



**INDUSTRIAL  
INVESTMENT  
TRUST  
LIMITED**

November 27, 2020

The Manager  
Listing Department  
BSE Limited  
Dalal Street  
Mumbai – 400 001

The Manager  
Listing Department  
The National Stock Exchange of India Limited  
Exchange Plaza, 5<sup>th</sup> Floor  
Plot No. C/1, G Block  
BKC, Bandra (E), Mumbai 400 051

**BSE Code: 501295**

**NSE Scrip Symbol: IITL**

Dear Sir / Madam,

**Sub: Submission of half yearly Disclosure on Related Party Transactions pursuant to Regulation 23(9) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Pursuant to Regulation 23(9) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby submit the Disclosure of Related Party Transactions for the half year ended on September 30, 2020.

You are requested to take the same on record.

Thanking you,

Yours faithfully,  
For **Industrial Investment Trust Limited**

**Cumi Banerjee**  
CEO & Company Secretary



Encl: A/a

CIN No. L65990MH1933PLC001998

**Regd. Office :** Rajabhadur Mansion, 2nd Floor, 28, Bombay Samachar Marg, Mumbai - 400 001.

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**INDUSTRIAL INVESTMENT TRUST LIMITED**

## STANDALONE RELATED PARTY DISCLOSURES

**(i) Names of related parties:**

(a) Names of related parties and nature of related party relationship where control exists are as under:

Subsidiary companies: IIT Investrust Limited  
IITL Projects Limited  
IIT Insurance Broking and Risk Management Private Limited

(b) Names of other related parties and nature of relationship:

Key management personnel: Dr. B. Samal, Executive Chairman  
Cumi Banerjee, CEO & Company Secretary  
Hemang Ladani, CFO (Resigned from July 25, 2020)  
Kamlesh Agrawal, CFO (w.e.f. September 11, 2020)

Associate company: World Resorts Limited

Entities over which the Company can exercise significant influence: IITL Nimbus The Express Park View - a partnership firm  
IITL Nimbus The Palm Village - a partnership firm  
IITL Nimbus The Hyde Park Noida - a partnership firm  
Capital Infraprojects Private Limited

**(ii) Transactions with related parties:**

(a) Key management personnel:

(₹ in '000)

Name of Key management personnel	Nature	Period ended	Year ended
		Sept 30, 2020	March 31, 2020
Dr. B. Samal*	Remuneration	1,700.00	5,532.00
Cumi Banerjee	Remuneration	927.36	3,771.00
Kamlesh Agrawal	Remuneration	175.00	-
Hemang Ladani	Remuneration	215.83	1,347.35

\* Above remuneration excludes provision for gratuity and compensated absences, which is determined on the basis of actuarial valuation done on overall basis for the Company.

(b) Other related parties:

(₹ in '000)

Particulars	Period ended	Year ended
	Sept 30, 2020	March 31, 2020
<u>Interest income:</u>		
Capital Infraprojects Private Limited	714.45	1,425.00
IITL Nimbus The Hyde Park	4,736.66	19,209.81
World Resorts Limited	680.32	2,055.91
<u>Rent Expenses:</u>		
IIT Investrust Limited	-	208.33
<u>Interest cost on Leased liabilities</u>		
IIT Investrust Limited	174.40	414.89
<u>Depreciation on leased assets</u>		
IIT Investrust Limited	585.24	1,005.54
<u>Interest income from preference share amortisation</u>		
World Resorts Limited	28,574.49	81,496.61

**(iii) Details of amount outstanding as on balance sheet date**

(₹ in '000)

Particular	As at	As at
	Sept 30, 2020	March 31, 2020
<u>Loans outstanding</u>		
Capital Infraproject Private Limited	10,000.00	10,000.00
IITL Nimbus The Express Park View	247,751.46	247,751.46
IITL Nimbus The Hyde Park	162,794.96	162,794.96
IITL Nimbus The Palm Village	30,000.00	30,000.00
World Resorts Limited	18,500.00	18,500.00
<u>Interest accrued and due as at year-end:</u>		
Capital Infraproject Private Limited	332.24	316.23

Above disclosures exclude related party transactions in the nature of reimbursements.



