Embassy Property Developments Private Limited

CIN: U85110KA1996PTC020897

Related parties disclosures for the period ended September 30, 2022

(i) Name of related parties where control exists irrespective of whether transactions have occurred or not:

A. Holding Company JV Holding Private Limited

B. Subsidiary Company Airport Golf View Hotels and Suits Private Limited (upto March 21, 2022)

Blue Lagoon Real Estate Private Limited Bhiwandi Projects Private Limited

Birch Real Estate Private Limited (upto September 24, 2021)

DSRK Holdings Chennai Private Limited Dynasty Business Parks SDN BHD Embassy Group International

Embassy Group International Singapore Private Limited

Embassy Hub Projects Private Limited Embassy Inn Private Limited

Embassy Interiors Private Limited

Embassy International Riding School Private Limited

Embassy Maverick Malls Private Limited Embassy Prism Ventures Private Limited

Embassy Real Estate Developments and Services Private Limited Embassy Real Estate Properties and Holdings Private Limited

Embassy RR Projects Private Limited Embassy Techzones DOO Beograd EPDPL Co-Living Private Limited

EPDPL Co-Living Operations Private Limited

ESNP Property Builders and Developers Private Limited

Green Banatelis Limited

Logus Projects Private Limited (upto September 10, 2021)

LJ-Victoria Properties Private Limited

Mac Charles India Limited

Mac Charles Hub Projects Private Limited
Embassy Realty Ventures Private Limited
Neptune Real Estate Private Limited
Pune-Dynasty Projects Private Limited
Saltire Developers Private Limited
Squadron Developers Private Limited
Strands Venture Private Limited
Virtuous Developments Private Limited
Tiffin's Barytes Asbestos & Paints Limited
Trafalgar Estate & Properties Private Limited

Worldcrown Limited

(ii) Name of other related parties with whom transactions have taken place during the year:

Fellow Subsidiaries Dynasty Holdings Private Limited

Basal Projects Private Limited Embassy Construction Private Limited

Embassy Constructions and Developments Private Limited (merged with R G

Lakeside Properties Private Limited w.e.f July 26, 2021) Embassy Housing Finance and Developments Private Limited

Embassy Infra Developers Private Limited

Embassy Services Private Limited (earlier known as Embassy Property

Services Private Limited)

Embassy One Commercial Property Developments Private Limited

Embassy Orange Developers Private Limited

Embassy Shelters Private Limited

More Finanshare Investment Private Limited Oakwood Developers Private Limited R G Lakeside Properties Private Limited

Raffles Square Development Corporation Private Limited (merged with R G

Lakeside Properties Private Limited w.e.f July 26, 2021) Southern Paradise Stud And Developers Farms Private Limited Technique Control Facility Management Private Limited

Udhyaman Investments Private Limited

Embassy Property Developments Private Limited CIN: U85110KA1996PTC020897

Vijaygi Investments Private Limited (merged with R G Lakeside Properties

Private Limited w.e.f July 26, 2021)

Nam Estates Private Limited

Birch Real Estate Private Limited(upto 24.09.2021) Logus Projects Private Limited (upto 10.09.2021)

Embassy East Business Park Private Limited (earlier known as Concord India

Private Limited)

RGE Constructions and Development Private Limited

Saphire Realtors Private Limited Summit Developments Private Limited

Joint Ventures Aerodome Experiences Private Limited

Dorne Realty Private Limited

Embassy Industrial Parks Private Limited (upto May 10, 2021) Embassy Office Parks Management Services Private Limited

Embassy One Developers Private Limited

Garuda Maverick Infrastructure Projects Private Limited

G V Properties Private Limited Golflinks Properties Private Limited Kanai Technology Parks Private Limited Winterfell Realty Private Limited

Joint Venture of holding company M.D.Realtors Private Limited

Golf Link-Embassy Business Park Management Services Pvt. Ltd.

Associates of holding company

Babbler Marketing Private Limited

Bangalore Paints Private Limited

Partnership firm in which the Company is a partner Embassy ANL Consortium Embassy Buildcon LLP

Embassy Garuda Realty Ventures LLP Embassy KSL Realty Ventures Embassy North Ventures

VSS Works LLP GEK Realty Ventures Golden Globe Ventures LLP Magrath Property Developers

PERS Ventures LLP
REPS Properties LLP
Swire Properties
Gladiolus Ventures LLP
Cattail Ventures LLP
Dietes Ventures LLP
Helenium Builders LLP
Poppy Builders LLP
Chicory Ventures LLP
Nanala Ventures LLP

Clarkia Ventures LLP Whitefield Ventures

Embassy Property Developments Private Limited CIN: U85110KA1996PTC020897

Partnership firm / LLP in which a director / holding company is a partner

Collaborative Workspace Consultants LLP

Doddaballapur Builders LLP Embassy Brindavan Developers Embassy Development Corporation

Embassy Leisure and Entertainment Projects LLP

Embassy Motion Pictures LLP Global Facade Solutions Grove Ventures

KANJ Realty Ventures LLP (earlier known as K V Realty Ventures)

Le Salon Virsella LLP OMR Investments LLP Paledium Security Services LLP

Embassy Investment Management Services LLP

Saltire Estate & Resorts LLP

Enterprise owned or significantly influenced by individuals having

substantial voting interest and their relatives

Anko Construction Private Limited Ditrita Developers Private Limited

Embassy Knowledge Infrastructure Projects Private Limited

JVKV City Developers Private Limited JVKV Property Developers Private Limited

Lounge Hospitality LLP CBE Developers LLP Next Level Experiences LLP Manyata Builders Private Limited Nam Investments Private Limited

