

Ref: 08/JAN/2022-23/CORP

January 23, 2023

Listing Compliance Department Bombay Stock Exchange Ltd. Phiroze Jeejeebhoy Towers Dalal Street, Mumbai – 400 001

Dear Sirs,

Sub: Disclosure pursuant to Regulation 54 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to Regulation 54 of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 (SEBI LODR), we would like to state that all secured Non-Convertible Debentures (NCDs) issued by the Company and outstanding as on December 31, 2022 are fully secured by first pari passu charge created over the freehold immovable properties, current assets, cash flows and receivables of the Company. Accordingly, as on December 31, 2022, the Company is maintaining security cover of 1x or such higher security cover required as per the terms of offer document/Placement Memorandum.

Accordingly, please find enclosed the security cover certificate provided by the Statutory Auditor as per Annexure 1 of SEBI circular no. SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022.

You are requested to take the same on record.

Thanking you,

Yours sincerely,

For India Infradebt Limited

Gaurav Tolwani Company Secretary & Compliance Officer

Encl: a/a

India Infradebt Limited

The Capital, 'B' Wing, 1101 A, Bandra Kurla Complex, Mumbai 400051, India. CIN: U65923MH2012PLC237365 Tel: +91 2268196900 Fax:+91 2268196910 Email: info@infradebt.in www.infradebt.in To. The Board of Directors India Infradebt Limited The Capital, 'B' Wing, 1101 A, Bandra Kurla Complex, Mumbai 400051.

Independent Auditor's certificate

1. We have been requested by the Management of the Company to certify the accompanying "Statement of assets cover and compliance with covenants as on December 31, 2022" (the "Statement") for listed Non-Convertible Debentures, including Market Linked Debentures for submission to the Company's Debenture Trustee i.e. IDBI Trusteeship Services Limited pursuant to Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended till date (together referred to as the "Regulations") and read with SEBI circular dated May 19, 2022 (Circular no. SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67). The Statement has been initialed by us for identification purpose only.

Management's Responsibility

The preparation of the accompanying Statement from the unaudited financial statements of the Company 2. as at and for the period ended December 31, 2022 and other relevant records and documents is the responsibility of the Management of the Company, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and presentation of the Statement, and applying an appropriate basis of preparation, and making estimates that are reasonable in the circumstances.

The Management is also responsible for maintenance of asset cover and compliance with all the covenants of the respective Offer Document/Information Memorandum/ Debenture Trust deeds in the manner as may be specified by SEBI and adherence with all other applicable conditions mentioned in the Regulations in connection with the Statement.

Auditor's Responsibility

3. Our responsibility is to provide a reasonable assurance as to whether the particulars contained in the aforesaid Statement are in agreement with the unaudited financial statements as at and for the period ended December 31, 2022 and other relevant records and documents maintained by the Company. This did not include the evaluation of adherence by the Company with all the applicable guidelines of the Regulations, Offer documents/ Information memorandum and Debenture Trust deeds.

We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes (the "Guidance Note") issued by the Institute of Chartered Accountant

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G. D. Apte & Co. Chartered Accountants

of India (ICAI) and the Standards on Auditing specified under Section 143(10) of the Companies Act 2013 in so far as applicable for the purpose of this Certificate, which includes the concepts of test checks and

materiality. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

We have complied with the relevant applicable requirements of the Standard on Quality Control ("SQC") 1, Quality Control for Firms that perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Opinion

4. Based on our examination, and according to the information, explanation and representations provided to us by the Management of the Company, we are of the opinion that the particulars furnished by the Company in the statement are in agreement with the unaudited financial statements as at and for the period ended December 31, 2022 and other relevant records and documents maintained by the Company.

Restriction on Use

5. This certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose of submission to Debenture Trustees in accordance with the Regulations and should not be used for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come without our prior consent in writing.

