

To
The Department of Corporate Services,
BSE Limited
P.J. Towers, Dalal Street,
Mumbai- 400 001

May 27th 2025

Dear Sirs,

Sub: Outcome of Board Meeting of Embassy Property Developments Private Limited held on May 27th 2025 pursuant to the provisions of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR")

Ref: Scrip Code: 959411, 959412, 974423 and 973361.

1. Considered and Approved Annual Secretarial Compliance Report under Reg 24(A)(2) of SEBI (LODR) Regulations, 2015 compliance report for the review period 31st March 2025.
2. Adopted the Audited Financial Results on Standalone Basis for the Quarter ended 31st March, 2025 along with a Statement of Assets and Liabilities and Statement of Cash Flows as at the end of Half Year.
3. Adopted Annual Audited Standalone and Consolidated Financial Statements of the Company for the year ended 31st March 2025 along with notes to Financial Statements.
4. Ms. Kajol Soni has been appointed as Internal Auditor for the financial year 2025-26 and fix their remuneration.
5. Mr. Prakash M has been appointed as Secretarial Auditor of the Company for a term of 5 years.
6. Approval of the Related Party Transaction for the half year ended 31st March 2025.

The meeting commenced at 05:00 P.M. and concluded at 11:30 P.M.

Request you to take the same on record.

**Thanking you,
For Embassy Property Developments Private Limited**

DEVIKA
PRIYADARSINI

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DEVIKA PRIYADARSINI
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**Devika Priyadarsini
Company Secretary
M.No.-ACS 49485**



N KIRAN & ASSOCIATES

Chartered Accountants

Firm Reg. No. 018936S

522/C, 2nd Floor, 1st D Cross,
15th Main Road, 3rd Stage,
4th Block, Basaveshwaranagar,
Bangalore - 560079
T : 080 4168 7878
M : +91 98455 50677
E : teamhraindia@gmail.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Embassy Property Developments Private Limited

Report on the Audit of the Standalone Ind AS Financial Statements

Opinion

We have audited the accompanying standalone annual financial results of Embassy Property Developments Private Limited ("the company") for the for the year ended March 31, 2025, attached herewith, being submitted by the company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us these standalone financial results:

- i. are presented in accordance with the requirements of Regulation 52 of the Listing Regulations in this regard; and
- ii. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable accounting standards and other accounting principles generally accepted in India of the net profit and other comprehensive income and other financial information for the year ended March 31, 2025.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 ('the Act'). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Results section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Standalone Financial Results

This Statement has been prepared on the basis of the standalone annual financial statements and has been approved by the Company's Board of Directors. The Company's Board of Directors are responsible for the preparation of these financial results that give a true and fair view of the net profit/loss and other comprehensive income and other financial information in accordance with the Ind AS specified under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial results, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the standalone financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs, will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial results, including the disclosures, and whether the financial results represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

For N Kiran & Associates.

Chartered Accountants

Firm Registration Number: 018936S

N Kiran

N Kiran

Partner

Membership Number: 221747

UDIN: 25221747BMMLJY7858



Date: May 27, 2025

Place: Bengaluru

Embassy Property Developments Private Limited
Registered office: No 150, Embassy Point, 1st floor, Infantry road, Bangalore 560001
Statement of standalone financial results for the quarter and year ended March 31, 2025

(Rs in lakhs, except as otherwise stated)

SI No.	Particulars	Quarter ended March 31, 2025	Quarter ended December 31, 2024	Quarter ended March 31, 2024	Year ended March 31, 2025	Year ended March 31, 2024
		Audited	Unaudited	Audited	Audited	Audited
1	a. Net sales / income from operations	42,484.00	1,02,508.00	6,990.00	2,66,858.80	54,307.00
	b. Other operating income	10,075.50	8,135.10	40,128.90	44,917.60	67,452.10
	Total income from operations	52,559.50	1,10,643.10	47,118.90	3,11,776.40	1,21,759.10
2	Expenditure					
	a. Land, material and contract cost	37,970.00	1,735.80	1,974.00	71,439.00	5,890.00
	b. Employees cost	1,760.30	1,902.20	2,200.00	7,299.90	6,921.20
	c. Finance cost	17,083.20	20,164.40	5,309.20	74,278.80	66,459.40
	d. Depreciation	256.30	261.90	222.40	1,004.50	2,575.10
	e. Other expenditure	8,597.60	18,209.60	6,460.30	27,257.00	21,644.80
	Total Expenses	65,667.40	42,273.90	16,165.90	1,81,279.20	1,03,490.50
3	Profit / (loss) from operations before tax and exceptional items (1-2)	(13,107.90)	68,369.20	30,953.00	1,30,497.20	18,268.60
4	Exceptional items	-	-	-	-	-
5	Profit / (loss) from ordinary activities before tax and after exceptional items (3-4)	(13,107.90)	68,369.20	30,953.00	1,30,497.20	18,268.60
6	Tax expense					
	- Current tax	2,158.40	935.70	(287.20)	5,365.70	766.20
	- Deferred tax		-	-	-	-
7	Net profit / (loss) from ordinary activities after tax (5-6)	(15,266.30)	67,433.50	31,240.20	1,25,131.50	17,502.40
8	Profit from discontinued operations	-	-	-	-	-
9	Net profit / (loss) for the period / year (7-8)	(15,266.30)	67,433.50	31,240.20	1,25,131.50	17,502.40
10	Other comprehensive income					
	Re-measurement gain on defined benefit plans	557.20	-	(44.60)	557.20	(44.60)
	Fair value of investments in equity instruments	45,258.20	-	311.60	45,258.20	3,606.60
	Other comprehensive income	45,815.40	-	267.00	45,815.40	3,562.00
11	Total comprehensive income for the period / year (9+10)	30,549.10	67,433.50	31,507.20	1,70,946.90	21,064.40
12	Earnings / (loss) per share (EPS)					
	- basic and diluted (Rs)	(1.38)	6.11	2.83	11.33	1.58
13	Paid-up equity share capital (Face value Rs 10 each)	1,10,437.60	1,10,437.60	1,10,437.60	1,10,437.60	1,10,437.60
14	Paid-up debt capital (Refer note 5)	1,36,598.85	1,36,598.85	1,56,072.11	1,36,598.85	1,56,072.11
15	Reserves excluding revaluation reserves	-	-	-	2,99,858.50	1,28,962.00
16	Debenture redemption reserve (Refer note 4)	-	-	-	-	-

Embassy Property Developments Private Limited

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Statement of standalone financial results for the quarter and year ended March 31, 2025

Notes to the unaudited financial results:

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on May 27, 2025. The statutory auditors have conducted audit of the Standalone financial results for the quarter ended and year ended March 31, 2025. The auditors has issued unmodified opinion on the Standalone financial results.
- The standalone audited 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.
- The figures for the corresponding previous periods have been regrouped/reclassified, wherever considered necessary. The figures for the quarter ended March 31, 2025 are the derived figures between audited figures for the year ended March 31, 2025 and the limited reviewed figures for the period ended December 31, 2024.
The figures for the year ended March 31, 2024 extracted from the audited results published on May 28, 2024.
The figures for the quarter ended December 31, 2024 has been derived between limited review figures for the period ended December 31, 2024 and limited review figures for the half year ended September 31, 2024.
The figures for the quarter ended March 31, 2024 has been derived between audited figures for the year ended March 31, 2024 and limited review figures for the period ended December 31, 2024.
- 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, 2025 and year ended March 31, 2024, 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 March 31, 2025 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 March 31, 2025	As at December 31, 2024	As at March 31, 2024
4,020 Unlisted, Non-convertible, redeemable debentures of Rs. 1,000,000 each	40,200.00	40,200.00	40,200.00
10,800 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures of Rs. 3,50,954 each	37,903.03	37,903.03	42,092.14
2,750 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures of Rs. 3,50,954 each	9,651.24	9,651.24	10,717.91
7500 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures of Rs. 3,55,681 each	26,676.10	26,676.10	39,789.46
2600 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures of Rs. 8,52,634 each	22,168.48	22,168.48	23,272.60
	1,36,598.85	1,36,598.85	1,56,072.11

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

	Security	Credit rating as at March 31, 2025
10,800 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures of Rs. 3,50,954 each	1. Pledge of 6,30,95,240 shares of Embassy Developments Limited held by the holding company, 2. Pledge of 7,16,64,279 Embassy Office Parks REIT units.	PP MLD ACUITE BB+
2,750 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures of Rs. 3,50,954 each		
7,500 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures of Rs. 3,55,681 each		
2,600 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures of Rs. 8,52,634 each		

Embassy Property Developments Private Limited

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

Statement of standalone financial results for the quarter and year ended March 31, 2025

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

	Quarter ended March 31, 2025	Quarter ended December 31,2024	Quarter ended March 31, 2024	Year ended March 31, 2025	Year ended March 31, 2024
Debt- equity ratio	0.89	1.13	1.71	0.89	1.71
Debt service coverage ratio	0.04	1.22	0.64	0.77	0.58
Interest service coverage ratio	0.23	3.51	6.83	2.76	1.27
Outstanding redeemable preference shares	-	-	-	-	-
Debenture redemption reserve	-	-	-	-	-
Net worth (Rs. in lakhs)	4,10,296.10	3,79,797.40	2,39,399.60	4,10,296.10	2,39,399.60
Net profit after tax (Rs. in lakhs)	(13,107.90)	1,40,397.80	31,240.20	1,25,131.50	17,502.40
Earnings per share (Basic and diluted) (Rs.)	(1.38)	12.71	2.83	11.33	1.58
Current Ratio	0.64	0.77	0.57	0.64	0.57
Long-term debt to working capital Ratio	(0.88)	(1.19)	(0.73)	(0.88)	(0.73)
Bad debts to accounts receivables Ratio	-	-	-	-	-
Current liability Ratio	0.76	0.79	0.76	0.76	0.76
Total debts to total assets Ratio	0.35	0.39	0.43	0.35	0.43
Debtors turnover Ratio	-	-	-	-	-
Inventory turnover Ratio	-	-	-	-	-
Operating profit margin (%)	-13.76%	74.30 %	(52.14)%	60.28 %	36.55 %
Net profit margin (%)	-35.93%	62.57 %	446.93 %	46.89 %	32.23 %

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

7 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 Ind As 108 - operating segments.

8 A search under section 132 of the Income Tax Act was conducted on June 01, 2022 on the Company. The operation mainly focussed on the impending merger of a group entity with a listed company. Pursuant to the communication received from the income tax authorities by the Company, relevant information has been provided to the authorities. The department has not found or seized any incriminating matter/material. Subsequently assessment/reassessment for AY 2019-20 and AY 2022-23 have been completed and no major issue has been raised by the assessing officer. Currently assessment/ reassessment for the A.Y 2020-21 and A.Y 2021-22 are in progress.

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

Embassy Property Developments Private Limited

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Aditya Virwani

Director

DIN - 06480521

Place: Bengaluru

Date: May 27, 2025

Embassy Property Developments Private Limited
Standalone Statement of Assets and Liabilities

(Rs in lakhs)

Particulars	As at March 31, 2025	As at March 31, 2024
	Audited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	3,304.70	2,742.20
Investment property	10,699.60	13,240.60
Investment property under development	1,043.50	1,043.50
Intangible assets	-	2.10
Intangible assets under development	-	32.70
Right-of-use assets	272.30	369.10
Investments in subsidiaries, joint venture and associates	93,400.60	1,07,004.70
Financial assets		
- Other investments	5,08,798.30	3,41,474.60
- Loans	72,270.20	1,32,469.90
- Other financial assets	25,327.10	25,227.90
Other non-current assets	17,678.30	21,119.20
Total non-current assets	7,32,794.60	6,44,726.50
Current assets		
Inventories	10,713.30	24,112.80
Financial assets		
- Investments	597.50	767.30
- Trade receivables	6,570.00	7,408.10
- Cash and cash equivalents	730.50	2,483.90
-Bank Balances other than cash and cash equivalents	2,646.70	1,381.10
- Loans	2,57,750.30	2,32,332.00
- Other financial assets	16,267.40	26,319.20
Other current assets	13,990.70	17,652.10
Total current assets	3,09,266.40	3,12,456.50
Assets held for sale	1,532.60	629.20
Total assets	10,43,593.60	9,57,812.20
EQUITY AND LIABILITIES		
Equity		
Equity share capital	1,10,437.60	1,10,437.60
Other equity	2,99,858.50	1,28,962.00
Total equity	4,10,296.10	2,39,399.60
Non-current liabilities		
Financial liabilities		
- Borrowings	1,48,246.70	1,66,027.10
- Lease liabilities	395.50	490.40
- Other financial liabilities	365.80	344.10
Provisions	870.30	1,420.40
Other non-financial liabilities	1,386.50	729.30
Total non-current liabilities	1,51,264.80	1,69,011.30
Current liabilities		
Financial liabilities		
- Borrowings	2,16,014.10	2,43,010.60
- Trade payables		
Total outstanding dues to micro enterprises and small enterprises	2,180.10	664.70
Total outstanding dues to creditors other than micro enterprises and small enterprises	20,303.20	18,085.00
- Other financial liabilities	1,39,927.90	1,53,510.00
Provision	653.80	653.80
Current tax liabilities (net)	3,622.20	-
Other non-financial liabilities	99,331.40	1,33,477.20
Total current liabilities	4,82,032.70	5,49,401.30
Total equity and liabilities	10,43,593.60	9,57,812.20

Embassy Property Developments Private Limited
Standalone Statement of Cash flows for the year ended March 31, 2025