Pet Properties and Constructions Private Limited

Starwood Properties Private Limited Stonehill Education Foundation

Swire Tech-Park Projects Private Limited Wework India Management Private Limited Wildflower Estate and Resorts Private Limited

Key management personnel represented on the Board of the

Company

Aditya Virwani

Jitendra Virwani Karan Virwani Narpat Singh Choraria

Non executive directors on the Board of the Company Chandra Das Sitaram

Tanya Giridhar John A T Gopinath

Relative of key management personnel

Neel Virwani Natalia Virwani

Embassy Office Parks REIT and its special purpose vehicles

Embassy Office Parks REIT
Sarla Infrastructure Private Limited
Manyata Promoters Private Limited
Embassy Office Parks Private Limited
Embassy Pune Tech Zone Private Limited
Golflinks Software Park Private Limited
Quadron Business Park Private Limited
Oxygen Business Park Private Limited
Umbel Properties Private Limited

Embassy Property Developments Private Limited

CIN: U85110KA1996PTC020897

$(iii)\ The\ following\ is\ a\ summary\ of\ related\ party\ transactions\ during\ the\ period\ ended\ September\ 30,2022$

	(Rs. in Lakhs)
	Period ended Sept 30,2022
Current Liabilities - Borrowings	
Embassy Brindavan Developers	(0.02)
Birch Real Estate Private Limited	3,750.00
Concept Real Estate Developers Private Limited	8,000.00
Embassy Garuda Realty Ventures LLP	9,600.00
Embassy Construction Private Limited	(2,078.55)
Embassy Inn Private Limited	(2,502.24)
Embassy Development Corporation	(664.45)
Embassy Real Estate Developements Private Limited	7,127.02
G V Properties Private Limited	25.09
KANJ Realty Ventures LLP (earlier known as K V Realty	
Ventures)	(500.00)
More Finanshare Investment Private Limited	(0.03)
Pet Properties and Constructions Private Limited	606.19
Starwood Properties Private Limited	(120.26)
- Wework India Management Private Limited	(5,000.00)
Other current liabilities - Advance received for sale of property	
Manyata Promoters Private Limited	(1,785.37)
Other current liabilities- Advance received for property acquisition	
Embassy Orange Developers Private Limited	(41,094.50)
Non current financials assets - advances paid towards jointly developable properties	
Ditrita Developers Private Limited	141.08
Trafalgar Estate & Properties Private Limited	37.08
Refundable security deposit for joint development project Udhyaman Investments Private Limited	(45,984.66)
Reversal of provision for doubtful receivables	
Udhyaman Investments Private Limited	32,323.10

	(Rs. in Lakhs)
	Period ender Sept 30,2022
Other current financials assets - Loans	
Aerodome Experiences Private Limited	1.98
Bhiwandi Projects Private Limited	28.00
CBE Developers LLP	2,258.68
Dynasty Holdings Private Limited	25.00
Embassy Construction Private Limited	(1,193.93
Embassy Development Corporation	1,650.69
Embassy Real Estate Developments and Services Private	
Limited	(122.01)
Embassy Housing Finance and Developments Private	0.03
Embassy Interiors Private Limited	20.04
Embassy Maverick Malls Private Limited	16.70
Embassy Motion Pictures LLP	0.02
Embassy Office Parks Private Limited	(0.04)
Embassy One Commercial Property Developments Private	` '
Limited	0.81
Embassy One Developers Private Limited	0.01
Embassy Orange Developers Private Limited	(6,402.89)
Embassy Prism Ventures Private Limited	(0.53)
Embassy RR Projects Private Limited	(989.57)
Embassy Services Private Limited	0.25
Embassy Shelters Private Limited	(2,370.12)
EPDPL Co-Living Private Limited	57.08
KANJ Reality Ventures	688.62
LJ-Victoria Properties Private Limited	(6,166.51)
Nam Investments Private Limited	0.07
Next Level Experiences LLP	115.42
OMR Investments LLP	(143.12)
ESNP Property Builders And Developers Private Limited	(1.51.2)
Southern Paradise Stud and Developers Farms Private Limited	0.03 0.09
•	
Embassy Prism Ventures Private Limited	0.59
RG-Lakeside Properties Private Limited Saltire Developers Private Limited	(19.83)
*	1,422.47
Swire Tech-Park Projects Private Limited	0.02
Vigor Developments Private Limited	0 <u>.</u> 46
Provision for doubtful advances Embassy International Riding School Private Limited	191.30
	(Rs. in Lakhs)
	Period ended Sept 30,2022
Revenue from operations - business consultancy income /	
Cost recovery Embassy Duna Tash Zana Britata Limitad	151.00
Embassy Pune Tech Zone Private Limited	151.89
Embassy Office Parks Management Services Private	515.04
Limited	517.94
Manyata Promoters Private Limited	262.17
Vikas Telecom Private Limited	293.55
Winterfell Realty Private Limited	392.43
Oxygen Business Park Private Limited	240.25
Sarla Infrastructure Private Limited	135.67
Embassy Interiors Private Limited	17.80

