

EMBASSY CORPORATE



To
The General Manager- Listing
BSE Limited
24th Floor, P J Towers, Dalal Street, Fort
Mumbai-400001

28th July 2023

Dear Sir,

Sub: Submission under Regulation 56 of SEBI LODR w.r.t. submissions made to Trustee
Ref: Scrip Code: 959411, 959412, 974423 and 973361.

With reference to the above-mentioned subject, please find attached documents as shared with the trustee for the period ended 30th June, 2023.

Kindly acknowledge the receipt and take the same on your record.

Thanking you,

Yours faithfully
For Embassy Property Developments Private Limited

Devika Priyadarsini
Company Secretary
M.No-A49485

Embassy Property Developments Pvt. Ltd.

Embassy Point, 1st Floor, 150, Infantry Road, Bangalore - 560 001, India. T: +91 80 4179 9999 F: +91 80 2228 6912
www.embassyindia.com | CIN: U85110KA1996PTCO20897
email: secretarialteam@embassyindia.com

Date: July 28, 2023



To,

Catalyst Trusteeship Limited

Register office: Windsor, 6th floor, Office No.604, C.S.T Road,
Kalina, Santacruz (East), Mumbai - 400098

Sub: Listed NCD - Statutory Compliance Report for the Quarter ending June 30, 2023

Reference: ISIN: INE003L07077, INE003L07069, INE003L07184 and INE003L07200

Dear Sir/Madam

With reference to the above-mentioned subject, below are the required documents for the quarter ending June, 2023:

- 1) Updated list of the names and addresses of the Debenture Holders
(as recorded in the beneficiary Position detail- **attached BENPOS**)
- 2) Details of interest and principal due but unpaid and reasons thereof, duly signed
Company Secretary – **Attached as Annexure A**
- 3) The number and nature of grievances, received from the debenture holders and (a)
number of grievances resolved by the Company (b) grievances unresolved by the
Company and the reasons for the same duly signed by Company Secretary – **Attached
as Annexure B**
- 4) A statement that the assets of the Company which are available by way of security are
sufficient to discharge the claims of the debenture holders as and when they become
due and that such assets are free from any other encumbrances except those which are
specifically agreed to by the charge holders.
Said Statement to be duly signed by key managerial personnel viz., Managing Director
/Whole Time Director / CEO / CS / PCA / CFO / CA of the Company. (Format in
Annexure C)
(Kindly refer note for the same-Annexure F)
AND
A Half-Yearly certificate regarding maintenance of hundred percent Asset Cover or
higher asset cover as per the terms of offer document/ Information Memorandum
and/or Debenture Trust Deed, including compliance with all the covenants, in respect
of listed non-convertible debt securities, by the statutory auditor, along with the
financial results, in the manner and format as specified by the Board (Applicable for
secured & unsecured issuances as per Table I & II in Annexure C);
(Kindly refer note for the same-Annexure F[II])- **Enclosed.**

- 5) A copy of the financial results submitted to stock exchanges shall also be provided to Debenture Trustees on the same day the information is submitted to stock exchanges as per Regulation 52 (1) of SEBI (LODR) Regulation, 2015 and financial results submitted to stock exchanges shall disclose items as per Regulation 52 (4) of SEBI (LODR) Regulation, 2015.-**Attached**
- 6) Details of Debenture Redemption Reserve/Debenture Redemption/ maintenance of funds as per Companies (Share Capital and Debentures) Rules, 2014 duly signed by Company Secretary – **not applicable, since the Company does not have sufficient profit**
- 7) Details of Recovery Expense Fund – **Not Applicable**
- 8) Details of Accounts/ funds to be maintained in case of Municipal Debt Securities – **Not Applicable**
- 9) Utilization of issue proceeds of non-convertible securities
 - i) Copy of statement indicating the utilization of issue proceeds of non-convertible securities, which shall be continued to be given till such time the issue proceeds have been fully utilised or the purpose for which these proceeds were raised has been achieved submitted to the stock exchange within forty-five days from the end of every quarter as per granular disclosure as to object of issue in Placement Memorandum/Shelf Placement Memorandum/Offer Document. (As per Regulation 52(7) of SEBI (LODR) Regulation, 2015.- **End Use for all ISIN's has already been provided.**
 - ii) A report from the lead bank regarding progress of the project;- **Not Applicable**
 - iii) A certificate from the Company's Statutory Auditor (annual). (In case not applicable, reason may be mentioned)- **Not Applicable**
 - (a) In respect of utilization of funds during the implementation period of the project and
 - (b) In the case of debentures issued for financing working capital, at the end of each accounting year.
- 10) In case of any material deviation in the use of proceeds as compared to the objects of the issue, the same shall be indicated in the format as specified by the Board – **Attached in Annexure E**
- 11) Details of any significant change in composition of Board of Directors, if any, which may amount to change in control as defined in SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 (as amended from time to time), Changes if any to be disclosed along with copies of intimation made to the stock exchanges;- **Attached in Annexure E**
- 12) Details of any amalgamation, demerger, merger or corporate restructuring or reconstruction scheme proposed by the Company – **Not Applicable**