	For the year ended March 31, 2025	For the year ended March 31, 2024
	Audited	Audited
Cash flows from operating activities		
Profit / (loss) for the year before tax	1,30,497.20	18,268.60
Adjustments:		
- Interest income	(10,235.20)	(6,527.40)
- (Gain)/ loss on sale of property, plant and equipment	(152.20)	(312.60)
- Dividend income	(4,532.20)	(6,613.40)
- Profit on sale of investments	(15,281.60)	(552.40)
- Interest expense (including effective interest rate impact)	74,278.80	66,459.40
- Provision for doubtful advances	215.50	439.20
- Irrecoverable balances written off	458.20	367.50
- Loss on sale of investments	7,576.50	-
- Other operating revenue	(1,27,843.40)	-
- Fair value adjustments	1,220.20	(46,374.10)
- Depreciation and amortization	1,004.50	2,575.10
Operating cash flow before working capital changes	57,206.30	27,729.90
<u>Changes in working capital</u>		
Loans (current and non current)	34,996.90	(83,433.40)
Other financial assets (current and non current)	(3,434.00)	12,426.00
Other non financial assets (current and non current)	6,976.90	5,378.90
Inventories	13,399.50	(10,134.23)
Trade receivables	379.90	1,327.01
Trade payables	3,733.60	(17,441.51)
Other financial liabilities (current and non current)	(5,670.80)	37,167.90
Other non financial liabilities (current and non current)	(34,550.10)	5,199.45
Provisions	(550.10)	641.00
Cash generated from/ (used in) operations	72,488.10	(21,138.98)
Income taxes paid	730.20	(2,826.65)
Cash generated used in operations	73,218.30	(23,965.62)
Cash flows from investing activities		
Purchase of investment property/property, plant and equipment	(2,459.63)	(5,511.00)
Proceeds from sale of property, plant and equipment	914.58	561.78
Investment in subsidiaries, associates, firms and joint ventures	(8,700.95)	(33,743.16)
Proceeds from sale of investments	55,831.68	2,580.29
Investment in other securities	-	(5,901.16)
Proceeds on redemption of debentures	520.00	250.00
(Investment)/Redemption of mutual funds	383.72	(147.55)
Interest received	3,035.30	3,353.20
Dividends received	4,532.28	6,613.40
(Investment)/withdrawal of deposits	466.90	(1,001.10)
Net cash generated/(used) in investing activities	54,523.87	(32,945.30)
Cash flows from financing activities		
Proceeds from borrowings (short term and long term net of repayment)	(48,053.10)	99,126.40
Interest paid	(81,442.50)	(41,923.40)
Net cash generated/(used) in financing activities	(1,29,495.60)	57,203.00
Increase in cash and cash equivalents	(1,753.43)	292.10
Cash and cash equivalents at the beginning of the year	2,483.93	2,266.50
Cash acquired / (moved) as part of business combination	-	(74.70)
Cash and cash equivalents at the end of the year	730.50	2,483.90
Components of cash and cash equivalents		
Balances with banks:		
- in current accounts	564.70	2,466.60
- in escrow account	164.60	16.10
Cash on hand	1.20	1.20
Cash and cash equivalents at the end of the year	730.50	2,483.90



N KIRAN & ASSOCIATES

Chartered Accountants

Firm Reg. No. 018936S

522/C, 2nd Floor, 1st D Cross,
15th Main Road, 3rd Stage,
4th Block, Basaveshwaranagar,
Bangalore - 560079
T : 080 4168 7878
M : +91 98455 50677
E : teamhraindia@gmail.com

Independent Auditor's Report on the Annual Audited Consolidated Financial Results of the Company Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015, as amended.

To the Board of Directors of Embassy Property Developments Private Limited

Report on the Audit of the Consolidated Financial Results

Opinion

We have audited the accompanying statement of consolidated financial results of Embassy Property Developments Private Limited (Holding Company and its subsidiaries together referred to as "the Group") for the year ended March 31, 2025 ("Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate audited financial statements /financial results/ financial information of the subsidiaries, associates and jointly controlled entities, the aforesaid consolidated financial results:

- include the annual financial results of the entities mentioned in Annexure 1;
- are presented in accordance with the requirements of regulation 52 of the Listing Regulations in this regard; and
- give a true and fair view in conformity with the applicable accounting standards, and other accounting principles generally accepted in India, of the Consolidated net profit and other comprehensive income and other financial information of the Group for the year ended March 31, 2025.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended ("Act"). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Results section of our report. We are independent of the Group, its associates and jointly controlled entities in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Consolidated Financial Results

The Statement, which is in the responsibility of the Holding Company's management and has been approved by the Holding Company's Board of Directors, has been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors are responsible for the preparation and presentation of these consolidated financial results that give a true and fair view of the loss and other comprehensive income and other financial information of the Group including its associates and jointly controlled entities in accordance with the Indian Accounting Standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with regulation 52 of the Listing Regulations. The respective Board of Directors of the companies included in the Group and of its associates and jointly controlled entities are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and its associates and jointly controlled entities and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial results by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies included in the Group and of its associates and jointly controlled entities are responsible for assessing the ability of the Group and its associates and jointly controlled entities to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and of its associates and jointly controlled entities are responsible for overseeing the financial reporting process of the Group and of its associates and jointly controlled entities.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the consolidated financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associates and jointly controlled entities to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associates and jointly controlled entities to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial results, including the disclosures, and whether the consolidated financial results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results/ financial information of the entities within the Group and its associates and jointly controlled entities to express an opinion on the consolidated Financial Results. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the consolidated financial results of which we are the independent auditors. For the other entities included in the consolidated Financial Results, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial results of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matters

The consolidated Financial Results include the audited Financial Results of 37 subsidiaries whose Financial Statements/ Financial Results/ financial information reflect Group's share of total assets of Rs. 40,852.67 millions as at March 31, 2025, total revenue of Rs. 1,030.57 millions and net cash outflows of Rs. (788.21) millions for the year ended March 31, 2025, as considered in the consolidated Financial Results, which have been audited by their respective independent auditors. The independent auditors' reports on financial results of these entities have been furnished to us and our opinion on the consolidated financial results, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the report of such auditors and the procedures performed by us are as stated in paragraph above. Also, there are 7 subsidiaries whose unaudited financial statements have been considered in the consolidated Financial Results with total assets of Rs. 9,559.02 millions. These unaudited annual financial results have been furnished to us by the Board of Directors and our opinion on the consolidated financial results, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries is based solely on such financial results. In our opinion and according to the information and explanations given to us by the Board of Directors, these financial statements/ financial results/ financial information are not material to the Group.

The consolidated financial results includes the Group's share of total comprehensive loss of Rs. 318.05 millions from 1 joint ventures for the year ended March 31, 2025, as considered in this financial statement whose Ind AS financial statements have not been audited by us. The independent auditors' reports on financial results of these entities have been furnished to us and our opinion on the consolidated financial results, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the report of such auditors and the procedures performed by us are as stated in paragraph above.

Directors and our opinion on the consolidated financial results, in so far as it relates to the amounts and disclosures included in respect of these jointly controlled entities is based solely on such financial results. In our opinion and according to the information and explanations given to us by the Board of Directors, these financial statements/ financial results/ financial information are not material to the Group.

Our opinion on the consolidated Financial Results is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the Financial Results/financial information certified by the Board of Directors.

For N Kiran & Associates.

Chartered Accountants

Firm Registration Number: 018936S

N Kiran



N Kiran

Partner

Membership Number: 221747

UDIN: 25221747BMMLJW9747

Date: May 27, 2025

Place: Bengaluru

Annexure 1:

List of Subsidiaries:

Name of the Entity	Country of Incorporation	Mar-25	Mar-24
Blue Lagoon Real Estate Private Limited	India	73.41%	73.41%
Embassy Group International (Singapore) Private Limited	Singapore	100.00%	100.00%
Embassy Group International, Cayman Island	Cayman	100.00%	100.00%
Embassy Interiors Private Limited	India	100.00%	100.00%
Embassy KSL Realty Ventures	India	99.00%	99.00%
Embassy Maverick Malls Private Limited	India	84.00%	64.00%
Embassy Prism Ventures Private Limited	India	73.41%	99.99%
Embassy International Riding School	India	00.00%	99.99%
Embassy Real Estate Developments and Services Private Limited	India	100.00%	100.00%
Embassy Real Estate Properties and Holdings Private Limited	India	57.00%	57.00%
ESNP Property Builders and Developers Private Limited	India	00.00%	99.99%
Embassy Techzones DOO Beograd	Serbia	90.00%	90.00%
EPDPL Co-living Private Limited	India	74.00%	100.00%
Green Banatellis Limited	Cyprus	100.00%	100.00%
LJ-Victoria Projects Private Limited	India	100.00%	100.00%
Mac Charles India Limited	India	73.41%	73.41%
Mac Charles Hub Projects Private Limited	India	73.41%	73.41%
Neptune Real Estate Private Limited	India	73.41%	73.41%
Pune-Dynasty Projects Private Limited	India	100.00%	100.00%
Saltire Developers Private Limited	India	100.00%	100.00%
Squadron Developers Private Limited	India	100.00%	100.00%
Trafalgar Estate and Properties Private Limited	India	60.00%	60.00%
EPDPL Co-living Operations Private Limited	India	99.99%	99.99%
Virtuous Developments Private Limited	India	00.00%	99.99%
Strands Ventures Private Limited	India	99.99%	99.99%
Solovey Limited	Ireland	100.00%	100.00%
World Crown Limited	Cyprus	83.37%	88.71%
Bequest Property Developers Private Limited	India	99.99%	99.99%
Calatheas Developments Private Limited	India	99.99%	99.99%
Crimsoncove Developers Private Limited	India	99.99%	99.99%
Kanai Technology Parks Private Limited	India	00.00%	100.00%
Semusi Developers Private Limited	India	99.99%	99.99%
Serenesummit Realty Private Limited	India	99.99%	99.99%
Cereus Ventures Private Limited (earlier known as Envoi Edtech Private Limited)	India	00.00%	100.00%
Reque Developers Private Limited	India	00.00%	100.00%
Resplendent Project Private Limited	India	100.00%	100.00%
Charterreal Developers Private Limited	India	100.00%	100.00%
Bryony Developers Private Limited	India	00.00%	100.00%
Bellanza Developers Private Limited	India	00.00%	100.00%
Envoi Online Academy Foundation	India	100.00%	100.00%
Birch Real Estate Private Limited	India	100.00%	00.00%
Silene Developers Private Limited	India	100.00%	00.00%
Propswitch Private Limited	India	99.99%	00.00%
Propglobal Assets Private Limited	India	99.99%	00.00%

Annexure 2:

List of Joint Ventures:

Name of the Entity	Country of Incorporation	Mar-25	Mar-24
Goldenglobe Ventures LLP	India	00.00%	75.00%
Aerodome Experiences Private Limited	India	47.00%	47.00%
G.V.Properties Private Limited	India	50.00%	50.00%
Embassy ANL Consortium	India	50.00%	50.00%
REPS properties LLP	India	50.00%	50.00%
PERS Ventures LLP	India	70.00%	70.00%
Golflinks Properties Private Limited	India	50.00%	50.00%
Embassy North Ventures	India	50.00%	50.00%
Winterfell Realty Private limited	India	54.00%	49.00%
VSS Works LLP	India	5.00%	5.00%
Magrath Property Developers	India	37.50%	50.00%
Swire Properties	India	33.33%	50.00%
Doddaballapur Builders LLP	India	30.00%	30.00%
GEK Realty Ventures	India	25.00%	25.00%
JKAV Realty Ventures	India	88.00%	88.00%
Gladiolus Ventures LLP	India	50.00%	50.00%
Helenium Builders LLP	India	50.00%	50.00%
Dietes Ventures LLP	India	50.00%	50.00%
Cattail Ventures LLP	India	50.00%	50.00%
Clarkia Ventures LLP	India	50.00%	50.00%
Chicory Ventures LLP	India	50.00%	50.00%
Poppy Builders LLP	India	50.00%	50.00%
Nanala Ventures LLP	India	50.00%	50.00%
Olive VARS Hospitality LLP	India	68.00%	68.00%
CBE Developers LLP	India	5.00%	5.00%
Embassy Buildcon LLP	India	5.00%	10.00%
Sion Eden Developers	India	00.00%	99.99%
Upscarf Salon De Elegance LLP	India	00.00%	15.00%
Collaborative Workspace Consultants LLP	India	10.00%	00.00

Embassy Property Developments Private Limited
CIN : U85110KA1996PTC020897
Registered office: No 150, Embassy Point, 1st floor, Infantry road, Bangalore 560001
Statement of consolidated financial results for the year ended March 31, 2025