For G. D. Apte & Co. **Chartered Accountants** Firm Registration No. 100515W

Chetan R. Sapre Partner Membership No.: 116952 UDIN : 23116952BGTHKO6223 Place : Mumbai Date : 23/01/2023

Mumbai Office: Neelkanth Business Park, Office No. 509, 5th Floor, Nathani Road, Vidyavihar West Mumbai 400 086. Phone: +91 22 3512 3184; Email: chetan.sapre@gdaca.com. Pune Office: GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune - 411 038, Phone: +91 20 6680 7200; Email - audit@gdaca.com.

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ents) Regulations, 2015 as on December 31, 2022

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L		Column N		Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge				Assets not offered as Security	Elimination (amount in negative)	Debt not backed by any assets offered	(Total C to J)		Related to o		ered by this certificate	
		Debt for which this certificate being issued	Other Secured Deb	t Debt for which this certificate being issued	Assets shared by pari passu debt holders (includes debt for which this certificate is issued & other debt with pari- passu charge)	which there is pari- Passu charge		debt amount considered more than once (due to exclusive plus pari passu charge)			Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balanca, DSRA market value is not applicable)	Pari passu charge Assets	assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value (=L+M+N+O)
													Relatir	ng to Column F	
		Book Value	Book Value	Yes/No	Book Value	Book Value									
Property, Plant and Equipment	Land, Computer Hardware, Office Equipments, Vehicles, Lease hold Improvements, right of use of premises			Yes	25.44	-	·	·		25.44			0.67	24.67	25.34
Capital Work-in-Progress										-					
Right of Use Assets		-				-									
Goodwill							•								
Intangible Assets	Computer - Software			Yes	0.52					0.52				0.52	0.53
Intangible Assets under Development															
Investments															
Loans	Receivables under refinancing activities to eligible infrastructure projects			Yes	1,76,047.60		(24,253.66)	-	•	1,51,793.94	•			1,51,793.94	1,51,793.94
Inventories															
Trade Receivables														-	
Cash and Cash Equivalents				Yes	10,932.88		(1,098.31)		-	9,834.56				9,834.56	9,834.56
Bank Balances other than Cash and Cash Equivalents														-	
Others				Yes	3,007.68		(44.67)			2,963.00				2,963.00	2,963.00
Total					1,90,014.11		(25,396.64)			1,64,617.47			0.67		1,64,617.37
LIABILITIES															
Debt securities to which this certificate pertains		-		Yes	1.59.603.58	-				1.59.603.58				1.64.843.10	1.64.843.10
Other debt sharing pari-passu charge with above debt							•		-					•	
Other Debt														-	
Subordinated debt									5.792.27	5.792.27					
Borrowings									-						
Bank				-					-						
Debt Securities															
Others															
Trade payables		-													
Lease Liabilities		-													
Provisions				-					97.29	97.29					
Others									166.04	166.04					
Total		-			1,59,603.58				6,055.60					1,64,843.10	1,64,843.10
Cover on Book Value		-			1.03										.,
Cover on Market Value					1.00										
		Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio										

Note: 1) Property Plant & Equipment does not includes Intancible assets however it includes the Richt of userROUJ assets. 2) Others includes other financial and non-financial assets 3) Cash & cash equivalents does not include balances considered for HOLA stock (₹ 4,23.36 million) as required by RBI circular dated November 4, 2019. 3) Cash & cash equivalents does not include balances considered for HOLA stock (₹ 4,23.36 million) as required by RBI circular dated November 4, 2019.

3) Cash 6 cash equivalents does not include balances considered for HCLA stock (# 4238.36 million) as required by BRI circular dated November 4, 2019. 4) The assets are secured to the extent required to maintain the agreed Security Cover in respect of the Debentures. Accordingly loan assets of R 23,093.04 million are mentioned in column H as not offered for security. 5) Asset Coverage Ratio as specified in table I above shall be 119% had the HCLA stock of (# 4238.36 million) and additional assets of ₹ 23,093.04 million in form of loans and advances as specified in Note 4 and Note 5 above respectively, had been considered. 6) The market value of 0.87 million for lead is on the basis of entified valuation done on September 19, 2022. 7) NCDs are secured by way of first pari passu charge against eligible assets at such value as recognised in the unaudited financial statement. Since the nature of assets are in the form of receivables, market value cannot be ascertained and hence the book value has been considered in the above table. 9) Refer Annexure B for 'Confirmation on compliance with Covenants'.