- 13) Details of change, if any, in the nature and conduct of the business by the Company; - **Not Applicable**
- 14) Proposals, if any placed before the Board of Directors for seeking alteration in the form or nature or rights or privileges of the Debentures or in the due dates on which interest or redemption are payable, if any; - **Not Applicable**
- 15) Outstanding litigations, orders, directions, notices, of court/tribunal affecting, or likely to materially affect the interests of the Debenture Holders or the assets, mortgaged and charged under security creation documents, if any; - **Not Applicable**
- 16) Compliance of all covenants of the issue (including side letters, accelerated payment clause, etc.) and status thereof - **Attached in Annexure E**
- 17) There are no events or information or happenings which may have a bearing on the performance/operation of the Company, or there is no price sensitive information or any action as per SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 that may affect the payment of interest or redemption of the Debentures - **Attached in Annexure E**
- 18) Details of Fraud/defaults by promoter or key managerial personnel or by Issuer Company or arrest of key managerial personnel or promoter - **Attached in Annexure E**
- 19) Details of requisite / pending (if any) information / documents indicated as conditions precedent/subsequent in debenture document/s in respect of your NCD - **Attached in Annexure E**
- 20) A Certificate confirming that the properties secured for the Debentures are adequately insured and policies are in the joint names of the Trustees; (wherever applicable copy of the Insurance Policies duly endorsed in favor of the Debenture Trustee as 'Loss Payee'), - **Attached in Annexure E**
- 21) Change in Credit rating for each ISIN if any - **Attached in Annexure E**
- 22) Company has complied with the provisions of Companies Act, Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015, the listing agreement with stock exchange, trust deed and all other regulations issued by SEBI pertaining to debt issue from time to time.- **Attached in Annexure E**
- 23) The company to submit the pre-authorisation letter or details of Redemption account to trustee with regards to clause 3.2 of SEBI Circular on Operational framework for transactions in debt securities dated 23.06.2020, in case the same has not been submitted yet - **Attached in Annexure E**

EMBASSY CORPORATE



- 24) The 'High Value Debt Listed Entities' which has listed its non-convertible debt securities and has an outstanding value of listed non-convertible debt securities of Rupees Five Hundred Crore and above (provided that in case an entity that has listed its non-convertible debt securities triggers the specified threshold of Rupees Five Hundred Crore during the course of the year), shall ensure compliance with the provisions outlined under Regulations 16 to 26 - **Attached in Annexure E**

Thanking You

For EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED

DEVIKA
PRIYADARSINI

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**DEVIKA PRIYADARSINI
COMPANY SECRETARY
ACS: 49485**

EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED

CIN: U85110KA1996PTC020897

Registered Office: Embassy Point, 1st Floor, 150, Infantry Road, Bangalore - 560 001
T: +91 80 4179 9999 F: +91 80 2228 6912 www.embassyindia.com
email id: secretarialteam@embassyindia.com

Annexure A**Details of Interest/Principal Payment and Credit Rating for the Quarter ended on June 30, 2023**

ISIN of Security	Due Date of Payment	Actual Date of Payment	Interest/ Principal/ Redemption Payment
INE003L07077	2 nd June 2023	16 th May 2023	Principal
INE003L07069	2 nd June 2023	16 th May 2023	Principal
INE003L07184	2 nd June 2023	16 th May 2023	Principal
INE003L07200	2 nd June 2023	16 th May 2023	Principal
INE003L07184	-	01 st June 2023	Principal

Thanking You

For EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITEDDEVIKA
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COMPANY SECRETARY
ACS: 49485

Annexure B

Details of Complaints for the Quarter ended on 30.06.2023 (April 01, 2023 –June 30, 2023)

A) Status of Investor Grievance:

No. of Complaints received during the quarter	No. of Complaints resolved during the quarter	No. of Complaints pending at the end of reporting quarter
0	0	0

B) Details of complaints pending for more than 30 days:

No. of Complaints pending for more than 30 Days	Nature of complaints			Steps taken for redressal	Status of complaint (if redressed, date of redressal)
	Delay in payment of interest	Delay in payment of Redemption	Any other		
0	0	0	0	NA	NA.

