



**INDUSTRIAL
INVESTMENT
TRUST
LIMITED**

June 30, 2021

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

The Manager
Listing Department
The National Stock Exchange of India Limited
Exchange Plaza, 5th 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 March 31, 2021.

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 : Office No. 101A, "The Capital", G-Block, Plot No. C-70, Bandra Kurla Complex,
Bandra (East), Mumbai -400051. • Tel.: (+91) 22-4325 0100
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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 on 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	Half year ended	Year ended
		March 31, 2021	March 31, 2020
Dr. B. Samal*	Remuneration	2,880.00	5,532.00
Cumi Banerjee	Remuneration	2,064.87	3,371.00
Kamlesh Agrawal	Remuneration	1,044.36	-
Hemang Ladani	Remuneration	14.15	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	Half year ended	Year ended
	March 31, 2021	March 31, 2020
<u>Interest income :</u>		
Capital Infraprojects Private Limited	710.55	1,425.00
IITL Nimbus The Hyde Park	14,473.15	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	585.23	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
	March 31, 2021	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	-	316.23
<u>Other receivable/(payable)</u>		
IIT Insurance Broking and Risk Management Private Limited	24.99	(81.90)
IIT Investrust Limited	-	111.15
IITL Projects Limited	544.75	379.83



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:	The Golden Palms Hotel & SPA 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 8, 2020)

(ii) Details of transactions with related parties:
(a) Key management personnel:

(₹ in '000)

Name of Key management personnel	Nature	Half year ended	Year ended
		March 31, 2021	March 31, 2020
Dr. B. Samal*	Remuneration	2,880.00	5,532.00
Ms. Cumi Banerjee	Remuneration	2,064.87	3,771.00
Mr. Hemang Ladani	Remuneration	14.15	1,347.35
Mr. Kamlesh Kumar Agrawal	Remuneration	1,044.36	-
Mr. D. P. Goyal	Remuneration	23.05	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	Half year ended March 31, 2021			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	710.55			1,425.00		
IITL Nimbus The Hyde Park Noida	14,473.14			19,209.81		
IITL Nimbus The Palm Village	315.65			664.31		
<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						
<u>Expected credit loss on loans given</u>						
IITL Nimbus The Palm Village	287.21			3,727.89		
World Resorts Limited		(7,400.00)		3,700.00		
<u>Rent paid</u>						
Nimbus India Limited						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 March 31, 2021			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	
MRG Hotels Private Limited						
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				316.23		
IITL Nimbus The Palm Village	1,804.47			1,225.89		
<u>Interest accrued but not due on loans</u>						
IITL Nimbus The Palm Village	41.82			61.71		
<u>Provision for expected credit loss</u>						
On accrued interest						
- IITL Nimbus The Palm Village	1,846.29			1,287.61		
On loan						
- IITL Nimbus The Palm Village	5,000.00			5,000.00		
- World Resorts Limited					3,700.00	
<u>Investment in preference share</u>						
World Resorts Limited		429,975.44			428,026.20	
<u>Capital account of partnership firm</u>						
IITL Nimbus The Hyde Park Noida	35,000.00			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	(31,442.32)			(10,763.90)		
IITL Nimbus The Express Park View	(145,584.15)			(127,664.02)		
IITL Nimbus The Palm Village	(262,849.01)			(184,782.93)		
<u>Trade receivable/(payable)</u>						
The Golden Palms Hotel & SPA						
Nimbus Propmart Private Limited						(1,032.64)