Revenue from operations - asset management fee Adity Virvani 0.58 Adity Virvani 3.22 KAN Realty Ventures LLP 2.04 Karny Virvani 0.57 Narpat Singh Choraria 1.48 Neel Virvani 0.58 Starwood Properties Private Limited 0.58 Rental income		Period ended Sept 30,2022
Aditya Virvani 0.58 Bitendra Virvani 3.22 KANJ Realy Ventures LLP 0.07 Karan Virvani 0.57 Nappat Singh Choraria 0.58 Starwood Properties Private Limited 0.58 Starwood Properties Private Limited 164.27 Embassy Office Parks Management Services Private Limited 30.39 Wework India Management Private Limited 0.28 Embassy Interiors Private Limited 0.28 Embassy Interiors Private Limited 0.29 Embassy Moveledge Infrastructure Projects Private Limited 2.40 Embassy Moveledge Infrastructure Projects Private Limited 3.86 Embassy Office Parks Management Services Private Limited 3.86 Embassy Office Parks Management Services Private Limited 3.84 Embassy Office Parks Management Services Private Limited 3.84 Embassy Office Parks Management Services Private Limited 6.1 EPDPL Col-Living Operations Private Limited 6.1 Embassy Diffice Parks REIT 6.1 Embassy Office Parks REIT 6.1 Sone Livited Limited 6.1 Offillinks Softw	Revenue from operations - asset management fee	
KANJ Realty Ventures LIP 2.04 Karan Virvani 0.57 Narpat Singh Choraria 1.48 Neel Virvani 0.58 Starwood Properties Private Limited 0.58 Rental income 164.27 Embassy Office Parks Management Services Private Limited 3.69 Wework India Management Private Limited 2.08 Embassy Interiors Private Limited 2.09 Embassy Insteriors Private Limited 2.40 Embassy Leisure and Entertainment Projects LIP 2.70 Embassy Office Parks Management Services Private Limited 2.40 Embassy Miscrick Malls Private Limited 3.56 Embassy Office Parks Management Services Private Limited 3.56 Embassy Office Parks Management Services Private Limited 3.56 Embassy Office Parks Management Private Limited 3.50 Embassy Office Parks Management Private Limited 3.50 Embassy International Riding School Private Limited 3.50 Golflinks Software Park Private Limited 3.50 Mac Charles India Limited 2.57 Robertal Limited 3.50 Kief Gonstructions and De	· ·	0.58
Karna Virwani 0.57 Napat Singh Choaria 1.48 Neel Virwani 0.58 Starood Properties Private Limited 0.84 Remia Income ————————————————————————————————————	Jitendra Virwani	3.22
Narpat Singh Choraria 1.48 Ned Virvani 0.58 Starwood Properties Private Limited 0.84 Rental income 10.82 Embassy Office Parks Management Services Private Limited 300,39 Wown'th India Management Private Limited 9.028 Embassy Interiors Private Limited 0.98 Embassy Interiors Private Limited 0.99 Embassy Nowledge Infrastructure Projects Private Limited 2.40 Embassy Services Private Limited 38.76 Embassy Office Parks Management Services Lt.P 2.70 Embassy Maverick Malls Private Limited 38.76 Embassy Office Parks Management Services Private Limited 35.64 ErbDPL Co-Living Operations Private Limited 5.78 Embassy International Riding School Private Limited 6.1 Embassy International Riding School Private Limited 6.51 Embassy International Riding School Private Limited 6.51 Mac Charles India Limited 3.50 Wework India	KANJ Realty Ventures LLP	2.04
Neal Virwani 0.88 Starwood Properties Private Limited 0.84 Renda Income 164.27 Embassy Office Parks Management Services Private Limited 164.27 Wework India Management Private Limited 0.93 Miscellanceus Income 0.92 Embassy Interiors Private Limited 0.98 Embassy Investment Management Services LLP 0.99 Embassy Leisure and Entertainment Projects LIP 2.40 Embassy Maverick Malls Private Limited 3.64 Embassy Mice Parks Management Services Private Limited 3.64 Embassy Office Parks Management Services Private Limited 3.54 Embassy Office Parks Management Services Private Limited 6.12 Embassy Maverick Malls Private Limited 5.78 EPDPL Co-Living Operations Private Limited 5.86 EPDPL Co-Living Operations Private Limited 6.12 Embassy Services Private Limited 6.13 Golflinks Software Park Private Limited 5.35 Mac Charles India Limited 6.51 Nam Estates Private Limited 5.49 RGE Constructions and Development Private Limited 5.49	Karan Virwani	0.57
Starwood Properties Private Limited 0.84 Rental income 16.27 Embassy Office Parks Management Services Private Limited 303.39 Miscellaneous Income 0.28 Embassy Interiors Private Limited 0.28 Embassy Investment Management Services LLP 0.99 Embassy Leisure and Entertainment Projects Private Limited 2.40 Embassy Diffice Parks Management Services Private Limited 38.76 Embassy Leisure and Entertainment Projects LLP 2.70 Embassy Diffice Parks Management Services Private Limited 38.76 Embassy Office Parks Management Services Private Limited 35.64 EDPDL Co-Living Operations Private Limited 5.78 EDPDL Coliving Operations Private Limited 6.10 Embassy Services Private Limited 6.3 Embassy International Riding School Private Limited 6.3 Mac Charles India Limited 6.3 Mac Charles India Limited 6.5 Name Estates Private Limited 2.5 Rock Constructions and Development Private Limited 2.5 Stonehill Education Foundation 2.6 Technique Control Facility Management Private L	Narpat Singh Choraria	1.48
Remal income Income Embassy Office Parks Management Services Private Limited 164.27 Wework India Management Private Limited 309.39 Embassy Interiors Private Limited 0.28 Embassy Interiors Private Limited 2.40 Embassy Knowledge Infrastructure Projects Private Limited 2.70 Embassy Leisure and Entertainment Projects LIP 2.70 Embassy Office Parks Management Services Private Limited 356.40 Embassy Office Parks Management Services Private Limited 356.40 EPDPL Co-Living Operations Private Limited 6.12 Embassy International Riding School Private Limited 6.12 Embassy International Riding School Private Limited 6.13 Embassy International Riding School Private Limited 6.13 Embassy Services Private Limited 6.51 Soft-Aarles India Limited 6.51 Ama Estates Private Limited 6.51 Rome States Private Limited 7.66 RGE Constructions and Development Private Limited 2.57 Stonehill Education Foundation 5.49 Technique Control Facility Management Private Limited 4.804.17 Rem	Neel Virwani	0.58
Embassy Office Parks Management Private Limited 309.39 Mework India Management Private Limited 309.39 Miscellanceur 10.28 Embassy Interiors Private Limited 0.28 Embassy Investment Management Services LLP 0.99 Embassy Leisure and Entertainment Projects LIP 2.40 Embassy Maverick Malls Private Limited 38.76 Embassy Maverick Malls Private Limited 35.60 Embassy Mayerick Malls Private Limited 5.78 Embassy Office Parks Management Services Private Limited 6.78 EPDPL Co-Living Operations Private Limited 6.12 Embassy Services Private Limited 6.12 Embassy Services Private Limited 6.13 Golffinks Software Park Private Limited 6.35 Mac Charles India Limited 6.53 Mac Charles India Limited 6.51 Mac Extractions and Development Private Limited 2.57 Stonehill Education Foundation 5.49 Rechnique Control Facility Management Private Limited 3.50 Wework India Management Private Limited 3.50 Webralt Interestment 3.50 Emb	Starwood Properties Private Limited	0.84
Wework India Management Private Limited 309.39 Miscellaneous Income 0.28 Embassy Interiors Private Limited 0.99 Embassy Nowledge Infrastructure Projects Private Limited 2.40 Embassy Mayerick Malls Private Limited 38.76 Embassy Office Parks Management Services Private Limited 38.76 Embassy Office Parks Management Services Private Limited 5.78 EPDPL Co-Living Operations Private Limited 0.12 Embassy International Riding School Private Limited 0.12 Embassy International Riding School Private Limited 0.13 Embassy Services Private Limited 5.35 Mac Charles India Limited 5.35 Stonehill Education Foundation 5.40 RGE Constructions and Development Private Limited 2.57 Stonehill Education Foundation 3.50 Wework India Management Private Limited 3.50 Webrance of investments 3.50 Embassy Office Parks REIT 4,804.17 Revenu	Rental income	
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Embassy Interiors Private Limited 0.98 Embassy Knowledge Infrastructure Projects Private Limited 2.40 Embassy Knowledge Infrastructure Projects LIP 2.70 Embassy Maverick Malls Private Limited 38.76 Embassy Office Parks Management Services Private Limited 5.78 Embassy Office Parks Management Services Private Limited 6.78 EPDPL Coliving Private Limited 0.12 Embassy International Riding School Private Limited 1.98 Embassy Services Private Limited 6.13 Golflinks Software Park Private Limited 6.51 Mac Charles India Limited 6.51 Mac Estates Private Limited 6.51 RGE Constructions and Development Private Limited 6.51 RGE Constructions and Development Private Limited 2.57 Stonehill Education Foundation 5.49 Technique Control Facility Management Private Limited 2.57 Wework India Management Private Limited 3.500.00 Other Income From REIT 3.500.00 Embassy Office Parks REIT 4.804.17 Embassy ANL Consortium 2.52.88 Embassy SL Realty Ventures 6.22.	Wework India Management Private Limited	309.39