For India Infradebt Limited

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Managing Director and CEO Place : Mumbai Date: January 23, 2023

Suvek Nambiar



The Capital, 'B' Wing, 1101A, Bandra Kurla Complex, Mumbai 400051, India. CIN: U65923MH2012PLC237365

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Annexure A

List of Secured NCDs outstanding as on December 31, 2022 and corresponding security cover to be maintained

Sr. No.	Description of NCDs issued	ISIN	Debenture trust deed (DTD) reference	Outstanding amount as on Dec 31, 2022 (₹ In crore)	Interest Accrued as on Dec 31, 2022 (₹ In crore)	Total Outstanding (₹ In crore)	Cover Required (₹ In crore)	Assets Required (₹ In crore)	Assets maintained (₹ In crore)
1	1650 9.70% p.a. Secured Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in May 2014)	INE537P07026	Debenture trust dated May 27, 2014	165		174	1.00	174.47	174
2	500 8.45% p.a. Secured Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in February 2015)		Debenture trust dated December 26, 2014	50	3.83	54	1.00	53.83	54
3	2000 8.50% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in November 2015)		Debenture trust dated August 19, 2015	200		202	1.00	202.00	202
4	940 8.60% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in January 2016)		Debenture trust dated August 19, 2015	94	7.88	102	1.00	101.88	102
5	100 8.70% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in January 2016)	INE537P07109	Debenture trust dated August 19, 2015	10	0.81	11	1.00	10.81	11
6	1550 8.62% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in March 2016)	INE537P07125	Debenture trust dated February 26, 2016	155	4.21	159	1.00	159.21	159
7	700 8.65% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in March 2016)	INE537P07141	Debenture trust dated February 26, 2016	70	1.69	72	1.00	71.69	72
8	820 8.65% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in March 2016)	INE537P07166	Debenture trust dated February 26, 2016	82	1.96	84	1.00	83.96	84
9	500 8.51% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in May 2016)	INE537P07182	Debenture trust dated February 26, 2016	50	0.66	51	1.00	50.66	51
10	500 8.57% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in June 2016)	INE537P07216	Debenture trust dated February 26, 2016	50	0.11	50	1.00	50.11	50
	950 8.24% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in August 2016)		Debenture trust dated February 26, 2016	95	2.66	98	1.00	97.66	98
12	3000 8.24% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in November 2016)	INE537P07257	Debenture trust dated November 7, 2016	300	2.17	302	1.25	377.71	378
13	150 8.1% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in December 2016)	INE537P07273	Debenture trust dated November 7, 2016	15	0.02	15	1.00	15.02	15
14	1000 8.02% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in June 2017)	INE537P07349	Debenture trust dated November 7, 2016	100	4.70	105	1.00	104.70	105
15	1500 7.92% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in July 2017)	INE537P07364	Debenture trust dated June 19, 2017	215	8.05	223	1.00	223.05	223
16	3000 8.37% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in February 2018)	INE537P07406	Debenture trust dated February 2, 2018	300	21.53	322	1.00	321.53	322
17	2,000 8.55% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in May 2018)	INE537P07414	Debenture trust dated February 2, 2018	200	10.40	210	1.00	210.40	210
18	3,600 9.30% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in June 2018)	INE537P07422	Debenture trust dated February 2, 2018	360	17.98	378	1.00	377.98	378
19	1,450 9.25% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in June 2018)	INE537P07430	Debenture trust dated February 2, 2018	145	7.20	152	1.00	152.20	152