(Rs in lakhs, except as otherwise stated)			
Sl No.	Particulars	Year ended March 31, 2025 (Audited)	Year ended March 31, 2024 (Audited)
	Income		
I	Revenue from operations	2,61,996.60	57,498.30
II	Other income	61,205.60	70,640.40
III	Total Income - (I)+(II)	3,23,202.20	1,28,138.70
IV	Expenses		
	Land, material and contract cost	66,393.30	2,423.90
	Employees benefits expenses	11,048.80	9,578.10
	Finance costs	1,14,435.40	99,204.60
	Depreciation and amortization expense	3,488.80	5,001.20
	Other expenses	23,021.26	32,107.40
	Total Expense - (IV)	2,18,387.56	1,48,315.20
V	Profit/(Loss) before Exceptional item and Tax (III-IV)	1,04,814.64	(20,176.50)
VI	Exceptional items	-	-
VII	Profit/ (Loss) before Tax (V-VI)	1,04,814.64	(20,176.50)
VIII	Less: Tax expense		
	Current tax (including previous year taxes)	5387.1	743.60
	Deferred tax charge/ (credit)	-	(426.60)
	Tax expenses	5,387.10	317.00
	Profit /(loss) after tax before share of associate/ joint venture net profit/(loss) (VII - VIII)	99,427.54	(20,493.50)
IX	Share of net profit/(loss) in associates and joint ventures	(3,483.90)	(2,136.10)
XI	Profit/(loss) after share of associate/ joint venture net profit/(loss) (IX + X)	95,943.64	(22,629.60)
XII	Profit from discontinued operations	-	-
	Tax expense of discontinued operations	-	-
XIII	Net profit / (loss) for the year (XI +XII)	95,943.64	(22,629.60)
XIV	Other Comprehensive Income(OCI) Items that will not be reclassified subsequently to profit or loss:		
	- Remeasurement of defined benefit(liability)/asset	566.7	(48.00)
	- Fair value of investments in equity instruments	45,269.50	3,606.60
	- Exchange difference on translation of foreign operations	-326	374.50
	Total Other Comprehensive income, net of Income Tax	45,510.20	3,933.10
XV	Total Comprehensive income for the year (XIII+XIV)		(18,696.50)
XV	Profit/(loss) for the year, net of tax attributable to :		
	Equity holders of the Company	9,221.23	(24,293.80)
	Non-controlling interest	373.13	1,664.20
XVI	Total comprehensive income for the year, net of tax attributable to:		
	Equity holders of the Company	1,37,722.54	(20,360.70)
	Non-controlling interest	3731.3	1,664.20
XVII	Paid up Equity Share Capital (Face value ₹ 10 per share)	1,10,437.60	1,10,437.60
XVIII	Earnings per share (Face value of ₹ 10 each)		
	Basic - in ₹	8.69	(2.05)
	Diluted - in ₹	8.69	(2.05)
XIX	Paid-up debt capital (Refer note 4)	1,41,598.85	2,23,052.11
XX	Reserves excluding revaluation reserves	5,92,300.90	5,92,300.90
XXI	Debt redemption reserve (Refer note 5)	-	-

Embassy Property Developments Private Limited
CIN : U85110KA1996PTC020897
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Statement of consolidated financial results for the year ended March 31, 2024

(Rs. in Lakhs)		
Particulars	As at March 31, 2025 (Audited)	As at March 31, 2024 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	36,663.70	37,004.50
Investment properties	51,664.90	1,22,081.40
Investment properties under development	42,045.20	81,349.40
Right-of-use assets	6,402.70	7,241.70
Intangible assets	134.00	203.00
Biological assets other than bearer plants	-	266.20
Intangible assets under development	-	32.70
Investments in joint venture and associates	33,563.30	33,894.30
Goodwill on consolidation	1,204.90	12,409.00
Financial assets		
Other investments	5,07,261.50	3,42,613.20
Loans	72,476.70	1,32,588.20
Other financial assets	87,538.00	33,483.70
Other non-financial assets	36,348.00	36,600.70
Deferred tax asset	-	159.50
Total non-current assets	8,75,302.90	8,39,927.50
Current assets		
Inventories	1,19,779.00	61,516.80
Financial assets		
Investments	14,032.20	17,533.20
Trade receivables	8,155.00	9,369.00
Cash and bank balance	13,201.00	51,509.80
Loans	4,10,026.20	2,23,934.20
Other financial assets	23,229.70	28,321.90
Other non-financial assets	20,583.00	21,894.10
Total current assets	6,09,006.10	4,14,079.00
Asset held for sale	2,257.10	1,506.70
Total assets	14,86,566.10	12,55,513.20
EQUITY AND LIABILITIES		
Equity		
Equity share capital	1,10,437.60	1,10,437.60
Other equity	1,92,944.50	59,230.09
Equity attributable to equity holders of the Company	3,03,382.10	1,69,667.69
Non-controlling interest	13,032.10	6,985.10
Total equity	3,16,414.21	1,76,652.80
Non-current liabilities		
Financial liabilities		
Borrowings	6,24,705.70	4,14,468.10
Lease liabilities	10,039.60	11,037.40
Other financial liabilities	4,933.00	7,314.90
Provisions	1,256.30	1,778.10
Deferred tax liabilities (net)	-	4,390.74
Other non-financial liabilities	96.50	1,459.30
Total non-current liabilities	6,41,031.10	4,40,448.54
Current liabilities		
Financial liabilities		
Borrowings	2,25,993.40	3,25,978.30
Trade payables	25,658.30	23,958.80
Lease liabilities	573.20	234.90
Other financial liabilities	1,52,337.50	1,72,538.50
Provisions	809.50	790.40
Current tax liabilities (net)	3,663.30	45.50
Other non-financial liabilities	1,20,053.59	1,14,828.96
Total current liabilities	5,29,088.79	6,38,375.36
Liabilities pertaining to assets held for sale	32.00	36.50
Total equity and liabilities	14,86,566.10	12,55,513.20

Embassy Property Developments Private Limited**CIN : U85110KA1996PTC020897**

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

Statement of consolidated financial results for the year ended March 31, 2024**Notes to the financial results:**

- 1 The above audited consolidated results have been reviewed and approved by the Board of Directors at their meeting held on May 27, 2025. The statutory auditors have conducted an audit of the consolidated financial results for the year ended March 31, 2025. The auditors has issued unmodified opinion on the financial results.
- 2 The consolidated financial results has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (IND AS), prescribed under section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other recognised accounting practices and policies to the extent applicable. The audited consolidated financial results of the Group are prepared by applying Ind AS 110 - " Consolidate Financial Statements ", and Ind AS 28 - "Investment s in Associates & Joint ventures".
- 3 In line with the provisions of Ind AS 108 - operating segments and basis the review of operations being done by the Board and the management, the operations of the Group fall under real estate business, which is considered to be the only reportable segment. The Group derives its major revenues from real estate developments.
- 4 **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 March 31, 2025 in respect of Non Convertible Debentures (NCDs) :-

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

	As at March 31,2025	As at March 31,2024
4,020 Unlisted, Non-convertible, redeemable debentures of Rs. 1,000,000 each	40,200.00	40,200.00
10,800 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures of Rs. 3,50,954 each	37,903.03	42,092.14
2,750 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures of Rs.3,50,954 each	9,651.24	10,717.91
7500 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures of Rs. 3,55,681 each	26,676.10	39,789.46
2600 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures of Rs. 8,52,634 each	22,168.48	23,272.60
	1,36,598.85	1,56,072.11

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

	As at March 31,2025	As at March 31,2024
1,498 redeemable, rated, listed, secured, non-convertible debentures of Rs. 1,000,000 each	-	14,980.00
249 redeemable, unrated, unlisted, secured, non convertible debentures of Rs. 1,000,000 each	-	2,490.00
3,200 senior, secured, redeemable, listed, rated, non convertible debentures with nominal value of ₹1,000,000 each	-	32,000.00
5,000 senior, secured, rated, redeemable,zerocoupon , listed, non-convertible debentures of Rs. 1,00,000 each	5,000.00	5,000.00
250 senior, secured , unrated, redeemable, zero coupon, unlisted,non convertible debentures of Rs. 1,000,000 each	-	2,500.00
10,010 senior, secured, rated, redeemable, zero coupon, listed non-convertible debentures of Rs. 1,00,000 each	-	10,010.00
	5,000.00	66,980.00

Embassy Property Developments Private Limited**CIN : U85110KA1996PTC020897**

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

Statement of consolidated financial results for the year ended March 31, 2024

- 5 In accordance with section 71 of the Companies Act, 2013 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, 2025 and March 31, 2024, there are no profits available for distribution hence there is requirement to create a debenture redemption reserve.

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

	Security	Credit rating as on March 31, 2025
10,800 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures of Rs. 3,50,954 each	1. Pledge of 6,30,95,240 shares of Embassy Developments Limited held by the holding company, 2. Pledge of 7,16,64,279 Embassy Office Parks REIT units.	PP MLD ACUTE BB +
2,750 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures of Rs.3,50,954 each		
7500 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures of Rs. 3,55,681 each		
2600 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures of Rs. 8,52,634 each		

On 19 December 2023, one of the subsidiary Company has issued 250 redeemable, unrated, unlisted, secured, non-convertible debentures of face value of ₹ 1,000,000 each, aggregating to ₹ 2500 lakhs and on 26 December 2023, the Company has issued 10,010 redeemable, rated, listed, secured, non-convertible debentures of face value of ₹ 100,000 each, aggregating to ₹ 10,010 lakh for Project Zenith. Consequently, as at 31 March 2024, the outstanding amounts of redeemable, rated, listed, secured, non-convertible debentures aggregate to ₹ 30,000 lakhs and redeemable, unrated, unlisted, secured, non convertible debentures aggregate to ₹ 5,000 lakhs, towards Project Zenith.

Embassy Property Developments Private Limited

CIN : U85110KA1996PTC020897

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

Statement of consolidated financial results for the year ended March 31, 2024

- 6 A search under section 132 of the Income Tax Act was conducted on June 01, 2022 on the Company. The operation mainly focussed on the impending merger of a group entity with a listed company. Pursuant to the communication received from the income tax authorities by the Company, relevant information has been provided to the authorities. The department has not found or seized any incriminating matter/material. Subsequently assessment/reassessment for AY 2019-20 and AY 2022-23 have been completed and no major issue has been raised by the assessing officer. Currently assessment/ reassessment for the A.Y 2020-21 and A.Y 2021-22 are in progress.
- 7 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.
- 8 The figures for the corresponding previous periods have been regrouped/reclassified, wherever considered necessary.

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

Embassy Property Developments Private Limited

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Digitally signed
by ADITYA
VIRWANI
Date: 2025.05.27
23:50:26 +05'30'

Aditya Virwani
Director
DIN - 06480521

Place: Bengaluru

Date: May 27, 2025



N KIRAN & ASSOCIATES

Chartered Accountants

Firm Reg. No. 018936S

522/C, 2nd Floor, 1st D Cross,
15th Main Road, 3rd Stage,
4th Block, Basaveshwaranagar,
Bangalore - 560079
T : 080 4168 7878
M : +91 98455 50677
E : teamhraindia@gmail.com

CERTIFICATE

I N Kiran & Associates, Chartered Accountant having verified 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, certify that following are the details in respect of unlisted NCDs of Rs. 536 Crores issued by the Company:

Security Cover (figures in INR)

Total assets charged *	13,56,23,130
Total debts secured by way of charges created over the assets with details thereof	4,020,000,000
Security Cover **	0.03

* We have considered net worth of Oakwood Developers Private Limited as on March 31, 2025.

The Debt Equity Ratio of the company is – 0.89: 1

Book debts/receivables as on March 31, 2025:

Books debts/receivables as on March 31, 2025: Rs. 30,51,79,29,666/- (includes inter-corporate loans and other loans aggregating to Rs. 29,86,09,33,878 /-).

The above information has been provided based on the audited financial statements for the year ended March 31, 2025.

This certificate has been issued under specific request from Embassy Property Developments Private Limited

For N Kiran and Associates
Chartered Accountants
Firm Registration No.: 018936S

N Kiran
Proprietor
M No 221747



UDIN: 25221747BMMLJT5489

Date – May 27, 2025
Place – Bangalore



N KIRAN & ASSOCIATES

Chartered Accountants

Firm Reg. No. 018936S

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

T : 080 4168 7878

M : +91 98455 50677

E : teamhraindia@gmail.com

CERTIFICATE

I N Kiran & Associates, Chartered Accountant having verified 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, Bengaluru – 560 001, certify that following are the statement of Market value of pledged securities of the Company as on March 31, 2025:

Particulars	No of Units	Closing Traded Value (Rs.)	Market Value in INR Lakhs
Embassy Office Parks REIT(INE041025011)	7,16,64,279	365.49	2,61,925.77
Embassy Developments Limited (INE069I01010)	6,30,95,240	115.86	73,102.15
Total			3,35,027.92

The above information has been provided based on NSE closing traded value of securities as on March 31, 2025.

This certificate has been issued under specific request from Embassy Property Developments Private Limited.

For N Kiran and Associates
Chartered Accountants
Firm Registration No.: 018936S

N Kiran
Proprietor
M No 221747



UDIN: 25221747BMMLJS1307

Place: Bangalore
Date: May 27, 2025



N KIRAN & ASSOCIATES

Chartered Accountants

Firm Reg. No. 018936S

522/C, 2nd Floor, 1st D Cross,
15th Main Road, 3rd Stage,
4th Block, Basaveshwaranagar,
Bangalore - 560079
T : 080 4168 7878
M : +91 98455 50677
E : teamhraindia@gmail.com

CERTIFICATE

I N Kiran & Associates, Chartered Accountant having verified 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, Bengaluru – 560 001, certify that following are the details in respect receivables of the Company as on March 31, 2025:

Particulars	Amount in INR
Debtors	65,69,95,788
Inter Corporate Deposits and other loan receivable	29,86,09,33,878
Total	30,51,79,29,666

The above information has been provided based on the audited financial statements for the year ended March 31, 2025.

This certificate has been issued under specific request from Embassy Property Developments Private Limited

For N Kiran and Associates
Chartered Accountants
Firm Registration No.: 018936S

N Kiran

N Kiran
Proprietor
M No 221747

UDIN: 25221747BMMLJR3245

Date – May 27, 2025
Place – Bangalore





N KIRAN & ASSOCIATES

Chartered Accountants

Firm Reg. No. 018936S

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

T : 080 4168 7878

M : +91 98455 50677

E : teamhraindia@gmail.com

CERTIFICATE

I N Kiran & Associates, Chartered Accountant having verified 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, Bengaluru – 560 001, certifying the security cover of following listed NCDs in Annexure I in accordance with guidelines and formats as issued by the SEBI, vide notification no.SEBI/ HO/ MIRSD/ CRADT/ CIR/ P/ 2022/57 dated 19th May 2022:

ISIN	Transaction Name	Date of Issue	Type of Facility availed
INE003L07077	Non-Convertible Debenture (NCD) Bond - Series I -1355 Cr	03-Apr-20	Non-convertible Debentures
INE003L07069	Non-Convertible Debenture (NCD) Bond - Series II – 1355 Cr	03-Apr-20	Non-convertible Debentures
INE003L07184	Non-Convertible Debenture (NCD) Bond – 750 Cr	30-Jul-21	Non-convertible Debentures
INE003L07200	Non-Convertible Debenture (NCD) Bond – 260 Cr	06-Dec-22	Non-convertible Debentures

The above information has been provided based on the audited financial statements for the year ended March 31, 2025.