Embassy Investment Management Services LIP 2.40 Embassy Knowledge Infrastructure Projects Private Limited 2.40 Embassy Leisure and Entertatinment Projects LIP 2.70 Embassy Maverick Malls Private Limited 38.76 Embassy Office Parks Management Services Private Limited 35.64 EPDPL Co-Living Operations Private Limited 0.12 EPDPL Coliving Private Limited 0.12 Embassy International Riding School Private Limited 6.13 Embassy Services Private Limited 6.30 Golflinks Software Park Private Limited 6.31 Golflinks Software Park Private Limited 6.51 Nam Estates Private Limited 6.51 Nam Estates Private Limited 2.57 Stock India Management Private Limited 2.57 Stock India Management Private Limited 2.57 Wework India Management Private Limited 3.50 Wework India Management Private Limited 3.50 Wework India Management Private Limited 3.50 Profit on sale of investments 3.50 Embassy Office Parks REIT 4.80 Embassy Office Parks REIT 2.22	Miscellaneous Income	
Embassy Knowledge Infrastructure Projects LIP 2.40 Embassy Leisure and Entertainment Projects LLP 2.70 Embassy Maverick Malls Private Limited 38.76 Embassy Office Parks Management Services Private Limited 35.64 EPDPL Col-Living Operations Private Limited 6.78 EPDPL Collving Private Limited 1.98 Embassy International Riding School Private Limited 6.13 Embassy International Riding School Private Limited 6.30 Golflinks Software Park Private Limited 6.51 Mac Charles India Limited 7.66 RGE Constructions and Development Private Limited 2.57 Stonehill Education Foundation 5.49 Technique Control Facility Management Private Limited 7.69 Wework India Management Private Limited 3.50 Bebassy Office Parks REIT 3.500.00 Other Income from REIT 5.40 Embassy Office Parks REIT 2.225.23 Embassy NL Consortium 2.225.28 Embassy	Embassy Interiors Private Limited	0.28
Embassy Leisure and Entertainment Projects LLP 2.70 Embassy Maverick Malls Private Limited 38.76 Embassy Office Parks Management Services Private Limited 5.78 EPDPL Col-Living Operations Private Limited 0.12 Embassy International Riding School Private Limited 1.98 Embassy Services Private Limited 61.30 Golflinks Software Park Private Limited 6.53 Mac Charles India Limited 6.51 Nam Estates Private Limited 2.57 Stonehill Education Foundation 5.49 Technique Control Facility Management Private Limited 2.57 Wework India Management Private Limited 3,500.00 Wework India Management Private Limited 4.804.10 Profit on sale of investments Embassy Office Parks REIT 4,804.17 Revenue from operations - share of profit/ (loss) in 25.28 Embassy ANL Consorti	Embassy Investment Management Services LLP	0.99
Embassy Maverick Malls Private Limited 38.66 Embassy Office Parks Management Services Private Limited 356.40 EPDPL Co-Living Operations Private Limited 6.78 EPDPL Co-Living Operations Private Limited 0.12 Embassy International Riding School Private Limited 1.98 Embassy Services Private Limited 6.30 Golflinks Software Park Private Limited 6.51 Mac Charles India Limited 6.51 Nam Estates Private Limited 6.51 RGE Constructions and Development Private Limited 2.57 Stonehill Education Foundation 5.49 Technique Control Facility Management Private Limited 17.69 Wework India Management Private Limited 2.77 Weath in Meximent 3.500.00 Technique Control Facility Management Private Limited 4.80 Weber In Income From REIT 3.500.00 Other Income From REIT 4.804.17 Embassy Office Parks REIT 4.804.17 Revenue from operations - share of profit/ (loss) in partnership firm 2.22.80 Embassy ANL Consortium 2.22.80 Embassy SKE Realty Ventures 2.22.80	Embassy Knowledge Infrastructure Projects Private Limited	2.40
Embassy Office Parks Management Services Private Limited 356.40 EPDPL Co-Living Operations Private Limited 5.78 EPDPL Coliving Private Limited 0.19 Embassy International Riding School Private Limited 6.130 Embassy Services Private Limited 6.30 Golflinks Software Park Private Limited 5.35 Mac Charles India Limited 6.51 Nam Estates Private Limited 74.66 RGE Constructions and Development Private Limited 2.57 Stonehill Education Foundation 5.49 Technique Control Facility Management Private Limited 17.69 Wework India Management Private Limited 3.500.00 Wework India Management Private Limited 3.500.00 Other Income from REIT 3.500.00 Embassy Office Parks REIT 4.804.17 Revenue from operations - share of profit/ (loss) in particuship from 252.88 Embassy ANL Consortium 252.80 Embassy SEX Realty Ventures 252.80 Embassy SEX Realty Private Limited 75.67 Interest income on debentures 252.80 Witterest Income 3.600.00	Embassy Leisure and Entertainment Projects LLP	2.70
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EPDPL Coliving Private Limited 0.12 Embassy International Riding School Private Limited 1.98 Embassy Services Private Limited 5.35 Ofolflinks Software Park Private Limited 6.51 Nam Estates Private Limited 74.66 RGE Constructions and Development Private Limited 2.57 Stonehill Education Foundation 5.49 Technique Control Facility Management Private Limited 17.69 Wework India Management Private Limited 27.75 Profit on sale of investments Embassy Office Parks REIT 3,500.00 Other Income from REIT Embassy Office Parks REIT 4,804.17 Revenue from operations - share of profit/ (loss) in partnership firm Embassy ANL Consortium 252.88 Embassy KSL Realty Ventures (2,225.23) Interest income on debentures (2,225.23) Witterfell Realty Private Limited 1,040 Embassy Office Parks REIT 4,000 Aerodome Experiences Private Limited 1,040 Embassy Office Parks REIT 1,550,04 Embassy Office Parks REIT 1,550,04 <td>Embassy Office Parks Management Services Private Limited</td> <td>356.40</td>	Embassy Office Parks Management Services Private Limited	356.40
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Profit on sale of investments Embassy Office Parks REIT 3,500.00 Other Income from REIT Embassy Office Parks REIT 4,804.17 Revenue from operations - share of profit/ (loss) in partnership firm Embassy ANL Consortium 252.88 Embassy KSL Realty Ventures 2252.88 Embassy KSL Realty Ventures 2252.30 Interest income on debentures Winterfell Realty Private Limited 75.67 Interest income Aerodome Experiences Private Limited 10.40 Embassy Office Parks REIT 1,559.04 Embassy One Developers Private Limited 8.40	•	
Embassy Office Parks REIT Cother Income from REIT Embassy Office Parks REIT Revenue from operations - share of profit/ (loss) in partnership firm Embassy ANL Consortium Embassy ANL Consortium Embassy KSL Realty Ventures Embassy KSL Realty Ventures (2,225.23) Interest income on debentures Winterfell Realty Private Limited Aerodome Experiences Private Limited 10.40 Embassy Office Parks REIT Embassy One Developers Private Limited 8.40	Wework India Management Private Limited	27.75
Other Income from REIT Embassy Office Parks REIT Revenue from operations - share of profit/ (loss) in partnership firm Embassy ANL Consortium Embassy KSL Realty Ventures Embassy KSL Realty Ventures (2,225.23) Interest income on debentures Winterfell Realty Private Limited Aerodome Experiences Private Limited Embassy Office Parks REIT Embassy One Developers Private Limited 8.40		
Embassy Office Parks REIT Revenue from operations - share of profit/ (loss) in partnership firm Embassy ANL Consortium Embassy KSL Realty Ventures Embassy KSL Realty Ventures Winterest income on debentures Winterfell Realty Private Limited Aerodome Experiences Private Limited Embassy Office Parks REIT Embassy One Developers Private Limited 4,804.17 4,80	Embassy Office Parks REIT	3,500.00
Revenue from operations - share of profit/ (loss) in partnership firm Embassy ANL Consortium 252.88 Embassy KSL Realty Ventures (2,225.23) Interest income on debentures Winterfell Realty Private Limited 75.67 Interest income Aerodome Experiences Private Limited 10.40 Embassy Office Parks REIT 1,559.04 Embassy One Developers Private Limited 8.40	•	
partnership firmEmbassy ANL Consortium252.88Embassy KSL Realty Ventures(2,225.23)Interest income on debenturesWinterfell Realty Private Limited75.67Interest incomeAerodome Experiences Private Limited10.40Embassy Office Parks REIT1,559.04Embassy One Developers Private Limited8.40	Embassy Office Parks REIT	4,804.17
Embassy KSL Realty Ventures (2,225.23) Interest income on debentures Winterfell Realty Private Limited 75.67 Interest income Aerodome Experiences Private Limited 10.40 Embassy Office Parks REIT 1,559.04 Embassy One Developers Private Limited 8.40		
Interest income on debenturesWinterfell Realty Private Limited75.67Interest incomeAerodome Experiences Private Limited10.40Embassy Office Parks REIT1,559.04Embassy One Developers Private Limited8.40	Embassy ANL Consortium	252.88
Winterfell Realty Private Limited 75.67 Interest income Aerodome Experiences Private Limited 10.40 Embassy Office Parks REIT 1,559.04 Embassy One Developers Private Limited 8.40	Embassy KSL Realty Ventures	(2,225.23)
Interest income Aerodome Experiences Private Limited Embassy Office Parks REIT Embassy One Developers Private Limited 8.40	Interest income on debentures	
Aerodome Experiences Private Limited10.40Embassy Office Parks REIT1,559.04Embassy One Developers Private Limited8.40	Winterfell Realty Private Limited	75.67
Embassy Office Parks REIT 1,559.04 Embassy One Developers Private Limited 8.40	Interest income	
Embassy One Developers Private Limited 8.40	Aerodome Experiences Private Limited	10.40
*	Embassy Office Parks REIT	1,559.04
Worldcrown Limited 1.97	Embassy One Developers Private Limited	8.40
	Worldcrown Limited	1.97