Sr. No.	Description of NCDs issued	ISIN	Debenture trust deed (DTD) reference	Outstanding amount as on Dec 31, 2022 (₹ In crore)	Interest Accrued as on Dec 31, 2022 (≹ In crore)	Total Outstanding (₹ In crore)	Cover Required (₹ In crore)	Assets Required (₹ In crore)	Assets maintained (₹ In crore)
20	2,000 8.95% sp.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in August 2018)	INE537P07448	Debenture trust dated February 2, 2018	200	6.08	206	1.00	206.08	206
21	3,570 9,30% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10.00,000/- each (issued in December 2018)	INE537P07455	Debenture trust dated November 1, 2018	357	0.45	357	1.00	357.45	357
22	3,000 9.00% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in April 2019)	INE537P07463	Debenture trust dated November 1, 2018	300	18.72	319	1.00	318.72	319
	5,000 8.60% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in September 2019)		Debenture trust dated August 16, 2019	500	10.96	511		510.96	511
24	1,500 8.40% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in November 2019)	INE537P07489	Debenture trust dated August 16, 2019	150	1.45	151	1.00	151.45	151
	4,500 8.60% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in December 2019)		Debenture trust dated August 16, 2019	450	0.21	450	1.00	450.21	450
26	2,000 8.50% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in February 2020)	INE537P07505	Debenture trust dated August 16, 2019	200	15.00	215	1.00	215.00	215
	3,000 8.35% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (issued in February 2020)		Debenture trust dated August 16, 2019	300	21.28	321	1.00	321.28	321
28	3,000 8.25% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (Issued in April 2020)	INE537P07539	Debenture trust dated August 16, 2019	300	17.36	317	1.00	317.36	317
29	2,500 8.10% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (Issued in April 2020)	INE537P07521	Debenture trust dated August 16, 2019	250	14.20	264	1.00	264.20	264
30	3,000 8% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (Issued in May 2020)	INE537P07547	Debenture trust dated August 16, 2019	300	14.93	315	1.00	314.93	315
31	1,650 8% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (Issued in May 2020)	INE537P07554	Debenture trust dated August 16, 2019	165	7.92	173	1.00	172.92	173
32	3,750 7.50% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (Issued in June 2020)	INE537P07562	Debenture trust dated August 16, 2019	375	14.26	389	1.00	389.26	389
	7,500 8.57% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (Issued in July 2020)		Debenture trust dated August 16, 2019	750	29.94	780	1.25	974.92	975
34	5,000 7% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (Issued in November 2020)	INE537P07588	Debenture trust dated August 16, 2019	500	4.79	505	1.00	504.79	505
	4,250 7.25% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (Issued in March 2021)		Debenture trust dated August 16, 2019	425	23.81	449	1.00	448.81	449
	3,350 7.25% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (Issued in May 2021)		Debenture trust dated August 16, 2019	335	12.45	347	1.00	347.45	347
	5,000 7.15% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (Issued in June 2021)		Debenture trust dated May 25, 2021	500	18.12	518	1.00	518.12	518
	4,000 6.75% p.a. Secure, Listed Fully Redeemable NCDs of face value of ₹ 10,00,000/- each (Issued in September 2021)		Debenture trust dated May 25, 2021	400	6.88	407	1.00	406.88	407
	5,000 6.75% secured redeemable non-convertible debentures (Maturity date: June 14, 2027)		Debenture trust dated May 25, 2021	500	1.76	502	1.00	501.76	502
	2,000 6.75% secured redeemable non-convertible debentures (Maturity date: June 14, 2027)-(Reissue I)		Debenture trust dated May 25, 2021	200	0.70	201	1.00	200.70	201
	11,000 7.15% secured redeemable non-convertible debentures (Maturity date: February 22, 2027)	INE537P07646	Debenture trust dated May 25, 2021	1,100	67.45	1,167	1.00	1,167.45	1,167

