No.: A49006)

Encl. as above

CC: Catalyst Trusteeship Limited

GDA House, First Floor,

Plot No. 85, S. No. 94 & 95,

Bhusari Colony (Right), Kothrud,

Pune, Maharashtra - 411038

# B S R & Co. LLP

Chartered Accountants

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 financial results of Infopark Properties Limited for the quarter ended 30 September 2022 and year-to-date results for the period from 1 April 2022 to 30 September 2022 pursuant to Regulation 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015**

### **To the Board of Directors of Infopark Properties Limited**

1. We have reviewed the accompanying Statement of unaudited financial results of Infopark Properties Limited ("the Company") for the quarter ended 30 September 2022 and year-to-date results for the period from 1 April 2022 to 30 September 2022 ("the Statement").
2. This Statement, which is the responsibility of the Company's management and approved by the 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. 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and 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 applicable accounting standards and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. The financial results for the three months ended 30 June 2022 included in the Statement were reviewed earlier by the then statutory auditors of the Company whose report have been furnished to us and have been relied upon by us for the purpose of our review of the Statement.

Our conclusion is not modified in respect of this matter.

6. The financial statements of the Company for the period 2 November 2021 to 31 March 2022 have been audited by the predecessor auditor whose report dated 29 April 2022 had expressed an unmodified opinion.

Registered Office:

B S R & Co. LLP

Our conclusion is not modified in respect of this matter.

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

*Chartered Accountants*

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

FARHAD  
HOSHEDER BAMJI

Digitally signed by FARHAD  
HOSHEDER BAMJI  
Date: 2022.11.07 17:04:08  
+05'30'

**Farhad Bamji**

*Partner*

Mumbai

07 November 2022

Membership No.: 105234

UDIN:22105234BCJAAT4431

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**Statement of Standalone Unaudited Financial Results for the quarter and six months ended 30 September 2022**

(INR in crores)

Particulars	For the quarter ended	For the quarter ended	For six months ended	For the Period
	30 September 2022	30 June 2022	30 September 2022	from 2 November 2021 to 31 March 2022
	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>Income</b>				
I Revenue from operations	-	-	-	-
II Other income	-	-	-	-
III <b>Total Income (I + II)</b>	-	-	-	-
<b>IV Expenses</b>				
Finance costs	81.80	1.94	83.74	0.01
Other expenses	0.07	0.86	0.93	0.97
<b>Total Expenses</b>	<b>81.87</b>	<b>2.80</b>	<b>84.67</b>	<b>0.98</b>
V <b>Loss before tax (III - IV)</b>	<b>(81.87)</b>	<b>(2.80)</b>	<b>(84.67)</b>	<b>(0.98)</b>
<b>VI Tax expenses</b>				
Current Tax	-	-	-	-
<b>Total tax expenses</b>	-	-	-	-
VII <b>Loss for the period (V - VI)</b>	<b>(81.87)</b>	<b>(2.80)</b>	<b>(84.67)</b>	<b>(0.98)</b>
VIII <b>Other Comprehensive Income:</b>				
<b>A. Items that will not be reclassified to profit or loss</b>	-	-	-	-
<b>B. Items that will be reclassified to profit or loss</b>	-	-	-	-
IX <b>Total Comprehensive Loss for the period (VII + VIII)</b>	<b>(81.87)</b>	<b>(2.80)</b>	<b>(84.67)</b>	<b>(0.98)</b>
X <b>Earnings per equity share (Face Value per share INR 10 each)</b>				
(1) Basic (INR)*	(13.90)	(8.33)	(22.23)	(976.85)
(2) Diluted (INR)*	(13.90)	(8.33)	(22.23)	(976.85)
* Not annualised for quarters ended 30 September 2022, 30 June 2022 and six months ended 30 September 2022				

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Statement of Standalone Assets and Liabilities as at 30 September 2022

Particulars	(INR in Crores)	
	As at September 30, 2022 (Unaudited)	As at March 31, 2022 (Audited)
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
(a) Financial assets		
(i) Investments	3,882.99	-
(b) Other non-current assets	0.25	-
<b>Total Non-Current Assets</b>	<b>3,883.24</b>	<b>-</b>
<b>Current Assets</b>		
(a) Financial assets		
(i) Cash and Cash Equivalents	4.20	0.49
(b) Other current assets	4.03	-
<b>Total Current Assets</b>	<b>8.23</b>	<b>0.49</b>
<b>Total Assets</b>	<b>3,891.47</b>	<b>0.49</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
(a) Equity share capital	75.25	0.01
(b) Other equity	440.35	(0.98)
<b>Total Equity</b>	<b>515.60</b>	<b>(0.97)</b>
<b>Liabilities</b>		
<b>Non-Current Liabilities</b>		
(a) Financial liabilities		
(i) Long-term Borrowings	3,290.00	-
<b>Total Non-Current Liabilities</b>	<b>3,290.00</b>	<b>-</b>
<b>Current Liabilities</b>		
(a) Financial liabilities		
(i) Short-term Borrowings	2.25	1.25
(ii) Trade Payables		
(a) Total outstanding dues of micro enterprises and small enterprises	-	-
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	3.79	0.19
(b) Other Financial liabilities	79.83	-
(c) Other current liabilities	-	0.02
<b>Total Current Liabilities</b>	<b>85.87</b>	<b>1.46</b>
<b>Total Liabilities</b>	<b>3,375.87</b>	<b>1.46</b>
<b>Total Equity and Liabilities</b>	<b>3,891.47</b>	<b>0.49</b>

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Statement of Standalone Cash Flows for the six months period 30 September 2022