Thanking You

For EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED

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DEVIKA PRIYADARSINI
COMPANY SECRETARY
ACS: 49485

Annexure E**Company hereby declares the following:**

- i) Interest and Principal due on debentures are paid on due dates.
- ii) There is No change in credit rating of the issues.
- iii) There is no material deviation in the use of proceeds as compared to the objects of the issue.
- iv) There is no significant change in composition of Board of Directors.
- v) The properties secured for the Debentures are adequately insured and policies are in the joint names of the Trustees; (wherever applicable),
- vi) All requisite information / documents indicated as per conditions precedent/subsequent in debenture document/s in respect of NCD are submitted from time to time (If not submitted details of the same)
- vii) There are no events or information or happenings which may have a bearing on the performance/operation of the Company, or there is no price sensitive information or any action as per SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 that may affect the payment of interest or redemption of the Debentures.
- viii) Company has submitted the pre-authorisation as per SEBI Circular on Operational framework for transactions in defaulted debt securities dated 23.06.2020 and if there is any change in the provided bank details same will be shared within 1 day. (If same is not provided please share at earliest)
- ix) Company has complied with the provisions of Companies Act, Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015, the listing agreement with stock exchange, trust deed and all other regulations issued by SEBI pertaining to debt issue from time to time.
- x) Compliance of all covenants of the issue (including side

- letters, accelerated payment clause, etc.) and status thereof;
- xi) There are no Fraud/defaults by promoter or key managerial personnel or by Issuer Company or arrest of key managerial personnel or promoter;
 - xii) Company has complied with para 2.2 of the SEBI circular dated 12.11.2020, for all existing debt securities, listed entities and trustees are required to enter into supplemental/amended debenture trust deed incorporating the changes in the debenture trust deed.
 - xiii) The 'High Value Debt Listed Entities' which has listed its non-convertible debt securities and has an outstanding value of listed non-convertible debt securities of Rupees Five Hundred Crore and above (provided that in case an entity that has listed its non-convertible debt securities triggers the specified threshold of Rupees Five Hundred Crore during the course of the year), shall ensure compliance with the provisions outlined under Regulations 16 to 27.
 - xiv) We confirm that a functional website containing, amongst others, Email address for grievance redressal and other relevant details and Name of the debenture trustees with full contact details is maintained by the Company.

Thanking You

For EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED

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COMPANY SECRETARY
ACS: 49485



HRA & CO.,
Chartered Accountants

522/C, 2nd Floor, 1st D Cross,
15th Main Road, 3rd Stage,
4th Block, Basaveshwaranagar,
Bangalore-560079
T : +91 080 4169 6888
E : ravin@hraindia.com
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Independent Auditor's review report on the Quarterly unaudited financial results of Embassy Property Developments Private Limited pursuant to the Regulations 52 of SEBI (Listing obligations and Disclosures Requirements) Regulations, 2015, as amended.

Review Report

To the Board of Directors

Embassy Property Developments Private Limited

We have reviewed the accompanying statement of unaudited financial results of **Embassy Property Developments Private Limited** ("the Company") for the quarter ended June 30, 2023 ("the statement"), being submitted by the Company pursuant to the requirement of Regulations 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

This statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations 52 and Regulation 54 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410, "*Review of Interim Financial Information performed by the Independent auditor of the Entity*" issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

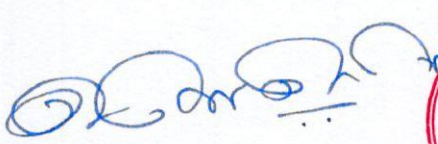


Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 and Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

for **HRA & Co**

Chartered Accountants

Firm registration number: 010005S



Ravindranath N

Partner

Membership number: 209961

UDIN: 23209961BCQBAJ7613

Place: Bengaluru

Date: July 28, 2023

Embassy Property Developments Private Limited
Registered office: No 150, Embassy Point, 1st floor, Infantry road, Bengaluru 560001
Statement of Unaudited financial results for the quarter ended June 30, 2023

(Rs in lakhs, except as otherwise stated)

