



**INDUSTRIAL  
INVESTMENT  
TRUST  
LIMITED**

July 24, 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 March 31, 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 (w.e.f. April 19, 2018)
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 MRG Hotels 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, 2020	March 31, 2019
Dr. B. Samal*	Remuneration	2,766.00	5,532.00
Cumi Banerjee	Remuneration	1,911.00	3,300.00
Hemang Ladani	Remuneration	691.01	1,084.30

\* 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, 2020	March 31, 2019
<u>Loans given:</u>		
IIT Insurance Broking and Risk Management Private Limited	-	1,800.00
Capital Infraproject Private Limited	-	10,000.00
<u>Refund of loans given:</u>		
IIT Insurance Broking and Risk Management Private Limited	-	59,300.00
MRG Hotels Private Limited	-	5,000.00
World Resorts Limited	-	25,000.00
<u>Interest income:</u>		
Capital Infraprojects Private Limited	710.55	1,415.81
IITL Nimbus The Hyde Park	9,683.85	19,583.57
World Resorts Limited	687.80	3,331.45
MRG Hotels Private Limited	-	2,557.81
<u>Rent Expenses:</u>		
IIT Investrust Limited	-	1,500.00
IIT Insurance Broking and Risk Management Private Limited	-	1,800.00
<u>Interest cost on Leased liabilities</u>		
IIT Investrust Limited	241.47	-
<u>Depreciation on leased assets</u>		
IIT Investrust Limited	585.24	-
<u>Interest income from preference share amortisation</u>		
IITL Projects Limited	-	52,203.56
Capital Infraprojects Private Limited	-	21,001.20
World Resorts Limited	42,145.81	70,866.62

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

Particular	As at	As at
	March 31, 2020	March 31, 2019
<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	316.23
<u>Other receivable/(payable)</u>		
IIT Insurance Broking and Risk Management Private Limited	(81.90)	(92.04)
IIT Investrust Limited	111.15	3.01
IITL Projects Limited	379.83	8.29



*Handwritten signature/initials*

**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:	MRG Hotels Private Limited 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 (w.e.f. April 19, 2018) Mr. D.P. Goyal, Managing Director

(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, 2020	March 31, 2019
Dr. B. Samal*	Remuneration	2,766.00	5,532.00
Cumi Banerjee	Remuneration	1,911.00	3,300.00
Hemang Ladani	Remuneration	691.01	1,034.30
Mr. D. P. Goyal	Remuneration	1,500.00	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, 2020			Year ended March 31, 2019		
	Joint Ventures	Associate company	Entities under Significant influence	Joint Ventures	Associate company	Entities under Significant influence
<u>Refund of loans given</u> World Resorts Limited MRG Hotels Private Limited					25,000.00	5,000.00
<u>Interest income</u> World Resorts Limited MRG Hotels Private Limited Capital Infraprojects Private Limited IITL Nimbus The Hyde Park Noida IITL Nimbus The Palm Village		687.80			3,974.05	2,557.81
<u>Brokerage income</u> Future Generali India Life Insurance Co. Ltd.		87.29			2,744.41	
<u>Interest income on preference share amortisation</u> World Resorts Limited Capital Infraprojects Private Limited					79,494.42	
<u>Expected credit loss on loans given</u> IITL Nimbus The Palm Village World Resorts Limited	3,309.88			272.72		
<u>Rent paid</u> Nimbus India Limited			125.00			300.00
<u>Capital contribution</u> IITL Nimbus The Express Park View				5,000.00		



*[Handwritten signature]*

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

(iii) Details of amount outstanding

(₹ in '000)

Nature of transaction	As at March 31, 2020			As at March 31, 2019		
	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			316.23		
IITL Nimbus The Palm Village	1,225.89			596.25		
<u>Interest accrued but not due on loans</u>						
IITL Nimbus The Palm Village	61.71			53.91		
<u>Provision for expected credit loss</u>						
On accrued interest						
- IITL Nimbus The Palm Village	1,287.61			272.72		
On loan						
- IITL Nimbus The Palm Village	5,000.00			2,287.00		
- World Resorts Limited		3,700.00				
<u>Investment in preference share</u>						
World Resorts Limited		428,026.20			609,457.23	
<u>Capital account of partnership firm</u>						
IITL Nimbus The Hyde Park Noida	45,000.00			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	(10,763.90)			562.23		
IITL Nimbus The Express Park View	(127,664.02)			(78,362.39)		
IITL Nimbus The Palm Village	(184,782.93)			(117,480.56)		
<u>Trade receivable/(payable)</u>						
The Golden Palms Hotel & SPA						(5.13)
Nimbus Propmart Private Limited			(1,032.64)			

*Handwritten signature*