	Period ended Sept 30,2022
Non-current investments- purchase/ (sale) of investments	
Winterfell Realty Private Limited	445.50
Embassy RR Projects Private Limited	1,000.00
Gladiolus Ventures LLP	5.00
Cattail Ventures LLP	5.00
Dietes Ventures LLP	5.00
Helenium Builders LLP	5.00
Poppy Builders LLP	5.00
Chicory Ventures LLP	5.00
Nanala Ventures LLP	5.00
Clarkia Ventures LLP	5.00
Virtuous Developments Private Limited	1.00
Strands Venture Private Limited	1.00
Dividend income	
Embassy Office Parks REIT	5,866.60
Directors sitting fees	
Tanya Girdhar	2.10
A T Gopinath	2.10
Chandra Das Sitaram	5.68
Project Cost	
Global Facade Solutions	29.50
Paledium Security Services LLP	2.43
Babbler Marketing Private Limited	31.70
Repairs and maintenance	
Anko Construction Private Limited	7.85
Embassy Services Private Limited	411.08
G V Properties Private Limited	1.07
Babbler Marketing Private Limited	29.56
RGE Constructions and Developments Private Limited	0.72
Technique Control Facility Management Private Limited	269.70
Other Expenses	
Paledium Security Services LLP	40.94
Umbel Properties Private Limited	1.56
Technique Control Facility Management Private Limited	72.65
Advertisment and Business promotion expenses	
Lounge Hospitality LLP	4.94
JV Holding Private Limited	40.20
RGE Constructions and Development Private Limited	0.84
Umbel Properties Private Limited	0.06
Managerial remuneration	200.02
Jitendra Virwani	300.02
Narpat Singh Choraria	104.20
Salary paid	
Aditya Virwani	133.90