(INR in crores)

Particulars	For the Period ended 30 September 2022 (Unaudited)
<b>A Cash Flow from operating activities</b>	
Loss Before Tax	(84.67)
<b>Adjustments for :</b>	
Finance costs	83.74
<b>Operating (Loss) before changes in operating assets and liabilities</b>	<b>(0.93)</b>
<b>Changes in operating assets and liabilities</b>	
Increase in other non-financial assets	(0.25)
Increase in other current assets	(4.03)
Decrease in trade payables	(0.14)
Decrease in other current liabilities	(0.02)
<b>Cash used in Operations</b>	<b>(5.37)</b>
Tax (paid) / refund during the year (net)	-
<b>Net Cash used in Operating Activities</b>	<b>(5.37)</b>
<b>B Cash Flow from Investing Activities</b>	
Investment in Subsidiary	(3,882.99)
<b>Net Cash from Investment Activities</b>	<b>(3,882.99)</b>
<b>C Cash Flow from Financing Activities</b>	
Issue of Shares including share premium	601.24
Proceeds from inter corporate deposit	1.00
Finance costs paid	(0.16)
Proceeds from long-term borrowings	3,290.00
<b>Net Cash from Financing Activities</b>	<b>3,892.08</b>
<b>Net Increase in Cash and Cash Equivalents</b>	<b>3.71</b>
Cash and cash equivalents at the beginning of the period	0.49
<b>Cash and cash equivalents as at the end of the period</b>	<b>4.20</b>



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**Statement of Standalone Financial Results for the six months ended September 30, 2022**

**Additional disclosures as per Regulation 52 (4) and 54 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015:**

(INR in crores)

Sr. No.	Particulars	For the quarter ended	For the quarter ended	For six months ended	For the Period from 2 November 2021 to 31 March 2022
		30 September 2022	30 June 2022	30 September	
		(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
(a)	Debt-Equity ratio (in times) Formula used for the computation of Debt Equity Ratio = Total Debt / Shareholder's Equity	6.39	54.98	6.39	(1.29)
(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 debt during the period)	NA	NA	NA	NA
(c)	Interest Service Coverage Ratio (ISCR) (in times) Formula used for the computation of ISCR = Profit before Finance costs, Tax and Depreciation / Finance Cost	NA	NA	NA	NA
(d)	Outstanding redeemable preference shares (quantity and value)	As the Company has not issued any redeemable preference shares during the period / year. Hence, this clause is not applicable.			
(e)	Capital redemption reserve / Debenture redemption reserve	The Company has not created debentures redemption reserve as per Section 71 of the Companies Act, 2013 due to unavailability of the profits of the company for payment of a dividend during the period / year.			
(f)	Net-worth (INR in crores)	515.60	34.60	515.60	(0.97)
(g)	Net Profit / (Loss) after tax (INR in crores)	(81.87)	(2.80)	(84.67)	(0.98)
(h)	Earnings per equity share (Face Value per share Rs.10 each)				
	(a) Basic (in Rs.) (not annualised)	(13.90)	(8.33)	(22.23)	(976.85)
	(b) Diluted (in Rs.) (not annualised)	(13.90)	(8.33)	(22.23)	(976.85)
(i)	Current ratio (in times) Formula used for the computation of Current Ratio = Current Assets / Current Liabilities	9.59	0.00	9.59	0.34
(j)	Long Term Debt to Working capital (in times) Formula used for the computation of Long Term Debt to Working capital = Long Term Borrowings + Current Maturities of Long Term Borrowings / Net Working Capital	4.46	(0.98)	4.46	(1.29)
(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
(l)	Current liability ratio (%) Formula used for the computation of Current liability ratio = Current Liabilities / Total Liabilities	3%	51%	3%	100%
(m)	Total debts to Total assets (in %) Formula used for the computation of Total debts to Total assets = Debt Securities Issued + Subordinated Liabilities + Other Borrowings / Total Assets	85%	49%	85%	254%
(n)	Debtors turnover (in times) (annualised) Formula used for the computation of Debtors turnover = Revenue from operations / Average Trade Receivable	NA	NA	NA	NA
(o)	Inventory turnover (in times) (annualised) Formula used for the computation of Inventory turnover = Sale of residential flats / Average Inventory	NA	NA	NA	NA
(p)	Operating margin (in %) Formula used for the computation of Operating margin = Profit before Depreciation, Finance costs, (Gain)/ Loss on fair valuation of derivative contracts, Tax and Exceptional Item (less) Other Income / Revenue from operations	NA	NA	NA	NA
(q)	Net Profit / (Loss) margin (in %) Formula used for the computation of Net Profit / (Loss) margin = Profit / (Loss) after tax / Revenue from operations	NA	NA	NA	NA
(r)	Asset cover available, in case of non-convertible debt securities (in times)	1.15	1.02	1.15	0.23
(s)	The extent and nature of securities created and maintained with respect to listed non-convertible debt securities	Current NCDs are all unsecured. Not applicable since current NCDs are all unsecured.			
(t)	During the quarter under review there were no deviations in the use of proceeds from issue of Non convertible Debt securities.				

Place: Bengaluru  
Date : 7 November 2022

**For and on behalf of Infopark Properties limited**  
CIN: U70109TN2021PLC147646

**Sanjay  
Dutt**

Digitally signed by Sanjay Dutt  
DN: cn=Sanjay Dutt, o=Infopark Properties Limited, ou=Infopark Properties Limited, email=sdutt@infoparkproperties.com, c=IN

**Sanjay Dutt**  
Chairman  
DIN - 05251670