This certificate has been issued under specific request from Embassy Property Developments Private Limited.

For N Kiran and Associates

Chartered Accountants

Firm Registration No.: 018936S

N Kiran

Proprietor

M No 221747

UDIN: 25221747BMMLJU6002

Date – May 27, 2025

Place – Bangalore



Encl: Annexure I Statement of Security cover as per terms of offer document/ Information memorandum / Debenture trust deed and Annexure II Statement containing Companies Compliance with Covenants criteria as per the terms of Debenture Trust Deed ('DTD').

Column A	Column B	Column C ⁱ	Column _D ⁱⁱ	Column _E ⁱⁱⁱ	Column _F ^{iv}	Column _G ^v	Column _H ^{vi}	Column _I ^{vii}	Column J		Column K	Column L	Column M	Column N	Column O
Particulars		Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Third Party Assets offered as Security	Related to only those items covered by this certificate				
	Description of asset for which this certificate relate	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)		Third Party assets on which there is charge (excluding items covered in column F)	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 Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets ^{viii}	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value (=K+L+M+ N)
		Book Value	Book Value	Yes/ No	Book Value	Book Value									
ASSETS															
Property, Plant and Equipment			2,404.29				900.41		3,304.70						-
Investment property			9,620.71				1,078.89		10,699.60						
Investment property under development			-				1,043.50		1,043.50						
Capital Work-in- Progress															-
Right of Use Assets							272.30		272.30						-
Goodwill									-						-
Intangible Assets							-		-						-
Intangible Assets under Development							-		-						-
Investments	13,550 Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures				2,61,925.77		3,40,870.63		6,02,796.40	73,102.15			2,61,925.77		3,35,027.92
	7500 Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures														
	2,600 Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures														
Advances									-						-
Inventories							10,713.30		10,713.30						-
Trade Receivables							6,570.00		6,570.00						-
Cash and Cash Equivalents					35.51		694.99		730.50					35.51	35.51
Bank Balances other than Cash and Cash Equivalents							2,646.70		2,646.70						-
Other Financial Assets							3,71,615.00		3,71,615.00						-
Other Non Financial Assets							33,201.60		33,201.60						-
Total		-	12,025.00	-	2,61,961.29	-	7,69,607.32	-	10,43,593.60			-	2,61,925.77	35.51	3,35,063.43

Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Third Party Assets offered as Security	Related to only those items covered by this certificate					
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)		Third Party assets on which there is charge (excluding items covered in column F)	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 Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets ^{viii}	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value (=K+L+M+ N)	
															Relating to Column F	
		Book Value	Book Value	Yes/ No	Book Value	Book Value										
LIABILITIES																
Debt securities to which this certificate pertains	13,550 Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures			Yes	91,856.37				91,856.37				91,888.87			91,888.87
Debt securities to which this certificate pertains	7500 Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures			Yes	54,599.72				54,599.72				54,809.09			54,809.09
Debt securities to which this certificate pertains	2,600 Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures			Yes	28,626.06				28,626.06				28,757.78			28,757.78
Other debt sharing pari-passu charge with above debt																-
Other Debt									-							-
Subordinated debt									-							-
Borrowings									-							-
Bank			11,054.14						11,054.14							-
Financial Institutions			3,759.39						3,759.39							
Debt Securities			40,200.00						40,200.00							-
Others								2,20,361.57	2,20,361.57							-
Trade payables								22,483.30	22,483.30							-
Lease Liabilities								395.50	395.50							-
Provisions							1,524.10	1,524.10							-	
Other Financial liabilities							54,094.93	54,094.93								
Other Non Financial liabilities							1,00,717.90	1,00,717.90								
Others							3,624.50	3,624.50							-	
Total		-	55,013.53	-	1,75,082.14	-	4,03,201.80	-	6,33,297.48			-	1,75,455.75	-		1,75,455.75

Particulars		Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Third Party Assets offered as Security	Related to only those items covered by this certificate				
	Description of asset for which this certificate relate	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)		Third Party assets on which there is charge (excluding items covered in column F)	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 Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets ^{viii}	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value (=K+L+M+ N)
													Relating to Column F		
		Book Value	Book Value	Yes/ No	Book Value	Book Value									
Cover on Book Value															
	13,550 Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures	Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio	1.91									
	7500 Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures	Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio	1.91									
	2,600 Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures	Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio	1.91									
Cover on Market Value ^(ix)															
	13,550 Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures	Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio	1.91									
	7500 Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non - Convertible Debentures	Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio	1.91									
	2,600 Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked Non- Convertible Debentures	Exclusive Security Cover Ratio			Pari-Passu Security Cover Ratio	1.91									

Note:

1. The Security cover ratio pertains to listed secured debt.

2. IND AS adjustment for effective interest rate on secured Non convertible Debentures (NCD) is excluded from the asset cover computation, which is being an accounting adjustment.

3. 13,550 Non- Convertible Debentures, 7500 Non- Convertible Debenture & 2,600 Non- Convertible Debentures are secured by paripasu pledge over investment in 7,16,64,279 Embassy Office Parks REIT units having book value Rs.2,61,925.77 lakhs.

Annexure II

Statement containing details of secured, listed, rated, redeemable non-convertible debentures ('NCDs') of the Company outstanding as at March 31, 2025, the covenants criteria as per the terms of debenture trust deed ('DTD'), and the Company's compliance with such covenants.

I. Details of secured, listed, rated, redeemable NCDs' of the Company outstanding as at March 31, 2025.

S.No	ISIN	Series	Outstanding as at March 31, 2025 Including interest (Amount in lakhs)
1	INE003L07077	10,800 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked NCD's (DTD dated 4th April 2020)	91,856.37
2	INE003L07069	2,750 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked NCDs (DTD dated 4th April 2020)	
3	INE003L07184	7500 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked NCDs (DTD dated 30 July 2021)	54,599.72
4	INE003L07200	2600 13.25% Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked NCDs (DTD dated 08 December 2022)	28,626.06

II. The covenants criteria as per the terms of debenture trust deed, and the Company's compliance with such covenants

Financial Covenants for 13,550 Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked NCD's

<u>Particulars</u>	<u>Audited financial statements as at March 31, 2025</u>	<u>Remarks</u>
The Company shall at all times maintain a positive net worth of at least INR 1,00,000 lakhs	Net worth of the Company as on March 31, 2025 Rs.4,10,296.10 lakhs.	Refer note a below
Security Cover Ratio shall at all times is more than 1.2: 1	1.91 as on March 31, 2025	Refer note b below

Financial Covenants for 2,600 Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked NCD's

<u>Particulars</u>	<u>Audited financial statements as at March 31, 2025</u>	<u>Remarks</u>
The Company shall at all times maintain a positive net worth of at least INR 1,00,000 lakhs	Net worth of the Company as on March 31, 2025 Rs.4,10,296.10 lakhs.	Refer note a below
Security Cover Ratio shall at all times is more than 1.2: 1	1.91 as on March 31, 2025	Refer note b below

Financial Covenants for 7,500 Redeemable, Rated, Listed, Secured, Tradable, Principal Protected, Market Linked NCD's

<u>Particulars</u>	<u>Audited financial statements as at March 31, 2025</u>	<u>Remarks</u>
The Company shall at all times maintain a positive net worth of at least INR 1,00,000 lakhs	Net worth of the Company as on March 31, 2025 Rs.4,10,296.10 lakhs.	Refer note a below
Security Cover Ratio shall at all times is more than 1.2: 1	1.91 as on March 31, 2025	Refer note b below

Notes:

- a (A) The Company shall at all times maintain a positive net worth of at least INR 1,00,000 lakhs or such net worth as may berequired under Applicable Law (including, without limitation, the Debenture Regulations).
(B) For the purposes of above Paragraph

All Assets Value as per the audited financial statements of EPDPL as on March 31, 2025.	10,43,593.60 Lakhs
All liability Value as per the audited financial statements of EPDPL as on March 31, 2025.	6,33,297.50 Lakhs
Net worth as on March 31, 2025.	4,10,296.10 Lakhs

b Security cover ratio

- (A) Security cover ratio - means, on any Trading Day, the ratio of the Valuation of the Relevant REIT Units and listed securities/ the outstanding Debt.
(B) Valuation” means, on a Trading Day, the closing price of the REIT Units and listed securities on the National Stock Exchange of India Limited on the immediately preceding Trading Day, as determined by the Trustee.



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 March 31, 2025 are as below :

	Particulars	Amount (Rs)
	Debtors (A)	65,69,95,788
	Intercompany deposits:	
1	Manyata Builders Private Limited	67,66,364
2	Swire-Tech-Park Projects Private Limited	16,71,302
3	Embassy Motion Picture LLP	9,93,949
4	Nam Investments Private Limited	8,82,654
5	Bellanza Developers Private Limited	2,97,52,43,233
6	Calatheas Developments Private Limited	22,42,56,902
7	OMR Investments LLP	3,08,27,99,737
8	EPDPL Co-Living Private Limited	6,20,40,314
9	Embassy Maverick Malls Pvt Ltd	10,06,07,024
10	Winterfell Realty Private Limited	11,55,00,000
11	Embassy One Developers Private Limited	1,17,76,12,761
12	Evohub Buildestate Private Limited	30,00,00,000
13	Saltire Developers Private Limited	3,73,24,77,210
14	Aerodome Experiences Private Limited	3,01,77,132
15	Embassy RR Projects Private Limited	84,01,21,923
16	Embassy Shelters Pvt Ltd	1,01,58,23,645
17	Tiffin's Barytes Asbestos & Paints Limited	84,88,76,813
18	KANJ Reality Ventures LLP	2,93,61,03,671
19	Semusi Developers Private Limited	2,05,612
20	EPDPL Co-Living Operations Private Limited	2,88,62,654
21	Squadron Developers Private Limited	80,94,54,764
22	Saphire Realtors Private Limited	11,188
23	Embassy Prism Ventures Private Limited	2,36,200
24	Summit Developments Private Limited	1,24,39,20,798
25	Embassy One Commercial Property Private Limited	62,184
26	Solomon David Holdings Private Limited	15,99,33,066
27	Rayanal Realtors Private Limited	30,00,000
28	Trafalgar Estates & Properties Private Limited	9,75,00,000
29	Next Level Experiences LLP	2,44,54,882

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 website: www.embassygroup.com

email id: secretarialteam@embassyindia.com

30	Minerali Holdings Private Limited	10,00,00,000
31	Redwoods Projects Pvt Ltd	50,00,000
32	Pexasus Builders	22,00,000
33	Brindavan Beverages Limited	19,80,252
34	Ramila A Sanghvi	14,50,145
35	G S Homes Private Limited	52,21,117
36	Le Salon Virsella LLP	24,06,19,812
37	Crimsoncove Developers Private Limited	2,04,914
38	A V Rukhana	15,00,000
39	LJ-Victoria Properties Private Limited	11,68,97,835
40	Strands Ventures Private Limited	2,30,94,32,440
41	Udhyaman Investments Private Limited	2,98,12,258
42	Embassy Garuda Realty Ventures LLP	2,17,00,000
43	Worldcrown Limited	98,92,500
44	Embassy Developments Limited	7,19,54,26,626
	Intercompany deposits (B)	29,86,09,33,878
	Total receivable (A) + (B)	30,51,79,29,666

The above information has been provided based on the audited financial statements for the year ended March 31, 2025.

Yours faithfully

For Embassy Property Developments Private Limited

ADITYA Digitally signed
by ADITYA
VIRWANI
Date:
2025.05.27
23:38:50 +05'30'

Aditya Virwani
Director
DIN – 06480521

Date – May 27, 2025

Place – Bangalore

EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED

Registered Office: Embassy Point, 1st Floor, 150, Infantry Road, Bangalore – 560 001

T: +91 80 4179 9999 F: +91 80 2228 6912 website: www.embassygroup.com

email id: secretarialteam@embassyindia.com

CIN: U85110KA1996PTC020897

Sl No	Particulars	Amount	in crores
1	Outstanding Qualified Borrowings at the start of the financial year (Rs. In Crores)	17,25,60,06,495	1,725.60
2	Outstanding Qualified Borrowings at the end of the financial year (Rs. In Crores)	15,14,50,47,469	1,514.50
3	Highest credit rating of the company		B+
4	Incremental borrowing done during the year (qualified borrowing) (Rs. In Crores)	81,06,65,205	81.07
5	Borrowings by way of issuance of debt securities during the year (Rs. In Crores)	-	-