SI No.	Particulars	Quarter ended June 30, 2023	Quarter ended March 31, 2023	Quarter ended June 30, 2022	Year ended March 31, 2023
		Unaudited	Audited	Unaudited	Audited
1	a. Net sales / income from operations	5,769.10	7,603.90	4,924.50	24,902.50
	b. Other operating income	4,989.40	13,164.90	13,381.50	73,716.90
	Total income from operations	10,758.50	20,768.80	18,306.00	98,619.40
2	Expenditure				
	a. Land, material and contract cost	1,109.40	898.90	1,372.20	5,556.00
	b. Employees cost	1,758.90	1,639.90	1,398.90	6,385.40
	c. Finance cost	19,702.90	21,547.90	18,778.40	82,023.50
	d. Depreciation	792.60	581.60	608.10	2,961.20
	e. Other expenditure	18,362.20	43,084.80	6,223.50	1,03,525.40
	Total	41,726.00	67,753.10	28,381.10	2,00,451.50
3	Profit / (loss) from operations before tax and exceptional items (1-2)	(30,967.50)	(46,984.30)	(10,075.10)	(1,01,832.10)
4	Exceptional items	-	-	-	-
5	Profit / (loss) from ordinary activities before tax and after exceptional items (3-4)	(30,967.50)	(46,984.30)	(10,075.10)	(1,01,832.10)
6	Tax expense				
	- Current tax	-	-	-	-
	- Tax expense of earlier years	-	539.40	-	539.40
	- Deferred tax	-	-	-	-
7	Net profit / (loss) from ordinary activities after tax (5-6)	(30,967.50)	(47,523.70)	(10,075.10)	(1,02,371.50)
8	Profit from discontinued operations	-	-	-	-
9	Net profit / (loss) for the period / year (7-8)	(30,967.50)	(47,523.70)	(10,075.10)	(1,02,371.50)
10	Other comprehensive income				
	Re-measurement gain on defined benefit plans	-	13.90	-	13.90
	Fair value of investments in equity instruments	1,255.00	(130.00)	(735.00)	445.00
	Other comprehensive income	1,255.00	(116.10)	(735.00)	458.90
11	Total comprehensive income for the period / year (9+10)	(29,712.50)	(47,639.80)	(10,810.10)	(1,01,912.60)
12	Earnings / (loss) per share (EPS)				
	- basic and diluted (Rs)	(2.81)	(4.32)	(0.91)	(9.30)
13	Paid-up equity share capital (Face value Rs 10 each)	1,10,122.90	1,10,122.90	1,10,122.90	1,10,122.90
14	Paid-up debt capital (Refer note 5)	1,99,827.62	2,04,602.49	3,05,331.02	2,04,602.49
15	Reserves excluding revaluation reserves	-	-	-	1,00,423.50
16	Debenture redemption reserve (Refer note 4)	-	-	-	-

Embassy Property Developments Private Limited
Registered office: No 150, Embassy Point, 1st floor, Infantry road, Bengaluru 560001
Statement of Unaudited financial results for the quarter ended June 30, 2023

Notes to the financial results:

- 1 The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on July 28, 2023. The statutory auditors have reviewed the financial results for the quarter ended June 30, 2023. The auditors has issued unmodified limited review report.
- 2 The financial results have been prepared pursuant to the requirements of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI (LODR)'), as amended and in accordance with the principles and procedures of Indian Accounting Standards ("Ind AS") as notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended as specified in Section 133 of the Companies Act, 2013 (the Act), read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.
- 3 The figures for the corresponding previous periods have been regrouped/reclassified, wherever considered necessary. The figures for the quarter ended March 31, 2023 are the derived figures between audited figures in respect of the year ended March 31, 2023 and the limited reviewed figures for the period ended December 31, 2022
- 4 In accordance with section 71 of the Act, read along with circular issued by Ministry of Corporate Affairs No 4/2013 the Company is required to create a debenture redemption reserve amounting to 10% of the value of redeemable debentures out of profits of the Company available for distribution. During the year ended March 31, 2023 and quarter ended June 30, 2023, there are no profits available for distribution hence there is no requirement to create a debenture redemption reserve.