**INDUSTRIAL INVESTMENT TRUST LIMITED**  
CONSOLIDATED RELATED PARTY DISCLOSURES

**(i) Names of related parties:**

(a) Names of related parties and nature of relationship:

Joint venture:	Future Generali India Life Insurance Company Limited IITL Nimbus The Express Park View - a partnership firm IITL Nimbus The Palm Village - a partnership firm IITL Nimbus The Hyde Park Noida -a partnership firm Capital Infraprojects Private Limited
Associate company:	World Resorts Limited
Entities over which the Company can exercise significant influence:	Nimbus India Limited Nimbus Propmart Private Limited
Key management personnel :	Dr. B. Samal, Executive Chairman Cumi Banerjee, CEO & Company Secretary Hemang Ladani, CFO (Resigned on July 25, 2020) Kamlesh Agrawal, CFO (w.e.f. September 11, 2020) Mr. D.P. Goyal, Managing Director (Resigned on May 08, 2020)

**(ii) Details of transactions with related parties:**

(a) Key management personnel:

(₹ in '000)

Name of Key management personnel	Nature	Period ended	Year ended
		Sept 30, 2020	March 31, 2020
Dr. B. Samal*	Remuneration	1,700.00	5,532.00
Cumi Banerjee	Remuneration	927.36	3,771.00
Hemang Ladani	Remuneration	215.83	1,347.35
Kamlesh Agrawal	Remuneration	175.00	-
Mr. D. P. Goyal	Remuneration	-	3,000.00

\* Excludes provision for gratuity and compensated absences, which is determined on the basis of actuarial valuation done on overall basis for the Company

(b) Other related parties:

(₹ in '000)

Nature of transaction	Period ended Sept 30, 2020			Year ended March 31, 2020		
	Joint Ventures	Associate company	Entities under Significant influence	Joint Ventures	Associate company	Entities under Significant influence
<u>Interest income</u>						
World Resorts Limited		680.32			2,055.91	
Capital Infraprojects Private Limited				1,425.00		
IITL Nimbus The Hyde Park Noida	714.45			19,209.81		
IITL Nimbus The Palm Village	4,736.66			664.31		
	332.16					
<u>Brokerage income</u>						
Future Generali India Life Insurance Co. Ltd.				1,145.59		
<u>Interest income on preference share amortisation</u>						
World Resorts Limited		31,887.95			91,418.59	
Capital Infraprojects Private Limited				21,452.80		
<u>Expected credit loss on loans given</u>						
IITL Nimbus The Palm Village	271.47			3,727.89		
World Resorts Limited	3,700.00			3,700.00		
<u>Rent paid</u>						
Nimbus India Limited			150.00			275.00
<u>Capital contribution</u>						
IITL Nimbus The Express Park View				5,000.00		



**INDUSTRIAL INVESTMENT TRUST LIMITED**  
CONSOLIDATED RELATED PARTY DISCLOSURES (Contd.)

(iii) Details of amount outstanding

(₹ in '000)

Nature of transaction	As at Sept 30, 2020			As at March 31, 2020		
	Joint Ventures	Associate company	Entities under Significant influence	Joint Ventures	Associate company	Entities under Significant influence
<u>Loans given</u>						
World Resorts Limited (refer note 44)		18,500.00			18,500.00	
Capital Infraprojects Private Limited	10,000.00			10,000.00		
IITL Nimbus The Express Park View	247,751.46			247,751.46		
IITL Nimbus The Hyde Park Noida	162,794.96			162,794.96		
IITL Nimbus The Palm Village	35,000.00			35,000.00		
<u>Interest accrued and due on loans</u>						
Capital Infraprojects Private Limited	332.24			316.23		
IITL Nimbus The Palm Village	1,495.55			1,225.89		
<u>Interest accrued but not due on loans</u>						
IITL Nimbus The Palm Village	63.53			61.71		
<u>Provision for expected credit loss</u>						
On accrued interest						
- IITL Nimbus The Palm Village	1,559.08			1,287.61		
On loan						
- IITL Nimbus The Palm Village	5,000.00			5,000.00		
- World Resorts Limited		7,400.00			3,700.00	
<u>Investment in preference share</u>						
World Resorts Limited		459,914.15			428,026.20	
<u>Capital account of partnership firm</u>						
IITL Nimbus The Hyde Park Noida	37,500.00			45,000.00		
IITL Nimbus The Palm Village	220,000.00			220,000.00		
<u>Credit/(debit) Current account of partnership firm</u>						
IITL Nimbus The Hyde Park Noida	(22,426.98)			(10,763.90)		
IITL Nimbus The Express Park View	(142,799.55)			(127,664.02)		
IITL Nimbus The Palm Village	(222,278.24)			(184,782.93)		
<u>Trade receivable</u>						
Nimbus Propmart Private Limited						(1,032.64)