FORMAT FOR DISCLOSURE OF RELATED PARTY TRANSACTIONS (applicable only for half-yearly filings i.e., 2nd and 4th quarter) (In Millions)																		
Sr No.	Details of the party (listed entity /subsidiary)		Details of the counterparty			Type of related party transaction	Value of the related party transaction as approved by the audit committee	Value of the related party transaction ratified by the audit committee	Value of transaction during the reporting period	In case monies are due		In case any financial		Details of the loans, inter-corporate deposits, Purpose for which the funds will be utilised by the ultimate recipient of funds (endusag				
	Name	PAN	Name	PAN	Relationship of the counterparty with the listed entity or its subsidiary					Opening balance	Closing balance	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Cost	Tenure	Nature (loan/ advance/ intercorp orate deposit/ investme nt)	Interest Rate (%)	Tenure	Secured/ unsecure d
1	Embassy Property Developments	AAACD6927A	Bequest Property Developers Private Limited	AAMCB4306K	Subsidiary Company	Current Liabilities - Borrowings	90.89	0	-90.89	-	90.89							
2	Embassy Property Developments	AAACD6927A	EmbarkGCC Services Private Limited (Formerly known as Captive Bridge Services Private Limited)	AAMCB1237D	Subsidiary Company	Current Liabilities - Borrowings	5.34	0	-5.34	-	5.34							
3	Embassy Property Developments	AAACD6927A	Concept Real Estate Developers Private Limited	AAKCC0274B	Subsidiary Company	Current Liabilities - Borrowings	-0.01	0	0.01	771.38	771.37							
4	Embassy Property Developments	AAACD6927A	Embassy Brindavan Developers	AABFE7944G	Partnership firm / LLP in which a dir	Current Liabilities - Borrowings	-7.53	0	7.53	56.46	48.93							
5	Embassy Property Developments	AAACD6927A	Embassy Development Corporation	AAAFE4074E	Partnership firm / LLP in which a dir	Current Liabilities - Borrowings	150.79	0	-150.79	-	150.79							
6	Embassy Property Developments	AAACD6927A	Embassy Leisure and Entertainment Projects LLP	AACCE9732E	Partnership firm / LLP in which a dir	Current Liabilities - Borrowings	1,050.26	0	-1,050.26	-	1,050.26							
7	Embassy Property Developments	AAACD6927A	Embassy Garuda Realty Ventures LLP	AAGFE4719E	Partnership firm in which the Comp	Current Liabilities - Borrowings	-960.00	0	960.00	960.00	-							
8	Embassy Property Developments	AAACD6927A	Embassy Pune Techzone Private Limited	AAFCE7374M	Enterprise owned or significantly in	Current Liabilities - Borrowings	-0.05	0	0.05	0.05	-							
9	Embassy Property Developments	AAACD6927A	Embassy Real Estate Development and Services Private Limited	AAFCA1092A	Subsidiary Company	Current Liabilities - Borrowings	-273.27	0	273.27	405.09	131.82							
10	Embassy Property Developments	AAACD6927A	Embassy Real Estate Properties and Holdings Private Limited	AAFCA1092A	Subsidiary Company	Current Liabilities - Borrowings	-0.64	0	0.64	8.66	8.02							
11	Embassy Property Developments	AAACD6927A	G V Properties Private Limited	AACCG7594E	Joint Venture	Current Liabilities - Borrowings	-20.00	0	20.00	299.20	279.19							
12	Embassy Property Developments	AAACD6927A	More Finanshare Investment Private Limited	AAECM1103H	Fellow subsidiary	Current Liabilities - Borrowings	-0.05	0	0.05	76.21	76.16							
13	Embassy Property Developments	AAACD6927A	OMR Investments LLP	AACFO8864E	Partnership firm / LLP in which a dir	Current Liabilities - Borrowings	-3,985.00	0	3,985.00	3,985.00	-							
14	Embassy Property Developments	AAACD6927A	RG-Lakeside Properties Private Limited	AADCR5858F	Fellow subsidiary	Current Liabilities - Borrowings	1.67	0	-1.67	-	1.67							
15	Embassy Property Developments	AAACD6927A	Serenesummit Realty Private Limited	ABMCS9954R	Subsidiary Company	Current Liabilities - Borrowings	2,798.88	0	-2,798.88	-	2,798.88							
16	Embassy Property Developments	AAACD6927A	Starwood Properties Private Limited	AAMCS4155M	Enterprise owned or significantly in	Current Liabilities - Borrowings	50.34	0	-50.34	433.08	483.42							
17	Embassy Property Developments	AAACD6927A	Calatheas Developments Private Limited	AAKCC9947K	Subsidiary Company	Current Liabilities - Borrowings	-983.70	0	983.70	983.70	-							
18	Embassy Property Developments	AAACD6927A	Embassy Interiors Private Limited	AADCE9893P	Subsidiary Company	Current Liabilities - Borrowings	56.19	0	-56.19	22.64	78.83							
19	Embassy Property Developments	AAACD6927A	Ditrita Developers Private Limited	AABCD3782A	Enterprise owned or significantly in	Current Liabilities - Borrowings	-104.43	0	104.43	302.86	198.43							
20	Embassy Property Developments	AAACD6927A	Anko Construction Private Limited	AABCA4510D	Enterprise owned or significantly in	Trade Payables	1.96	0	-1.96	3.31	5.27							
21	Embassy Property Developments	AAACD6927A	Babbler Marketing Private Limited	AACCB8720H	Assocaite of holding company	Trade Payables	0.95	0	-0.95	1.62	2.57							
22	Embassy Property Developments	AAACD6927A	Bangalore Paints Private Limited	AAACB6085B1	Assocaite of holding company	Trade Payables	-0.72	0	0.72	1.67	0.95							
23	Embassy Property Developments	AAACD6927A	Collaborative Workspace Consultants LLP	AAMFC47334H	Partnership firm in which the Comp	Trade Payables	-0.21	0	0.21	0.21	-							
24	Embassy Property Developments	AAACD6927A	Embassy Interiors Private Limited	AADCE9893P	Subsidiary Company	Trade Payables	4.07	0	-4.07	-	4.07							
25	Embassy Property Developments	AAACD6927A	Embassy Office Parks Management Services Private Limited	AADCE6193J	Joint Venture	Trade Payables	2.90	0	-2.90	0.18	3.08							
26	Embassy Property Developments	AAACD6927A	Embassy Services Private Limited	AAFCA7474E	Fellow subsidiary	Trade Payables	-124.40	0	124.40	150.76	26.35							
27	Embassy Property Developments	AAACD6927A	Global Facade Solutions	AAFFG7028R	Partnership firm / LLP in which a dir	Trade Payables	1.49	0	-1.49	-	1.49							
28	Embassy Property Developments	AAACD6927A	Golflinks Embassy Business Park Management Services LLP	AAQFG2361J	Joint Venture of holding company	Trade Payables	-0.64	0	0.64	4.34	3.70							
29	Embassy Property Developments	AAACD6927A	Golflinks Software Park Private Limited	AABCG7106K	Enterprise owned or significantly in	Trade Payables	-2.14	0	2.14	7.29	5.15							
30	Embassy Property Developments	AAACD6927A	Jitendra Virwani	AAVPV0738P	Key management personnel repres	Trade Payables	12.25	0	-12.25	-	12.25							
31	Embassy Property Developments	AAACD6927A	Tanya Giridhar John	APYPG3286M	Non executive directors on the Boa	Trade Payables	-	0	-	0.07	0.07							
32	Embassy Property Developments	AAACD6927A	Gopinath AT	AAQPA5135N	Non executive directors on the Boa	Trade Payables	-	0	-	0.07	0.07							
33	Embassy Property Developments	AAACD6927A	Sartaj Sewa Singh	AASPS7725E	Non executive directors on the Boa	Trade Payables	-	0	-	0.05	0.05							
34	Embassy Property Developments	AAACD6927A	Chandra Das Sitharam	NA	Non executive directors on the Boa	Trade Payables	-	0	-	0.27	0.27							
35	Embassy Property Developments	AAACD6927A	Palladium Security Services LLP	AAOFFP1319D	Partnership firm / LLP in which a dir	Trade Payables	2.19	0	-2.19	15.97	18.17							
36	Embassy Property Developments	AAACD6927A	Quadron Business Parks Private Limited	AAECA9058R1	Enterprise owned or significantly in	Trade Payables	-3.11	0	3.11	3.11	-							
37	Embassy Property Developments	AAACD6927A	Umbel Properties Private Limited	AAACU2525K	Enterprise owned or significantly in	Trade Payables	-0.55	0	0.55	0.55	-							
38	Embassy Property Developments	AAACD6927A	Nam Estates Private Limited	AABCI5194F	Enterprise owned or significantly in	Trade Payables	-1.35	0	1.35	1.35	-							
39	Embassy Property Developments	AAACD6927A	Next Level Experiences LLP	AAZFR2424E	Enterprise owned or significantly in	Trade Payables	7.70	0	-7.70	6.26	13.97							
40	Embassy Property Developments	AAACD6927A	M.D.Realtors Private Limited	AABCM4213B	Joint Venture of holding company	Trade Payables	-0.13	0	0.13	1.54	1.41							
41	Embassy Property Developments	AAACD6927A	Manyata Promoters Private Limited	AADCM2448J	Enterprise owned or significantly in	Trade Payables	-0.64	0	0.64	0.69	0.05							
42	Embassy Property Developments	AAACD6927A	Oakwood Developers Private Limited	AAACO2336A	Fellow subsidiary	Trade Payables	-0.01	0	0.01	125.93	125.92							
43	Embassy Property Developments	AAACD6927A	Technique Control Facility Management Private Limited	AADCB2860P	Fellow subsidiary	Trade Payables	13.37	0	-13.37	1.02	14.38							
44	Embassy Property Developments	AAACD6927A	Wework India Management Private Limited	AADCH8710J	Enterprise owned or significantly in	Trade Payables	-6.99	0	6.99	6.99	-							
45	Embassy Property Developments	AAACD6927A	Embassy Garuda Realty Ventures LLP	AAGFE4719E	Partnership firm in which the Comp	Other current financial liabilities - interest accrued but not due	-16.53	0	16.53	16.53	-							
46	Embassy Property Developments	AAACD6927A	G V Properties Private Limited	AACCG7594E	Joint Venture	Other current financial liabilities - interest accrued but not due	-	0	-	111.36	111.36							
47	Embassy Property Developments	AAACD6927A	Embassy ANL Constorium	AABFE9524G	Partnership firm in which the Comp	Other current financial liabilities - interest accrued but not due	64.18	0	-64.18	271.16	335.33							
48	Embassy Property Developments	AAACD6927A	Manyata Promoters Private Limited	AADCM2448J	Enterprise owned or significantly in	Other current financial liabilities - interest accrued but not due	25.63	0	-25.63	-	25.63							
49	Embassy Property Developments	AAACD6927A	Serenesummit Realty Private Limited	ABMCS9954R	Subsidiary Company	Other current financial liabilities - interest accrued but not due	217.02	0	-217.02	-	217.02							
50	Embassy Property Developments	AAACD6927A	Cattail Ventures LLP	AASFC0058Q	Partnership firm in which the Comp	Other current financial liabilities - Current account with partnership firms	-0.00	0	0.00	40.79	40.79							
51	Embassy Property Developments	AAACD6927A	Dietes Ventures LLP	AAUFD1556E	Partnership firm in which the Comp	Other current financial liabilities - Current account with partnership firms	-0.00	0	0.00	40.79	40.79							
52	Embassy Property Developments	AAACD6927A	Embassy ANL Consortium	AABFE9524G	Partnership firm in which the Comp	Other current financial liabilities - Current account with partnership firms	-64.39	0	64.39	789.09	724.70							
53	Embassy Property Developments	AAACD6927A	Embassy KSL Realty Ventures	AAFFE9611E	Partnership firm in which the Comp	Other current financial liabilities - Current account with partnership firms	-175.07	0	175.07	500.43	325.36							
54	Embassy Property Developments	AAACD6927A	Gladiolus Ventures LLP	AAYFG5859R	Partnership firm in which the Comp	Other current financial liabilities - Current account with partnership firms	-0.00	0	0.00	40.79	40.79							
55	Embassy Property Developments	AAACD6927A	JKAV Realty Ventures	AARFJ4132F	Partnership firm in which the Comp	Other current financial liabilities - Current account with partnership firms	237.58	0	-237.58	-	237.58							
56	Embassy Property Developments	AAACD6927A	Nanata Ventures LLP	AAUJN4564G	Partnership firm in which the Comp	Other current financial liabilities - Current account with partnership firms	-0.00	0	0.00	30.79	30.79							
57	Embassy Property Developments	AAACD6927A	PERS Ventures LLP	AAWFP7218D	Partnership firm in which the Comp	Other current financial liabilities - Current account with partnership firms	-3.00	0	3.00	56.67	53.67							
58	Embassy Property Developments	AAACD6927A	Sion Eden Developers	AFFES4542Q	Enterprise owned or significantly in	Other current financial liabilities - Current account with partnership firms	-0.02	0	0.02	0.02	-							
59	Embassy Property Developments	AAACD6927A	Golden Globe Venutres LLP	AAPFG5920J	Partnership firm in which the Comp	Other current financial liabilities - Current account with partnership firms	-0.06	0	0.06	0.06	-							
60	Embassy Property Developments	AAACD6927A	Poppy Builders LLP	ABCFP5521G	Partnership firm in which the Comp	Other current financial liabilities - Current account with partnership firms	0.00	0	-0.00	30.79	30.79							
61	Embassy Property Developments	AAACD6927A	Embassy Interiors Private Limited	AADCE9893P	Subsidiary Company	Deferred Revenue	31.39	0	-31.39	49.63	81.02							
62	Embassy Property Developments	AAACD6927A	Mac Charles India Limited	AAACM9877G	Subsidiary Company	Deferred Revenue	-628.52	0	628.52	633.68	5.16							