5 Disclosure under regulation 52 (4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015:-

In compliance with the above SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are submitting herewith the following information as on June 30, 2023 in respect of Non Convertible Debentures (NCDs) :-

Details of outstanding Non-convertible debentures issued on a private placement basis is as follows:

(Rs in lakhs, except as otherwise stated)

	As at June 30, 2023	As at June 30, 2022	As at March 31, 2023
3,000 Unlisted, Non-convertible, redeemable debentures of Rs. 1,000,000 each	30,000.00	30,000.00	30,000.00
4,020 Unlisted, Non-convertible, redeemable debentures of Rs. 1,000,000 each	40,200.00	40,200.00	40,200.00
1,681 Unlisted, Non-convertible, redeemable debentures of Rs. 1,000,000 each	-	16,810.00	-
10,800 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures of Rs. 447,567 each	48,337.24	58,995.43	50,520.24
2,750 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures of Rs.447,567 each	12,308.09	15,021.99	12,863.95
6,000 11.00 % Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures of Rs. 894,420 each	-	53,665.20	-
2,000 11.00% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures of Rs. 894,420 each	-	17,888.40	-
7500 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures of Rs. 587,610 each	44,070.68	72,750.00	45,531.23
2600 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures of Rs. 958,139 each	24,911.61	-	25,487.07
	1,99,827.62	3,05,331.02	2,04,602.49

The credit ratings and details of security of the listed debentures is as follows:

	Security	Credit rating
10,800 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures of Rs. 447,567 each	1.Pledge of 6,30,95,240 shares of India Bulls Real Estate Limited held by the group company, 2.Pledge of 7,28,64,279 Embassy Office Parks REIT units 3.Pledge of shares of Embassy Services Private Limited, Technique Facility Management Services Private Limited held by group companies 4.Hypothecation of cash flows and movable assets of Embassy Services Private Limited 5. Hypothecation of the Company's 88% partnership interest in JKAV Realty Ventures	PP MLD ACUITE B +
2,750 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures of Rs. 447,567 each		
7,500 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures of Rs. 5,87,610 each		
2,600 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures of Rs. 958,139 each		

Embassy Property Developments Private Limited
Registered office: No 150, Embassy Point, 1st floor, Infantry road, Bengaluru 560001
Statement of Unaudited financial results for the quarter ended June 30, 2023

The listed NCDs are secured and asset cover is more than hundred percent of principal outstanding.

	Quarter ended June 30, 2023	Quarter ended March 31, 2023	Quarter ended June 30, 2022	Year ended March 31, 2023
Debt- equity ratio	2.61	2.17	1.79	2.17
Debt service coverage ratio	(0.47)	(0.19)	0.18	(0.06)
Interest service coverage ratio	(0.57)	(1.18)	0.46	(0.24)
Outstanding redeemable preference shares	-	-	-	-
Debenture redemption reserve	-	-	-	-
Net worth (Rs. in lakhs)	1,80,841.90	2,10,546.40	3,01,038.90	2,10,546.40
Net profit after tax (Rs. in lakhs)	(30,967.50)	(47,523.70)	(10,075.10)	(1,02,371.50)
Earnings per share (Basic and diluted) (Rs.)	(2.81)	(4.32)	(0.91)	(9.30)
Current Ratio	0.54	0.59	0.74	0.59
Long-term debt to working capital Ratio	(2.13)	(2.54)	(4.13)	(2.54)
Bad debts to accounts receivables Ratio	-	-	-	-
Current liability Ratio	0.55	0.53	0.52	0.53
Total debts to total assets Ratio	0.50	0.49	0.47	0.49
Debtors turnover Ratio	-	-	-	-
Inventory turnover Ratio	-	-	-	-
Operating profit margin (%)	-268.00%	-500.00%	-82.65%	-363.68%
Net profit margin (%)	-536.78%	-624.99%	-204.59%	-411.09%

The ratios given have been computed as under:

Debt equity ratio = Total debt / share holders' equity

Debt service coverage ratio = Earnings before interest and tax / (interest + principal repayment)

Interest service coverage ratio = Earnings before interest and tax / interest expense

Current Ratio = Current assets/Current liabilities

Long-term debt to working capital Ratio = long-term debt (including current maturities)/ Total available capital

Bad debts to accounts receivables Ratio = Bad debts written off/ Trade receivables

Current liability Ratio = Current liabilities excluding current maturities of long term debt/ Total liabilities

Total debts to total assets Ratio = Borrowings/ Total assets

Debtors turnover Ratio = Credit sales/ average accounts receivables

Inventory turnover Ratio = COGS/ average inventory receivables

Operating profit margin (%) = PBDIT excluding other income & profit from discontinuing operations/ operational revenue

Net profit margin (%) = PAT including other income & profit from discontinuing operations/ operational revenue

6 The Board of Directors of the Company in its meeting held on May 16, 2022 have approved the Scheme of Arrangement ('Scheme') amongst Embassy Property Developments Private Limited and ESNP Property Builders and Developers Private Limited under section 233 and other applicable provisions of the Companies Act, 2013. The Scheme provides for demerger of the Demerged Undertaking (as defined in the Scheme) from Embassy Property Developments Private Limited to ESNP Property Builders and Developers Private Limited on a going concern basis under Section 233 of the Companies Act, 2013. The Regional Director, South-East Region, Hyderabad, has approved the Scheme vide order dated August 19, 2022. However, owing to certain clerical defects in the order, the company has requested the regulator to provide a corrigendum/ fresh order.