(iv)

	(RS: III LURIIS)
	Period ended
Conract Revenue	Sept 30,2022
Mac Charles India Limited	1,579.94
Manyata Promoters Private Limited	1,581.10
•	1,501.10
Interest expense Embassy ANL Consortium	249.24
Manyata Promoters Private Limited	248.34
OMR Investments LLP	6,532.96 3,377.22
Wework India Management Private Limited	450.00
Embassy Garuda Realty Ventures LLP	315.62
Linuassy Gardua Realty Ventures ELF	313.02
Leagl and professional fee	
Embassy Services Private Limited	3.07
Technique Control Facility Management Private Limited	
	7.79
Rental expense	20.00
Jitendra Virwani	39.00
Sarala Infrastructureprivate Limited	4,364.49
Wework India Management Private Limited	38.29
Corporate guarantees / co-borrowing facility given / (withdrawn)	
Embassy ANL Consortium	(961.22)
Embassy Inn Private Limited	(10,556.66)
RGE Constructions and Development Private Limited	(2,957.87)
Starwood Properties Private Limited	(18.75)
Nam Estates Private Limited	(5,500.00)
Embassy Construction Private Limited	(1,610.00)
Mac Charles India Limited	29,520.00
Amount outstanding as at the belongs sheet date	
Amount outstanding as at the balance sheet date	(Rs. in Lakhs)
	Sept 30, 2022
Current Liabilities - Borrowings	
Embassy Brindavan Developers	191.72
Birch Real Estate Private Limited	3,750.00
Concept Real Estate Developers Private Limited	8,000.00
Embassy Garuda Realty Ventures LLP	9,600.00
Embassy Office Parks Private Limited	0.47
Embassy Real Estate Developements Private Limited	7,127.02
Embassy Real Estate Properties and Holdings Private	
Limited	89.03
G V Properties Private Limited	2,926.97
More Finanshare Investment Private Limited	762.36
OMR Investments LLP	56,450.00
Pet Properties and Constructions Private Limited	3,227.07
Saphire Realtors Private Limited	5,199.99
Starwood Properties Private Limited	93.05
-	