63	Embassy Property Developments	#AAACD6927A	Manyata Promoters Private Limited	AADCM2448J	Enterprise owned or significantly in	Other current liabilities - Advance received from customers	37.65	0	-37.65	22.20	59.86							
64	Embassy Property Developments	#AAACD6927A	Vikas Telecom Private Limited	AABCV4966E	Enterprise owned or significantly in	Other current liabilities - Advance received from customers	38.35	0	-38.35	-	38.35							
65	Embassy Property Developments	#AAACD6927A	Embassy Developments Limited	AABCI5194F	Enterprise owned or significantly in	Other current liabilities- Advance received for property acquisition	1,500.00	0	-1,500.00	-	1,500.00							
66	Embassy Property Developments	#AAACD6927A	Embassy One Developers Private Limited	AABCE8281F	Enterprise owned or significantly in	Other current liabilities- Advance received for property acquisition	-645.00	0	645.00	810.00	165.00							
67	Embassy Property Developments	#AAACD6927A	Embassy Services Private Limited	AAFCA7474E	Fellow subsidiary	Other current liabilities- Advance received for property acquisition	1,533.17	0	-1,533.17	-	1,533.17							
68	Embassy Property Developments	#AAACD6927A	Saltire Developers Private Limited	AAKCS0630D	Subsidiary Company	Other current liabilities- Advance received for property acquisition	-2.00	0	2.00	1,408.68	1,406.68							
69	Embassy Property Developments	#AAACD6927A	Embassy Orange Developers Private Limited	AAGCE0857J	Enterprise owned or significantly in	Other current liabilities- Advance received for property acquisition	-	0	-	-	-							
70	Embassy Property Developments	#AAACD6927A	Embassy KSL Realty Ventures	AAFFE9611E	Partnership firm in which the Comp	Other current liabilities- Advance received for property acquisition	-	0	-	2,361.58	2,361.58							
71	Embassy Property Developments	#AAACD6927A	Manyata Projects Private Limited	AAFCM9815K	Enterprise owned or significantly in	Other current liabilities- Advance received for property acquisition	-	0	-	190.41	190.41							
72	Embassy Property Developments	#AAACD6927A	JV Holding Private Limited	AABCI9763F	Holding Company	Payable for purchase of shares	-87.29	0	87.29	348.21	260.92							
73	Embassy Property Developments	#AAACD6927A	Pune-Dynasty Projects Private Limited	AAECP1340D	Subsidiary Company	Payable for purchase of shares	-0.43	0	0.43	18.95	18.52							
74	Embassy Property Developments	#AAACD6927A	Embassy Real Estate Developments and Services Private Limited	AAFCA1092A	Subsidiary Company	Payable for purchase of shares	-0.10	0	0.10	0.10	-							
75	Embassy Property Developments	#AAACD6927A	Manyata Promoters Private Limited	AADCM2448J	Enterprise owned or significantly in	Other current liabilities - Advance received for sale of property	-6,109.93	0	6,109.93	6,109.93	-							
76	Embassy Property Developments	#AAACD6927A	Mac Charles India Limited	AAACM9877G	Subsidiary Company	Other current liabilities - Advance received for sale of property	463.51	0	-463.51	407.25	870.76							
77	Embassy Property Developments	#AAACD6927A	CBP Realtors LLP	AAAPFC9702L	Partnership firm / LLP in which a dir	Other current liabilities - Advance received for sale of property	162.45	0	-162.45	-	162.45							
78	Embassy Property Developments	#AAACD6927A	EPDPL Co living Private Limited	AAFCF5588B	Subsidiary Company	Other non current liabilities-Security deposits	1.50	0	-1.50	4.20	5.70							
79	Embassy Property Developments	#AAACD6927A	EPDPL Co living Operations Private Limited	AAHCE1178K	Subsidiary Company	Other non current liabilities-Security deposits	-	0	-	1.11	1.11							
80	Embassy Property Developments	#AAACD6927A	Jitendra Virwani	AAVPV0738P	Key management personnel repres	Current Financial assets - Security deposits	-	0	-	3.60	3.60							
81	Embassy Property Developments	#AAACD6927A	Wework India Management Private Limited	AADCH8710J	Enterprise owned or significantly in	Current Financial assets - Security deposits	-3.77	0	3.77	3.77	-							
82	Embassy Property Developments	#AAACD6927A	Tiffin's Barytes Asbestos & Paints Limited	AAACT3392F	Enterprise owned or significantly in	Current Financial assets - Security deposits	-	0	-	0.50	0.50							
83	Embassy Property Developments	#AAACD6927A	Embassy Garuda Realty Ventures LLP	AAGFE4719E	Partnership firm in which the Comp	Non current financials assets - Loans	-	0	-	21.70	21.70							
84	Embassy Property Developments	#AAACD6927A	Worldcrown Limited	NA	Subsidiary Company	Non current financials assets - Loans	-	0	-	9.89	9.89							
85	Embassy Property Developments	#AAACD6927A	Nam Estates Private Limited	AABCI5194F	Enterprise owned or significantly in	Non current financials assets - Loans	-6,019.97	0	6,019.97	13,215.40	7,195.43							
86	Embassy Property Developments	#AAACD6927A	CBE Developers LLP	AAAPFC1673E	Partnership firm in which the Comp	Current financials assets - Current account balances in partnership firms	67.32	0	-67.32	442.45	509.77							
87	Embassy Property Developments	#AAACD6927A	Chicory Ventures LLP	AA5FC0171A	Partnership firm in which the Comp	Current financials assets - Current account balances in partnership firms	52.80	0	-52.80	48.89	101.69							
88	Embassy Property Developments	#AAACD6927A	Clarkia Ventures LLP	AAARFC9039Q	Partnership firm in which the Comp	Current financials assets - Current account balances in partnership firms	75.83	0	-75.83	-	75.83							
89	Embassy Property Developments	#AAACD6927A	Collaborative Workspace Consultants LLP	AAAMFC47334H	Partnership firm in which the Comp	Current financials assets - Current account balances in partnership firms	19.56	0	-19.56	-	19.56							
90	Embassy Property Developments	#AAACD6927A	Doddaballapur Builders LLP	AAFFE9683C	Partnership firm in which the Comp	Current financials assets - Current account balances in partnership firms	13.00	0	-13.00	318.05	331.05							
91	Embassy Property Developments	#AAACD6927A	Embassy Buildcon LLP	AAGFE0427K	Partnership firm in which the Comp	Current financials assets - Current account balances in partnership firms	-6,176.61	0	6,176.61	6,544.04	367.43							
92	Embassy Property Developments	#AAACD6927A	EPDPL Co living Operations Private Limited	AAHCE1178K	Subsidiary Company	Current financials assets - Current account balances in partnership firms	-	0	-	-	-							
93	Embassy Property Developments	#AAACD6927A	Embassy KSL Realty Ventures	AAFFE9611E	Partnership firm in which the Comp	Current financials assets - Current account balances in partnership firms	-	0	-	-	-							
94	Embassy Property Developments	#AAACD6927A	Embassy North Ventures	AAIFE9036G	Partnership firm in which the Comp	Current financials assets - Current account balances in partnership firms	108.60	0	-108.60	814.39	922.99							
95	Embassy Property Developments	#AAACD6927A	GEK Realty Ventures	AAUFG9316M	Partnership firm in which the Comp	Current financials assets - Current account balances in partnership firms	-	0	-	112.46	112.46							
96	Embassy Property Developments	#AAACD6927A	Helenium Builders LLP	AAAPFH2185N	Partnership firm in which the Comp	Current financials assets - Current account balances in partnership firms	-0.00	0	0.00	147.80	147.79							
97	Embassy Property Developments	#AAACD6927A	Le Salon Virsella LLP	AAFFE7547M	Enterprise owned or significantly in	Current financials assets - Current account balances in partnership firms	-	0	-	-	-							
98	Embassy Property Developments	#AAACD6927A	Magrath Property Developers	AAALFM0070H	Partnership firm in which the Comp	Current financials assets - Current account balances in partnership firms	-0.04	0	0.04	7.03	6.99							
99	Embassy Property Developments	#AAACD6927A	REPS Properties LLP	AAAYFR8811J	Partnership firm in which the Comp	Current financials assets - Current account balances in partnership firms	0.31	0	-0.31	388.49	388.80							
100	Embassy Property Developments	#AAACD6927A	Swire Properties	AAKCS8454K	Partnership firm in which the Comp	Current financials assets - Current account balances in partnership firms	1.21	0	-1.21	47.85	49.07							
101	Embassy Property Developments	#AAACD6927A	VSS Works LLP	AAASFV7910L	Partnership firm in which the Comp	Current financials assets - Current account balances in partnership firms	-3.27	0	3.27	110.97	107.70							
102	Embassy Property Developments	#AAACD6927A	Whitefield Ventures	NA	Partnership firm in which the Comp	Current financials assets - Current account balances in partnership firms	-	0	-	-	-							
103	Embassy Property Developments	#AAACD6927A	JKAV Realty Ventures	AAARFJ4132F	Partnership firm in which the Comp	Current financials assets - Current account balances in partnership firms	-0.14	0	0.14	0.14	-							
104	Embassy Property Developments	#AAACD6927A	Upscarf Salon De Elegance LLP	AAIFU0208L	Enterprise owned or significantly in	Current financials assets - Current account balances in partnership firms	-0.09	0	0.09	0.09	-							
105	Embassy Property Developments	#AAACD6927A	Sion Eden Developers	AAFEFS4542Q	Enterprise owned or significantly in	Current financials assets - Current account balances in partnership firms	-0.01	0	0.01	0.01	-							
106	Embassy Property Developments	#AAACD6927A	Clarkia Ventures LLP	AAARFC9039Q	Partnership firm in which the Comp	Current financials assets - Current account balances in partnership firms	-22.01	0	22.01	22.01	-							
107	Embassy Property Developments	#AAACD6927A	Trafalgar Estate & Properties Private Limited	AADCT0516A	Subsidiary Company	Non current financials assets - advances paid towards joint development projects	-96.31	0	96.31	96.31	-							
108	Embassy Property Developments	#AAACD6927A	Udhyanam Investments Private Limited	AAACU2524J	Fellow subsidiary	Refundable security deposit for joint development project	106.53	0	-106.53	1,825.83	1,932.37							
109	Embassy Property Developments	#AAACD6927A	Aditya Virwani	AEDPV9640L	Key management personnel repres	Trade receivables	-0.11	0	0.11	0.15	0.03							
110	Embassy Property Developments	#AAACD6927A	EPDPL Co living Private Limited	AAFCF5588B	Subsidiary Company	Trade receivables	-2.00	0	2.00	2.31	0.32							
111	Embassy Property Developments	#AAACD6927A	EPDPL Co living Operations Private Limited	AAHCE1178K	Subsidiary Company	Trade receivables	2.51	0	-2.51	9.92	12.43							
112	Embassy Property Developments	#AAACD6927A	Embassy Construction Private Limited	AAACE3247L	Enterprise owned or significantly in	Trade receivables	-0.02	0	0.02	-	-0.02							
113	Embassy Property Developments	#AAACD6927A	Embassy Commercial Projects Private Limited	AAFCF2885F	Enterprise owned or significantly in	Trade receivables	43.36	0	-43.36	-	43.36							
114	Embassy Property Developments	#AAACD6927A	Embassy Developments Limited	AABCI5194F	Enterprise owned or significantly in	Trade receivables	-	0	-	-	-							
115	Embassy Property Developments	#AAACD6927A	Embassy Investment Management Services LLP	AAIFE2954M	Partnership firm / LLP in which a dir	Trade receivables	-0.69	0	0.69	0.69	-							
116	Embassy Property Developments	#AAACD6927A	Embassy Interiors Private Limited	AADCE9893P	Subsidiary Company	Trade receivables	0.87	0	-0.87	0.25	1.12							
117	Embassy Property Developments	#AAACD6927A	Embassy International Riding School	AAACE8809Q	Enterprise owned or significantly in	Trade receivables	1.07	0	-1.07	0.24	1.32							
118	Embassy Property Developments	#AAACD6927A	Embassy Knowledge Infrastructure Projects Private Limited	AABCE7567Q	Enterprise owned or significantly in	Trade receivables	2.25	0	-2.25	0.94	3.19							
119	Embassy Property Developments	#AAACD6927A	Embassy Leisure and Entertainment Projects LLP	AACCE9732E	Partnership firm / LLP in which a dir	Trade receivables	2.11	0	-2.11	9.95	12.06							
120	Embassy Property Developments	#AAACD6927A	Embassy Maverick Malls Private Limited	AAHCM2011R	Subsidiary Company	Trade receivables	5.32	0	-5.32	17.92	23.24							
121	Embassy Property Developments	#AAACD6927A	Embassy Office Parks Management Services Private Limited	AADCE6193J	Joint Venture	Trade receivables	-24.15	0	24.15	27.51	3.36							
122	Embassy Property Developments	#AAACD6927A	Embassy Office Ventures Private Limited	AAKCS8454K	Enterprise owned or significantly in	Trade receivables	-	0	-	0.15	0.15							
123	Embassy Property Developments	#AAACD6927A	Embassy One Developers Private Limited	AABCE8281F	Enterprise owned or significantly in	Trade receivables	-	0	-	20.49	20.49							
124	Embassy Property Developments	#AAACD6927A	Embassy Pune Techzone Private Limited	AAFCF7374M	Enterprise owned or significantly in	Trade receivables	-	0	-	-0.01	-0.01							
125	Embassy Property Developments	#AAACD6927A	Embassy Real Estate Developments and Services Private Limited	AAFCA1092A	Subsidiary Company	Trade receivables	-	0	-	8.31	8.31							
126	Embassy Property Developments	#AAACD6927A	Embassy Services Private Limited	AAFCA7474E	Fellow subsidiary	Trade receivables	-82.65	0	82.65	287.31	204.65							
127	Embassy Property Developments	#AAACD6927A	ESNP Property Builders and Developers Private Limited	AAFCF9955Q	Enterprise owned or significantly in	Trade receivables	-0.08	0	0.08	0.12	0.04							
128	Embassy Property Developments	#AAACD6927A	G V Properties Private Limited	AACCG7594E	Joint Venture	Trade receivables	-62.03	0	62.03	66.42	4.39							
129	Embassy Property Developments	#AAACD6927A	Garuda Maverick Infrastructure Projects Private Limited	AAECM9796L1	Enterprise owned or significantly in	Trade receivables	-	0	-	2.40	2.40							
130	Embassy Property Developments	#AAACD6927A	Golflinks Software Park Private Limited	AABCG7106K	Enterprise owned or significantly in	Trade receivables	1.71	0	-1.71	1.14	2.85							
131	Embassy Property Developments	#AAACD6927A	Golflinks Embassy Business Park Management Services LLP	AAQFG2361J	Joint Venture of holding company	Trade receivables	-	0	-	0.65	0.65							
132	Embassy Property Developments	#AAACD6927A	JV Holding Private Limited	AABCI9763F	Holding Company	Trade receivables	1.42	0	-1.42	-	1.42							
133	Embassy Property Developments	#AAACD6927A	Kanai Technology Parks Private Limited	AACCV3430G	Subsidiary Company	Trade receivables	-0.03	0	0.03	0.03	-							
134	Embassy Property Developments	#AAACD6927A	Karan Virwani	AEDPV8612G	Key management personnel repres	Trade receivables	-0.35	0	0.35	0.38	0.03							
135	Embassy Property Developments	#AAACD6927A	KANJ Realty Ventures LLP	AAQFK0597G	Partnership firm / LLP in which a dir	Trade receivables	-0.00	0	0.00	1.66	1.66							
136	Embassy Property Developments	#AAACD6927A	Levelestate Projects Private Limited	AAFCL3773K	Fellow subsidiary	Trade receivables	0.10	0	-0.10	-	0.10							
137	Embassy Property Developments	#AAACD6927A	Mac Charles India Limited	AAACM9877G	Subsidiary Company	Trade receivables	1.63	0	-1.63	0.24	1.87							
138	Embassy Property Developments	#AAACD6927A	Magrath Property Developers	AAALFM0070H	Partnership firm in which the Comp	Trade receivables	4.01	0	-4.01	-	4.01							