7 The Board of Directors of the Company in its meeting held on 24 March, 2022 have approved the Scheme of Arrangement ('Scheme') for the merger of Southern Paradise Stud and Developers Farms Private Limited, Embassy Housing Finance and Developments Private Limited, and Embassy Inn Private Limited with and into Embassy Property Developments Private Limited and their respective shareholders and creditors under sections 230 to 232 and other applicable provisions of the Companies Act, 2013. The shareholders and requisite quorum of creditors of all the companies, wherever applicable have consented to the Scheme and the Scheme is now subject to approval by the National Company Law Tribunal (Bengaluru Bench) where the order shall be reserved and pronounced.

Embassy Property Developments Private Limited

Registered office: No 150, Embassy Point, 1st floor, Infantry road, Bengaluru 560001

Statement of Unaudited financial results for the quarter ended June 30, 2023

- 8 All operating segments' operating results are reviewed regularly by the Company's Chief Operating Decision Makers (Board of Directors) to make decisions about resources to be allocated to the segments and assess their performance. The Company's sole business segment is business of real estate development and related consulting services, leasing of properties, making investments in joint developments, investing in companies/firms which are into real estate development and its principal geographical segment in India. Consequently, the Management believes that there are no reportable segments as required under India's 108 - operating segments.
- 9 A search under section 132 of the Income Tax Act was conducted on June 01, 2022 on the Company. Pursuant to the communication received from the income tax authorities by the Company, requisite informations have been provided to the authorities. As on the date of the financial statements, the Company has not received any demand notice.
- 10 During the quarter ended March 31, 2023, the Company has sold 4,26,20,523 Embassy Office Parks REIT units and the proceeds have been utilised to repay the debt.

for and on behalf of the Committee of the Board of Directors of

Embassy Property Developments Private Limited

ADITYA Digitally signed
by ADITYA
VIRWANI
NI Date: 2023.07.28
16:47:33 +05'30'

Aditya Virwani

Director

DIN - 06480521

Place: Bengaluru

Date: July 28, 2023



HRA & CO.,
Chartered Accountants

522/C, 2nd Floor, 1st D Cross,
15th Main Road, 3rd Stage,
4th Block, Basaveshwaranagar,
Bangalore-560079
T : +91 080 4169 6888
E : ravin@hraidia.com
W : www.hraidia.com

Catalyst Trusteeship Limited
Windsor, 6th Floor, Office No 604,
C.S.T. Road,
Kalina, Santacruz (East),
Mumbai – 400098

Dear Sir/Madam,

Subject: End Use Certificate

Reference: Debenture Trust Deed dated 30th July 2021 between Embassy Property Developments Private Limited (“EPDPL”) and Catalyst Trusteeship Limited.

We refer to the Debenture Trust Deed between Embassy Property Developments Private Limited, JV Holdings Private Limited, Embassy Services Private Limited, Mr Jitendra Virwani and Catalyst Trusteeship Limited dated 30th July 2021. We hereby are issuing the end use certificate. Terms used in the Debenture Trust Deed shall have the same meaning in the End Use Certificate.

We confirm that the proceeds of the debentures have been utilised by the company for the following purpose:

Particulars	Amounts in Rs. Cr.
Proceeds from issuance of PP-MLD	750.00
End Use:	
Repayment of YBL Facilities	460.27
Transaction cost and general corporate purposes	289.73
TOTAL	750.00

This is in accordance with Schedule 3 Clause 1.10 (*Purpose*) of the Debenture Trust Deed.

For HRA & Co.

Chartered Accountants

FRN: 010005S



Ravindranath N

Partner

M No #209961

UDIN: **21209961AAABBC6051**

Date: December 23, 2021

Place: Bangalore



HRA & CO.,

Chartered Accountants

522/C, 2nd Floor, 1st D Cross,
15th Main Road, 3rd Stage,
4th Block, Basaveshwaranagar,
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Catalyst Trusteeship Limited
Windsor, 6th floor, Office No.604,
C.S.T Road,
Kalina, Santacruz (East),
Mumbai - 400098

JANUARY 30, 2021

Dear Sir / Madam,

Subject: End Use Certificate

Reference: Debenture Trust Deed dated 4th Apr 2020 between Embassy Property Developments Pvt Ltd ("EPDPL") and Catalyst Trusteeship Limited

We refer to the Debenture Trust Deed between Embassy Property Development Private Limited , Jitendra Virwani and Catalyst Trusteeship Limited dated April 4, 2020. We hereby are issuing the End Use Certificate. Terms used in the Debenture Trust Deed shall have the same meaning in this End Use Certificate.