Sr. No.	Description of NCDs issued	ISIN	Debenture trust deed (DTD) reference	Outstanding amount as on Dec 31, 2022 (₹ In crore)		Total Outstanding (₹ In crore)	Cover Required (₹ In crore)	Assets Required (₹ In crore)	Assets maintained (₹ In crore)
	10,000 8.00% secured redeemable non-convertible debentures (Maturity date: June 28, 2027)	INE537P07653	Debenture trust dated May 25, 2021	1,000	40.99	1,041	1.00	1,040.99	1,041
43	13,000 (March 31, 2022: Nil) 7.77% secured redeemable non-convertible debentures (Maturity date: August 29, 2027)	and the second state of the second state of the	Debenture trust dated May 25, 2021	1,300	34.59	1,335	1.00	1,334.59	1,335
	10,000 (March 31, 2022: Nil) 8.07% secured redeemable non-convertible debentures (Maturity date: October 31, 2022)	and the substance of the spectrum databases	Debenture trust dated September 29, 2022	1,000	13.71	1,014	1.25	1,267.13	1,267
	9,400 (March 31, 2022: Nil) 7.87% secured redeemable non-convertible debentures (Maturity date: December 22, 2027)		Debenture trust dated September 29, 2022	940	2.03	942	1.00	942.03	942
	Total			15,453	507.36	15,960.36		16,484	16,484

List of Unsecured NCDs outstanding as on December 31, 2022 and corresponding security cover to be maintained

Sr. No.	Description of NCDs issued	ISIN	Debenture trust deed (DTD) reference	Outstanding amount as on Dec 31, 2022 (₹ In crore)	Interest Accrued as on Dec 31, 2022 (₹ In crore)	Total Outstanding (₹ In crore)	Cover Required (₹ In crore)	Assets Required (₹ In crore)	Assets maintained (₹ In crore)
1	2,500 (March 31, 2018: 2,500) 8.45% unsecured redeemable non-II convertible debentures-sub-ordinates debts (included in Tier II Capital)	NE537P08024	Debenture trust dated May 27, 2014	250	20.14	270	1.00	270.14	270
	(Maturity date: May 18, 2028)		27, 2014						
2	3,000 (March 31, 2021: Nil) 7.37% unsecured redeemable non-convertible II debentures-sub-ordinates debts (included in Tier II Capital) (Maturity date: August 04, 2031)		Debenture trust dated December 26, 2014	300	9.09	309	1.00	309.09	309
	Total			550	29	579		579	579





Annexure B

Details of Debenture Trust Deeds entered by the Company

Sr. No.	Particulars	Trustee Name	Schedule reference	Complied with covenants	If no, reasons for non-compliance
1	Debenture trust dated May 27, 2014	IDBI Trusteeship Services Limited	Schedule IV	Complied	Not Applicable
2	Debenture trust dated December 26, 2014	IDBI Trusteeship Services Limited	Schedule IV	Complied	Not Applicable
3	Debenture trust dated March 28, 2015	IDBI Trusteeship Services Limited	Schedule III	Complied	Not Applicable
4	Debenture trust dated August 19, 2015	IDBI Trusteeship Services Limited	Schedule IV	Complied	Not Applicable
5	Debenture trust dated February 26, 2016	IDBI Trusteeship Services Limited	Schedule IV	Complied	Not Applicable
6	Debenture trust dated November 7, 2016	IDBI Trusteeship Services Limited	Schedule IV	Complied	Not Applicable
7	Debenture trust dated June 19, 2017	IDBI Trusteeship Services Limited	Schedule IV	Complied	Not Applicable
8	Debenture trust dated January 16, 2018	IDBI Trusteeship Services Limited	Schedule III	Complied	Not Applicable
9	Debenture trust dated February 2, 2018	IDBI Trusteeship Services Limited	Schedule IV	Complied	Not Applicable
10	Debenture trust dated November 1, 2018	IDBI Trusteeship Services Limited	Schedule IV	Complied	Not Applicable
11	Debenture trust dated August 16, 2019	IDBI Trusteeship Services Limited	Schedule IV	Complied	Not Applicable
12	Debenture trust dated May 25, 2021	IDBI Trusteeship Services Limited	Schedule IV	Complied	Not Applicable
13	Debenture trust dated July 29, 2021	IDBI Trusteeship Services Limited	Schedule III	Complied	Not Applicable
14	Debenture trust dated September 29, 2022	IDBI Trusteeship Services Limited	Schedule IV	Complied	Not Applicable