(Rs. in Lakhs)

	(Rs. in Lakins)
	Sept 30, 2022
Trade payables	
Anko Construction Private Limited	17.60
Babbler Marketing Private Limited	9.24
Bangalore Paints Private Limited	1.10
DSRK Holdings Chennai Private Limited	1,738.00
Embassy Office Parks Management Services Private Limited	2.98
Embassy Services Private Limited	2,110.52
Golflinks Embassy Business Park Management Services	,
LLP	43.37
Golflinks Software Park Private Limited	23.40
Global Facade Solutions	2.70
JV Holding Private Limited	746.73
Jitendra Virwani	26.13
Lounge Hospitality LLP	11.69
Paledium Security Services LLP	40.11
Umbel Properties Private Limited	2.10
Next level experiances LLP	7.26
M.D.Realtors Private Limited	17.77
Manyata Promoters Private Limited	1,206.03
Oakwood Developers Private Limited	1,260.94
Sarala Infrastructure	1,599.50
Technique Control Facility Management Private Limited	36.95
Wildflower Estate and Resorts Private Limited	10.00
Other current financial liabilities - interest accrued but not	
due	
Embassy Inn Private Limited	5,755.03
G V Properties Private Limited	1,113.60
OMR Investments LLP	3,377.22
Embassy Garuda Realty Ventures LLP	315.61
Embassy ANL Constorium	1,917.73
Other current financial liabilities - Current account with	
partnership firms	5 (02 51
Embassy ANL Consortium	5,603.51
Clarkia Ventures LLP	5.00
Gladiolus Ventures LLP	5.00 5.00
Cattail Ventures LLP Dietes Ventures LLP	5.00
Helenium Builders LLP	5.00
Poppy Builders LLP	5.00
Chicory Ventures LLP	5.00
Nanala Ventures LLP	5.00
Golden Globe Ventures LLP	0.65
PERS Ventures LLP	546.72
Deferred Revenue	
Manyata Promoters Private Limited	400.00
Mac Charles India Limited	7,539.60
D	
Borrowings - non-current-Unlisted, non-convertible, redeemable debentures	
Southern Paradise Stud and Developers Farms Private Limited	30,000.00
•	50,000-
Other current liabilities- Advance received for property acquisition	
Embassy One Developers Private Limited	8,100.00
Saltire Developers Private Limited	14,087.08
Embassy KSL Realty Ventures	23,615.80
Manyata Projects Private Limited	1,904.10
	·

(Rs. in Lakhs)

	(Rs. in Lakhs)
	Sept 30, 2022
Payable for purchase of shares	
Pune-Dynasty Projects Private Limited	190.30
Other current liabilities - Advance received for sale of property	
Manyata Promoters Private Limited	49,928.10
Mac Charles India Limited	3,162.40
Narpat Singh Choraria	5.00
Financial assets - Security deposits	
Jitendra Virwani	36.00
Wework India Management Private Limited	41.42
Tiffin's Barytes Asbestos & Paints Limited	5.00
Non current financials assets - Loans	
Embassy Garuda Realty Ventures LLP	217.00
Current financials assets - Current account balances in partnership firms	
Embassy Buildcon LLP	64,783.63
Doddaballapur Builders LLP	1,688.79
Embassy KSL Realty Ventures	11,425.10
EPDPL Co-Living Operations LLP	136.05
Magrath Property Developers	70.58
REPS Properties LLP	2,383.76
Swire Properties	479.92
VSS Works LLP	1,043.61
Embassy North Ventures	3,790.15
GEK Realty Ventures Whitefield Ventures	1,124.54 1.11
	1.11
Non current financials assets - advances paid towards	
iointly developable properties Ditrita Developers Private Limited	5,198.80
Dititia Developers Private Limited Trafalgar Estate & Properties Private Limited	5,198.80 956.20
	930.20
Refundable security deposit for joint development project	
Udhyaman Investments Private Limited	26,228.99