We confirm that the proceeds of the Debentures have been utilised by the Company for the following purpose:

Particulars	Amount in Rs. Cr.
Proceeds from Issuance of PP-MLD	1355.00
End Use:	
Repayment of Indiabulls facilities	1100.00
Repayment of Kotak Mahindra Investments Ltd	33.95
Repayment of IIFL Facility	76.29
General Corporate Purposes	144.75
Total	1355.00

This is in accordance with Clause 2.8 (Purpose) of the Debenture Trust Deed.

FOR HRA & CO.,
CHARTERED ACCOUNTANTS,
FRN : 010005S

RAVINDRANATH N
PARTNER
MEMBERSHIP # 209961



UDIN : 21209961AAAADA8892
BANGALORE



HRA & CO.,
Chartered Accountants

Catalyst Trusteeship Limited

Windsor, 6th floor, Office No.604,
C.S.T Road,
Kalina, Santacruz (East),
Mumbai – 400098

522/C, 2nd Floor, 1st D Cross,
15th Main Road, 3rd Stage,
4th Block, Basaveshwaranagar,
Bangalore-560079

JANUARY 30, 2021

T : +91 080 4169 6888
E : ravin@hraindia.com
W : www.hraindia.com

Dear Sir / Madam,

Subject: End Use Certificate

Reference: Debenture Trust Deed dated 4th Apr 2020 between Embassy Property Developments Pvt Ltd ("EPDPL") and Catalyst Trusteeship Limited

We refer to the Debenture Trust Deed between Embassy Property Development Private Limited , Jitendra Virwani and Catalyst Trusteeship Limited dated April 4, 2020. We hereby are issuing the End Use Certificate. Terms used in the Debenture Trust Deed shall have the same meaning in this End Use Certificate.

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General Corporate Purposes	144.75
Total	1355.00

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FOR HRA & CO.,
CHARTERED ACCOUNTANTS,
FRN : 010005S

RAVINDRANATH N
PARTNER
MEMBERSHIP # 209961



UDIN : 21209961AAAADA8892
BANGALORE



HRA & CO.,
Chartered Accountants

522/C, 2nd Floor, 1st D Cross,
15th Main Road, 3rd Stage,
4th Block, Basaveshranagar,
Bangalore-560079
T : +91 080 4169 6888
E : ravin@hrandia.com
W : www.hrandia.com

Independent auditor's certificate on utilization Non- Convertible Debentures

To,
Board of Directors
Embassy Property Developments Private Limited
No.150, Embassy Point , 1st Floor, Infantry road,
Bengaluru - 560001

Sub: Utilization of Rs.260 Crores (Indian Rupees Two Hundred Sixty Crores Only) Non-Convertible Debentures issued by Embassy Property Developments Pvt Ltd ("Company") vide Debenture trust deed dated 8 December 2022 ("Debenture Trust Deed").

This is to certify that M/s. Embassy Property Developments Private Limited has raised Rs.260 Crores through issuance of Non-Convertible Debentures on Private Placement Basis. The fund has been utilized for the purpose for which it was raised.

This certificate has been issued on specific request of the company to comply with regulation 52(7) of SEBI (LODR), Regulations 2015.

We have initialed the statement for identification purpose only.

for H R A & Co.

Chartered Accountants
Firm Registration Number: 010005S

Ravindranath N
Partner
Membership Number: 209961

UDIN: 23209961BGQATU6453

February 09, 2023
Bangalore



A. Statement of utilization of issue proceeds of Non- Convertible Debentures:

Name of the Issuer	ISIN	Mode of fund raising (Public issues/ Private placements)	Type of Instrument	Date of raising funds	Amount raised	Funs Utilized	Any Deviation(Yes/No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Embassy Property Developments Private Limited	INE003L07200	Private Placement	Non-Convertible Debentures	09th December 2022	260 Crores	260 Crores	No	Not Applicable	None

Particulars	Remarks
Name of the listed entity	Embassy Property Developments Private Limited
Mode of fund raising	Private Placement
Type of instrument	Non-Convertible Debentures
Date of raising funds	09th December 2022
Amount raised	Rs.260 Crores
Report filed for quarter ended	Decemeber 31,2022
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	Not Applicable
If yes, details of the approval so required?	Not Applicable
Date of approval	Not Applicable
Explanation for the deviation/ variation	Not Applicable
Comments of the audit committee after review	Not Applicable
Comments of the auditors, if any	Not Applicable

Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:

Original Object	Modified Object, if any	Original Allocation	Modified allocation if any	Funds Utilized	Amount of deviation/variation for the quarter according to applicable object (in Rs. Crore and in %)	Remarks, if any
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No deviation/variation and hence not applicable.