139	Embassy Property Developments	AAACD6927A	Manyata Promoters Private Limited	AADCMD2448J	Enterprise owned or significantly in	Trade receivables	-17.41	0	17.41	9.80	-7.61								
140	Embassy Property Developments	AAACD6927A	Neel Virwani	AEDPV8613H	Relative of key management person	Trade receivables	0.13	0	-0.13	0.39	0.52								
141	Embassy Property Developments	AAACD6927A	Next Level Experiences LLP	AAZFR2424E	Enterprise owned or significantly in	Trade receivables	1.04	0	-1.04	0.61	1.65								
142	Embassy Property Developments	AAACD6927A	RGE Constructions and Development Private Limited	AADCR6449Q	Enterprise owned or significantly in	Trade receivables	-0.01	0	0.01	74.45	74.44								
143	Embassy Property Developments	AAACD6927A	RG-Lakeside Properties Private Limited	AADCR5858F	Fellow subsidiary	Trade receivables	0.59	0	-0.59	-	0.59								
144	Embassy Property Developments	AAACD6927A	Reque Developers Private Limited	AAMCR6208A	Enterprise owned or significantly in	Trade receivables	3.19	0	-3.19	-	3.19								
145	Embassy Property Developments	AAACD6927A	Sarala Infrastructure Private Limited	AANCS3125J	Enterprise owned or significantly in	Trade receivables	-0.36	0	0.36	0.36	-								
146	Embassy Property Developments	AAACD6927A	Solomon David Holdings Private Limited	AACCS0367H	Enterprise owned or significantly in	Trade receivables	0.14	0	-0.14	-	0.14								
147	Embassy Property Developments	AAACD6927A	Starwood Properties Private Limited	AAMCS4155M	Enterprise owned or significantly in	Trade receivables	0.57	0	-0.57	1.10	1.67								
148	Embassy Property Developments	AAACD6927A	Stonehill Education Foundation	AALCS9631D	Enterprise owned or significantly in	Trade receivables	-0.31	0	0.31	0.30	-0.01								
149	Embassy Property Developments	AAACD6927A	Technique Control Facility Management Private Limited	AADCB2860P	Fellow subsidiary	Trade receivables		0	-5.82	10.13	15.95								
150	Embassy Property Developments	AAACD6927A	Udhyaman Investments Private Limited	AAACU2524J	Fellow subsidiary	Trade receivables	-	0	-	14.24	14.24								
151	Embassy Property Developments	AAACD6927A	Vigor Developments Private Limited	AAICV0119N	Enterprise owned or significantly in	Trade receivables	-1.99	0	1.99	1.99	-								
152	Embassy Property Developments	AAACD6927A	Wework India Management Private Limited	AADCH8710J	Enterprise owned or significantly in	Trade receivables	-0.03	0	0.03	0.03	-								
153	Embassy Property Developments	AAACD6927A	Winterfell Realty Private Limited	AABCW7144H	Joint Venture	Trade receivables	45.72	0	-45.72	57.08	102.80								
154	Embassy Property Developments	AAACD6927A	Aerodome Experiences Private Limited	AATCA2174R	Joint Venture	Other current financials assets - Loans	-0.00	0	0.00	30.18	30.18								
155	Embassy Property Developments	AAACD6927A	Bellanza Developers Private Limited	AAMCB0049B	Fellow subsidiary	Other current financials assets - Loans	2,975.24	0	-2,975.24	-	2,975.24								
156	Embassy Property Developments	AAACD6927A	Calatheas Developments Private Limited	AAKCC9947K	Subsidiary Company	Other current financials assets - Loans	224.26	0	-224.26	-	224.26								
157	Embassy Property Developments	AAACD6927A	Crimsoncove Developers Private Limited	AALCC7190D	Subsidiary Company	Other current financials assets - Loans	0.20	0	-0.20	-	0.20								
158	Embassy Property Developments	AAACD6927A	Le Salon Virsella LLP	AAFFE7547M	Enterprise owned or significantly in	Other current financials assets - Loans	231.47	0	-231.47	9.15	240.62								
159	Embassy Property Developments	AAACD6927A	Embassy Development Corporation	AAAFE4074E	Partnership firm / LLP in which a dir	Other current financials assets - Loans	-61.54	0	61.54	61.54	-								
160	Embassy Property Developments	AAACD6927A	Silene Developers Private Limited	AAGCE2991P	Subsidiary Company	Other current financials assets - Loans	-0.33	0	0.33	0.33	-								
161	Embassy Property Developments	AAACD6927A	Embassy Leisure and Entertainment Projects LLP	AAACE9732E	Partnership firm / LLP in which a dir	Other current financials assets - Loans	-89.40	0	89.40	89.40	-								
162	Embassy Property Developments	AAACD6927A	Embassy Maverick Malls Private Limited	AAHCM2011R	Subsidiary Company	Other current financials assets - Loans	18.74	0	-18.74	81.87	100.61								
163	Embassy Property Developments	AAACD6927A	Embassy Motion Pictures LLP	AAEFE0298A	Partnership firm / LLP in which a dir	Other current financials assets - Loans	0.00	0	-0.00	0.99	0.99								
164	Embassy Property Developments	AAACD6927A	Embassy Office Parks Private Limited	AADCE2004J	Enterprise owned or significantly in	Other current financials assets - Loans	-0.05	0	0.05	0.05	-								
165	Embassy Property Developments	AAACD6927A	Embassy One Commercial Property Developments Private Limited	AAFCF1051R	Enterprise owned or significantly in	Other current financials assets - Loans	-4.24	0	4.24	4.30	0.06								
166	Embassy Property Developments	AAACD6927A	Embassy One Developers Private Limited	AABCE8281F	Enterprise owned or significantly in	Other current financials assets - Loans	912.54	0	-912.54	265.07	1,177.61								
167	Embassy Property Developments	AAACD6927A	Embassy Prism Ventures Private Limited	AAGCE0981M	Subsidiary Company	Other current financials assets - Loans	0.01	0	-0.01	0.23	0.24								
168	Embassy Property Developments	AAACD6927A	Embassy RR Projects Private Limited	AAFCF9175Q	Fellow subsidiary	Other current financials assets - Loans	20.51	0	-20.51	819.61	840.12								
169	Embassy Property Developments	AAACD6927A	Embassy Shelters Private Limited	AAACE9039J	Fellow subsidiary	Other current financials assets - Loans	109.23	0	-109.23	906.60	1,015.82								
170	Embassy Property Developments	AAACD6927A	EPDPL Co living Private Limited	AAFCF5588B	Subsidiary Company	Other current financials assets - Loans	11.83	0	-11.83	50.21	62.04								
171	Embassy Property Developments	AAACD6927A	EPDPL Co living Operations Private Limited	AAHCE1178K	Subsidiary Company	Other current financials assets - Loans	3.36	0	-3.36	25.51	28.86								
172	Embassy Property Developments	AAACD6927A	KANJ Realty Ventures LLP	AAQFK0597G	Partnership firm / LLP in which a dir	Other current financials assets - Loans	2,897.12	0	-2,897.12	38.99	2,936.10								
173	Embassy Property Developments	AAACD6927A	Kanai technology Parks Private Limited	AACCV3430G	Subsidiary Company	Other current financials assets - Loans	-28.64	0	28.64	28.64	-								
174	Embassy Property Developments	AAACD6927A	LJ Victoria Properties Private Limited	AABCL5265A	Subsidiary Company	Other current financials assets - Loans	-461.47	0	461.47	578.37	116.90								
175	Embassy Property Developments	AAACD6927A	Manyata Builders Private Limited	AAFCM7473B	Enterprise owned or significantly in	Other current financials assets - Loans	-	0	-	6.77	6.77								
176	Embassy Property Developments	AAACD6927A	Nam Investments Private Limited	AABCI5194F	Enterprise owned or significantly in	Other current financials assets - Loans	0.01	0	-0.01	0.87	0.88								
177	Embassy Property Developments	AAACD6927A	Next Level Experiences LLP	AAZFR2424E	Enterprise owned or significantly in	Other current financials assets - Loans	0.00	0	-0.00	24.45	24.45								
178	Embassy Property Developments	AAACD6927A	OMR Investments LLP	AACF08864E	Partnership firm / LLP in which a dir	Other current financials assets - Loans	-1,668.21	0	1,668.21	4,751.01	3,082.80								
179	Embassy Property Developments	AAACD6927A	ESNP Property Builders and Developers Private Limited	AAFCF9955Q	Enterprise owned or significantly in	Other current financials assets - Loans	-448.65	0	448.65	448.65	-								
180	Embassy Property Developments	AAACD6927A	RG-Lakeside Properties Private Limited	AADCR5858F	Fellow subsidiary	Other current financials assets - Loans	-8.18	0	8.18	8.18	-								
181	Embassy Property Developments	AAACD6927A	Saphire Realtors Private Limited	AABCS8852Q	Fellow subsidiary	Other current financials assets - Loans	-926.27	0	926.27	926.28	0.01								
182	Embassy Property Developments	AAACD6927A	Saltire Developers Private Limited	AAKCS0630D	Subsidiary Company	Other current financials assets - Loans	1,065.21	0	-1,065.21	2,667.26	3,732.48								
183	Embassy Property Developments	AAACD6927A	Semusi Developers Private Limited	ABMCS9930P	Subsidiary Company	Other current financials assets - Loans	0.21	0	-0.21	-	0.21								
184	Embassy Property Developments	AAACD6927A	Solomon David Holdings Private Limited	AACCS0367H	Enterprise owned or significantly in	Other current financials assets - Loans	0.03	0	-0.03	159.90	159.93								
185	Embassy Property Developments	AAACD6927A	Squadron Developers Private Limited	ABICS0040G	Subsidiary Company	Other current financials assets - Loans	2.45	0	-2.45	807.00	809.45								
186	Embassy Property Developments	AAACD6927A	Strands Ventures Private Limited	ABICS8073M	Subsidiary Company	Other current financials assets - Loans	2,309.43	0	-2,309.43	-	2,309.43								
187	Embassy Property Developments	AAACD6927A	Summit Developments Private Limited	AAMCS4155M	Enterprise owned or significantly in	Other current financials assets - Loans	1,243.92	0	-1,243.92	-	1,243.92								
188	Embassy Property Developments	AAACD6927A	Swire Tech-Park Projects Private Limited	AALCS7715E	Enterprise owned or significantly in	Other current financials assets - Loans	0.05	0	-0.05	1.62	1.67								
189	Embassy Property Developments	AAACD6927A	Tiffin's Barytes Asbestos & Paints Limited	AAACT3392F	Enterprise owned or significantly in	Other current financials assets - Loans	21.71	0	-21.71	827.17	848.88								
190	Embassy Property Developments	AAACD6927A	Trafalgar Estate & Properties Private Limited	AADCT0516A	Subsidiary Company	Other current financials assets - Loans	97.50	0	-97.50	-	97.50								
191	Embassy Property Developments	AAACD6927A	Vigor Developments Private Limited	AAICV0119N	Enterprise owned or significantly in	Other current financials assets - Loans	-72.49	0	72.49	72.49	-								
192	Embassy Property Developments	AAACD6927A	Udhyaman Investments Private Limited	AAACU2524J	Fellow subsidiary	Other current financials assets - Loans	29.81	0	-29.81	-	29.81								
193	Embassy Property Developments	AAACD6927A	Winterfell Realty Private Limited	AABCW7144H	Joint Venture	Other current financials assets - Loans	-	0	-	115.50	115.50								
194	Embassy Property Developments	AAACD6927A	Embassy International Riding School	AAACE8809Q	Enterprise owned or significantly in	Other current financials assets - Loans	21.54	0	-21.54	266.78	288.33								
195	Embassy Property Developments	AAACD6927A	Provision for Doubtful Loan	AAACE8809Q	Enterprise owned or significantly in	Other current financials assets - Loans	-21.54	0	21.54	-266.78	-288.33								
196	Embassy Property Developments	AAACD6927A	Embassy Realty Ventures Private Limited	AAECE9186A	Enterprise owned or significantly in	Other financial asset - Receivable for sale of rights in properties	-764.08	0	764.08	764.08	-								
197	Embassy Property Developments	AAACD6927A	Nam Estates Private Limited	AABCI5194F	Enterprise owned or significantly in	Other financial asset - Receivable for sale of rights in properties	-1,090.87	0	1,090.87	1,090.87	-								
198	Embassy Property Developments	AAACD6927A	Ardor Projects Private Limited	AAVCA9881H	Enterprise owned or significantly in	Other financial asset - other receivable	-0.00	0	0.00	0.00	-								
199	Embassy Property Developments	AAACD6927A	Basal Projects Private Limited	AAKCB2732M	Enterprise owned or significantly in	Other financial asset - other receivable	-1.16	0	1.16	1.16	-								
200	Embassy Property Developments	AAACD6927A	Bhiwandi Projects Private Limited	AAJCB9692D	Enterprise owned or significantly in	Other financial asset - other receivable	0.25	0	-0.25	0.50	0.75								
201	Embassy Property Developments	AAACD6927A	CBP Realtors LLP	AAAPFC9702L	Partnership firm / LLP in which a dir	Other financial asset - other receivable	-0.01	0	0.01	0.01	-								
202	Embassy Property Developments	AAACD6927A	Chakan Projects Private Limited	AAANFC0756G	Enterprise owned or significantly in	Other financial asset - other receivable	0.06	0	-0.06	-	0.06								
203	Embassy Property Developments	AAACD6927A	Embassy Investment Management Services LLP	AAIIF2954M	Partnership firm / LLP in which a dir	Other financial asset - other receivable	-1.95	0	1.95	1.95	-								
204	Embassy Property Developments	AAACD6927A	Embassy Realty Ventures Private Limited	AAECE9186A	Enterprise owned or significantly in	Other financial asset - other receivable	-0.03	0	0.03	0.03	-								
205	Embassy Property Developments	AAACD6927A	Embassy Interiors Private Limited	AADCE9893P	Subsidiary Company	Other financial asset - other receivable	-0.00	0	0.00	0.00	-								
206	Embassy Property Developments	AAACD6927A	Golflinks Properties Private Limited	AADCV1015A	Joint Venture	Other financial asset - other receivable	0.03	0	-0.03	0.51	0.54								
207	Embassy Property Developments	AAACD6927A	KASR Realty Ventures	AAAYFK0944R	Partnership firm / LLP in which a dir	Other financial asset - other receivable	0.00	0	-0.00	0.01	0.01								
208	Embassy Property Developments	AAACD6927A	Lounge Hospitality LLP	AAEFL6393H	Enterprise owned or significantly in	Other financial asset - other receivable	-9.19	0	9.19	9.19	-								
209	Embassy Property Developments	AAACD6927A	Levelestate Projects Private Limited	AAFCL3773K	Fellow subsidiary	Other financial asset - other receivable	-0.00	0	0.00	0.00	-								
210	Embassy Property Developments	AAACD6927A	MJM Realty Venture	ABNFM3856A	Partnership firm / LLP in which a dir	Other financial asset - other receivable	-0.01	0	0.01	0.01	-								
211	Embassy Property Developments	AAACD6927A	Mac Charles India Limited	AAACM9877G	Subsidiary Company	Other financial asset - other receivable	0.06	0	-0.06	-	0.06								
212	Embassy Property Developments	AAACD6927A	Rescape Projects Private Limited	AAMCR6209B	Fellow subsidiary	Other financial asset - other receivable	0.00	0	-0.00	-	0.00								
213	Embassy Property Developments	AAACD6927A	Saltire Estate and Resorts LLP	ACSFS3615D	Partnership firm / LLP in which a dir	Other financial asset - other receivable	0.00	0	-0.00	0.02	0.02								
214	Embassy Property Developments	AAACD6927A	JVNSR Realty Services LLP	AAAMFJ1622M	Partnership firm / LLP in which a dir	Other financial asset - other receivable	0.00	0	-0.00	0.01	0.01								
215	Embassy Property Developments	AAACD6927A	Strands Ventures Private Limited	ABICS8073M	Subsidiary Company	Other financial asset - other receivable	-0.48	0	0.48	0.48	-								
216	Embassy Property Developments	AAACD6927A	Spothorse Stud Book (India) LLP	ACZFS3170J	Enterprise owned or significantly in	Other financial asset - other receivable	0.00	0	-0.00	0.01	0.01								
217	Embassy Property Developments	AAACD6927A	Tiffin's Barytes Asbestos & Paints Limited	AAACT3392F	Enterprise owned or significantly in	Other financial asset - other receivable	0.21	0	-0.21	-	0.21								