Embassy Property Developments Private Limited

CIN: U85110KA1996PTC020897

	(Rs. in Lakhs)
	Sept 30, 2022
Trade receivables	
Aditya Virwani	1.88
EPDPL Coliving Operations Private Limited	48.06
Embassy Investment Management Services LLP	2.53
Embassy Interiors Private Limited	12.33
Embassy Knowledge Infrastructure Projects Private Limited	19.89
Embassy Leisure and Entertainment Projects LLP	76.17
Embassy Maverick Malls Private Limited	162.23
Embassy Office Parks Management Services Private	70.80
Embassy Office Ventures Private Limited	1.54
Embassy One Developers Private Limited	219.20
Embassy International Riding School Private Limited	16.27
Embassy Pune Techzone Private Limited	72.11
Embassy Real Estate Developments and Services Private	
Limited	83.08
Embassy Services Private Limited	3,838.36
G V Properties Private Limited	664.14
Golflinks Software Park Private Limited	109.19
Golflink Embassy Business Park	6.50
Jitendra Virwani	25.40
JV Holding Private Limited	1,257.21
Kanai Technology Parks Private Limited	0.27
Karan Virwani	1.88
KANJ Realty Ventures LLP (earlier known as K V Realty	
Ventures)	9.19
Mac Charles India Limited	41.48
Manyata Promoters Private Limited	88.79
Nam Estates Private Limited	13.88
Narpat Singh Choraria	-
Neel Virwani	1.93
Oxygen Business Park Private Limited	6.30
RGE Constructions and Development Private Limited	710.53
Starwood Properties Private Limited	8.01
Stonehill Education Foundation	6.48
Technique Control Facility Management Private Limited	158.07
Udhyaman Investments Private Limited	142.35
Wework India Management Private Limited	24.26

	(Rs. in Lakhs)	
	Sept 30, 2022	
Other current financials assets - Loans		
Aerodome Experiences Private Limited	294.95	
Bhiwandi Projects Private Limited	78.00	
CBE Developers LLP	2,897.23	
Dynasty Holdings Private Limited	6,081.05	
Embassy Construction Private Limited	6,357.85	
Embassy Development Corporation	1,650.69	
Embassy Housing Finance and Developments Private	1,030.09	
Limited	0.34	
Embassy Interiors Private Limited	298.74	
Embassy Leisure and Entertainment Projects LLP	1,093.96	
·	1,093.96 538.74	
Embassy Maverick Malls Private Limited		
Embassy Motion Pictures LLP	9.46	
Embassy Office Parks Private Limited	12.57	
Embassy One Commercial Property Developments Private	25.10	
Limited	25.19	
Embassy One Developers Private Limited	140.90	
Embassy RR Projects Private Limited	7,913.40	
Embassy Services Private Limited	25.23	
Embassy Shelters Private Limited	14,591.96	
EPDPL Co-Living Private Limited	502.06	
KANJ Reality Ventures	688.62	
L J Victoria Properties Private Limited	25,806.90	
Manyata Builders Private Limited	67.46	
Nam Investments Private Limited	8.56	
Next Level Experiences LLP	186.50	
OMR Investments LLP	36,203.89	
ESNP Property Builders And Developers Private Limited	0.34	
Southern Paradise Stud and Developers Farms Private Limited	5,005.18	
EMBASSY PRISM VENTURES	0.59	
RG-Lakeside Properties Private Limited	223.35	
Saltire Developers Private Limited Saltire Estate & Resorts LLP	6,887.90	
	0.01	
Swire Tech-Park Projects Private Limited	14.92	
Tiffin's Barytes Asbestos & Paints Limited	8,947.11	
Vigor Developments Private Limited	8.66	
World crown Limited	98.93	
Other financial asset - Receivable for sale of rights in		
Embassy Realty Ventures Private Limited	1.00	
Nam Estates Private Limited	1.00	
Other financial asset - other receivable		
Embassy Investment Management Services LLP	19.44	
Basal Projects Private Limited	10.50	
Nam Estates Private Limited	43,627.80	
Other financial asset - interest accrued but not due		
Aerodome Experiences Private Limited	48.85	
Dorne Realty Private Limited	145.99	
Embassy Garuda Realty Ventures LLP	63.75	
Embassy One Developers Private limited	12.91	
Winterfell Realty Private Limited		
World Crown Limited	460.36	
WORD CLOWN EMBRED	19.19	

	(Rs. in Lakhs)
	Sept 30, 2022
Other non current asset - capital advances / advance paid	
for services	
Babbler Marketing Private Limited	95.68
Embassy Services Private Limited	33.61
Golflink Embassy Bussiness Park Management Services LLP	5.30
Golflinks Properties Private Limited	3.70
Technique Control Facility Management Private Limited	36.95
Embassy Interiors Private Limited	17.40
Le Salon Virsella LLP	3.50
Other non current asset - unbilled revenue	
Embassy Office Parks Management Services Private	
Limited	1.00
EPDPL Co-Living Operations LLP	0.12
Mac Charles India Limited	6.50
EPDPL Co-Living Private Limited	1.30
Nam Estates Private Limited	7.10
Wework India Management Private Limited	0.98
Winterfell Realty Private Limited	95.09
Corporate guarantees / co-borrowers liability outstanding	
Embassy ANL Consortium	22,944.80
Embassy Inn Private Limited	14,738.64
RGE Constructions and Development Private Limited	5,100.00
Starwood Properties Private Limited	1,426.87
Saltire Developers Private Limited	33,600.00
Embassy Orange Developers Private Limited	42,500.00
Embassy KSL Realty Ventures	35,000.00
Nam Estates Private Limited	269,000.00
Embassy East Business Park Private Limited	84,000.00
Mac Charles India Limited	41,990.00