Deviation could mean:

a.Deviation in the objects or purposes for which the funds have been raised.

b. Deviation in the amount of funds actually utilized as against what was originally disclosed.

**NARPAT SINGH
CHORARIA**

Name of the signatory: Narpat Singh Choraria

Director

Date: 09-02-2023



Embassy Property Developments Private Limited

I Floor, Embassy Point, #150 Infantry Road, Bangalore – 560 001

As per the books of accounts, records and other relevant records of M/s Embassy Property Developments Private Limited [EPDPL] having their registered office at 1st Floor, Embassy Point, 150, Infantry Road, Bangalore – 560 001, the value of book debts or receivables as on June 30, 2023 are as below :

	Particulars	Amount (Rs)
	Debtors (A)	89,09,40,000
	Intercompany deposits:	
1	Embassy Garuda Realty Ventures LLP	2,17,00,000
2	World crown Limited	98,92,500
3	Manyata Builders Private Limited	67,46,364
4	Swire-Tech-Park Projects Private Limited	15,88,225
5	Embassy Motion Picture LLP	9,53,496
6	Nam Investments Private Limited	8,68,122
7	ESNP Property Builders and Developers Private Limited	42,656
8	LJ-Victoria Properties Private Limited	59,37,10,441
9	Embassy Leisure and Entertainment Projects LLP	8,93,95,960
10	Embassy Office Parks Private Limited	46,912
11	OMR Investments LLP	3,25,09,12,354
12	EPDPL Co-Living Private Limited	5,02,09,901
13	Dynasty Holdings Private Limited	9,66,04,561
14	Embassy Maverick Malls Pvt Ltd	5,80,57,517
15	Winterfell Realty Private Limited	10,81,16,000
16	Embassy Housing Finance and Development Private Limited	79,161
17	Embassy One Developers Private Limited	1,77,56,137
18	Embassy Orange Developers Private Limited	2,500
19	Saltire Developers Private Limited	2,05,48,64,954
20	RG-Lakeside Properties Private Limited	1,36,64,781
21	Aerodome Experiences Private Limited	2,98,25,137
22	Embassy RR Projects Private Limited	79,41,32,052
23	Embassy Inn Private Limited	1,88,85,29,461
24	Embassy Shelters Pvt Ltd	90,64,93,711
25	Southern Paradise Stud and Developers Farms Private Limited	50,05,72,736
26	Tiffin's Barytes Asbestos & Paints Limited	89,62,11,280
27	KANJ Reality Ventures LLP	48,62,000
28	Vigor Developments Private Limited	3,65,02,512
29	EPDPL Co-Living Operations Private Limited	92,54,345
30	Squadron Developers Private Limited	80,00,00,000
31	Starwood Properties Private Limited	14,81,53,453
32	Embassy Prism Ventures Private Limited	61,164
33	Embassy One Commercial Property Private Limited	27,38,136

Embassy Property Developments Private Limited

I Floor, Embassy Point, #150 Infantry Road, Bangalore – 560 001

34	Embassy Office Parks Private Limited	12,14,262
35	Next Level Experiences LLP	1,94,54,831
36	Minerali Holdings Private Limited	10,00,00,000
37	Redwoods Projects Pvt Ltd	50,00,000
38	Pexasus Builders	22,00,000
39	Brindavan Beverages Limited	19,80,252
40	A.V.Rukhana-Dshpl	15,00,000
41	Ramila A Sanghvi	14,50,145
42	G S Homes Private Limited	52,21,117
43	Sachin Shah	48,08,486
	Intercompany deposits (B)	12,53,53,77,622
	Total receivable (A) + (B)	13,42,63,17,622

The above information has been provided based on limited review financial statements for the period ended June 30, 2023.

Yours faithfully,

For Embassy Property Developments Private Limited

ADITYA Digitally signed
by ADITYA
VIRWANI
Date:
2023.07.28
17:09:52 +05'30'

Aditya Virwani
Director
DIN : 06480521

Date – July 28, 2023

Place – Bangalore