218	Embassy Property Developments	AAACD6927A	Terranova Investment Management Services Private Limited	AAJCT3553B	Enterprise owned or significantly in	Other financial asset - other receivable	0.00	0	-0.00	-	0.00								
219	Embassy Property Developments	AAACD6927A	Trafalgar Estate & Properties Private Limited	AADCT0516A	Subsidiary Company	Other financial asset - other receivable	1.56	0	-1.56	-	1.56								
220	Embassy Property Developments	AAACD6927A	Virtuous Developments Private Limited	AAICV7906P	Subsidiary Company	Other financial asset - other receivable	-0.48	0	0.48	0.48	-								
221	Embassy Property Developments	AAACD6927A	Charterreal Developers Private Limited		Subsidiary Company	Other financial asset - other receivable	0.01	0	-0.01		0.01								
222	Embassy Property Developments	AAACD6927A	Resplendent Projects Private Limited		Subsidiary Company	Other financial asset - other receivable	0.01	0	-0.01		0.01								
223	Embassy Property Developments	AAACD6927A	Winterfell Realty Private Limited	AABCW7144H	Joint Venture	Other financial asset - other receivable	0.01	0	-0.01	-	0.01								
224	Embassy Property Developments	AAACD6927A	Embassy Realty Ventures Private Limited	AAECE9186A	Enterprise owned or significantly in	Other financial asset - receivable from sale of shares	-0.10	0	0.10	0.10	-								
225	Embassy Property Developments	AAACD6927A	Mac Charles India Limited	AAACM9877G	Subsidiary Company	Other financial asset - interest accrued but not due-On Debentures	-0.58	0	0.58	0.58	-								
226	Embassy Property Developments	AAACD6927A	Winterfell Realty Private Limited	AABCW7144H	Joint Venture	Other financial asset - interest accrued but not due-On Debentures	62.85	0	-62.85	113.38	176.23								
227	Embassy Property Developments	AAACD6927A	Embassy One Developers Private limited	AABCE8281F	Enterprise owned or significantly in	Other financial asset - interest accrued but not due-On Debentures	-38.17	0	38.17	154.62	116.45								
228	Embassy Property Developments	AAACD6927A	RGE Constructions and Development Private Limited	AADCR6449Q	Enterprise owned or significantly in	Other financial asset - interest accrued but not due-On Debentures	96.94	0	-96.94	-	96.94								
229	Embassy Property Developments	AAACD6927A	Aerodome Experiences Private Limited	AATCA2174R	Joint Venture	Other financial asset - interest accrued but not due-On Others	-	0	-	5.92	5.92								
230	Embassy Property Developments	AAACD6927A	Embassy Garuda Realty Ventures LLP	AAGFE4719E	Partnership firm in which the Comp	Other financial asset - interest accrued but not due-On Others	-	0	-	6.38	6.38								
231	Embassy Property Developments	AAACD6927A	Embassy One Developers Private limited	AABCE8281F	Enterprise owned or significantly in	Other financial asset - interest accrued but not due-On Others	196.73	0	-196.73	173.25	369.99								
232	Embassy Property Developments	AAACD6927A	Worldcrown Limited	NA	Subsidiary Company	Other financial asset - interest accrued but not due-On Others	0.39	0	-0.39	2.51	2.91								
233	Embassy Property Developments	AAACD6927A	Winterfell Realty Private Limited	AABCW7144H	Joint Venture	Other financial asset - interest accrued but not due-On Others	-24.13	0	24.13	24.13									
234	Embassy Property Developments	AAACD6927A	Embassy Developments Limited	AABCI5194F	Enterprise owned or significantly in	Other financial asset - interest accrued but not due-On Others	181.29	0	-181.29	-	181.29								
235	Embassy Property Developments	AAACD6927A	Summit Developments Private Limited	AAMCS4155M	Enterprise owned or significantly in	Other financial asset - interest accrued but not due-On Others	26.23	0	-26.23	-	26.23								
236	Embassy Property Developments	AAACD6927A	Babbler Marketing Private Limited	AACCB8720H	Associate of holding company	Other non current asset - capital advances / advance paid for services	0.20	0	-0.20	0.22	0.42								
237	Embassy Property Developments	AAACD6927A	Manyata Promoters Private Limited	AADCM2448J	Enterprise owned or significantly in	Other non current asset - capital advances / advance paid for services	-	0	-	-									
238	Embassy Property Developments	AAACD6927A	Birch Real Estate Private Limited	AAJCB6470F	Subsidiary Company	Other non current asset - capital advances / advance paid for services	0.01	0	-0.01	-	0.01								
239	Embassy Property Developments	AAACD6927A	Embassy Services Private Limited	AAFC47474E	Fellow subsidiary	Other non current asset - capital advances / advance paid for services	-	0	-	-	-								
240	Embassy Property Developments	AAACD6927A	Golflinks Embassy Business Park Management Services	AAQFG2361J	Joint Venture of holding company	Other non current asset - capital advances / advance paid for services	-	0	-	-	-								
241	Embassy Property Developments	AAACD6927A	Golflinks Properties Private Limited	AADCV1015A	Joint Venture	Other non current asset - capital advances / advance paid for services	-	0	-	-									
242	Embassy Property Developments	AAACD6927A	Embassy Motion Pictures LLP	AAEFE0298A	Partnership firm / LLP in which a dir	Other non current asset - capital advances / advance paid for services	0.04	0	-0.04	-	0.04								
243	Embassy Property Developments	AAACD6927A	JKAV Realty Ventures	AARFJ4132F	Partnership firm in which the Comp	Other non current asset - capital advances / advance paid for services	-383.34	0	383.34	383.34	-								
244	Embassy Property Developments	AAACD6927A	JVNSR Realty Services LLP	AAMFJ1622M	Partnership firm / LLP in which a dir	Other non current asset - capital advances / advance paid for services	0.01	0	-0.01	-	0.01								
245	Embassy Property Developments	AAACD6927A	JVKV City Developers Pvt Ltd	AADCJ7377D	Enterprise owned or significantly in	Other non current asset - capital advances / advance paid for services	0.01	0	-0.01	-	0.01								
246	Embassy Property Developments	AAACD6927A	JVKV Property Developers Pvt Ltd	AADCJ7810R	Enterprise owned or significantly in	Other non current asset - capital advances / advance paid for services	0.01	0	-0.01	-	0.01								
247	Embassy Property Developments	AAACD6927A	Lounge Hospitality LLP	AAEFL6393H	Enterprise owned or significantly in	Other non current asset - capital advances / advance paid for services	18.75	0	-18.75	13.23	31.99								
248	Embassy Property Developments	AAACD6927A	Saltire Estate and Resorts LLP	ACSFS3615D	Partnership firm / LLP in which a dir	Other non current asset - capital advances / advance paid for services	0.02	0	-0.02	-	0.02								
249	Embassy Property Developments	AAACD6927A	Silene Developers Private Limited	AAGCE2991P	Subsidiary Company	Other non current asset - capital advances / advance paid for services	0.00	0	-0.00	-	0.00								
250	Embassy Property Developments	AAACD6927A	Technique Control Facility Management Private Limited	AADCB2860P	Fellow subsidiary	Other non current asset - capital advances / advance paid for services	-5.61	0	5.61	5.61	-								
251	Embassy Property Developments	AAACD6927A	Upscarf Salon De Elegance LLP	AAIFU0208L	Enterprise owned or significantly in	Other non current asset - capital advances / advance paid for services	0.14	0	-0.14	-	0.14								
252	Embassy Property Developments	AAACD6927A	Umbel Properties Private Limited	AAACU2525K	Enterprise owned or significantly in	Other non current asset - capital advances / advance paid for services	0.51	0	-0.51	-	0.51								
253	Embassy Property Developments	AAACD6927A	CBE Developers LLP	AAPCF1673E	Partnership firm in which the Comp	Other non current asset - unbilled revenue	1.20	0	-1.20	-	1.20								
254	Embassy Property Developments	AAACD6927A	Embassy Construction Private Limited	AAACE3247L	Enterprise owned or significantly in	Other non current asset - unbilled revenue	0.34	0	-0.34	-	0.34								
255	Embassy Property Developments	AAACD6927A	EPDPL Co living Operations Private Limited	AAHCE1178K	Subsidiary Company	Other non current asset - unbilled revenue	2.13	0	-2.13	-	2.13								
256	Embassy Property Developments	AAACD6927A	Embassy Developments Limited	AABCI5194F	Enterprise owned or significantly in	Other non current asset - unbilled revenue	7.35	0	-7.35	-	7.35								
257	Embassy Property Developments	AAACD6927A	Embassy Services Private Limited	AAFC47474E	Fellow subsidiary	Other non current asset - unbilled revenue	1.34	0	-1.34	-	1.34								
258	Embassy Property Developments	AAACD6927A	Embassy Brindavan Developers	AABFE7944G	Partnership firm / LLP in which a dir	Other non current asset - unbilled revenue	-4.00	0	4.00	4.00	-								
259	Embassy Property Developments	AAACD6927A	Embassy International Riding School	AAACE8809Q	Enterprise owned or significantly in	Other non current asset - unbilled revenue	0.22	0	-0.22	-	0.22								
260	Embassy Property Developments	AAACD6927A	Embassy Interiors Private Limited	AADCE9893P	Subsidiary Company	Other non current asset - unbilled revenue	0.37	0	-0.37	-	0.37								
261	Embassy Property Developments	AAACD6927A	Embassy Leisure and Entertainment Projects LLP	AACCE9732E	Partnership firm / LLP in which a dir	Other non current asset - unbilled revenue	0.37	0	-0.37	-	0.37								
262	Embassy Property Developments	AAACD6927A	Embassy Knowledge Infrastructure Projects Private Limited	AABCE7567Q	Enterprise owned or significantly in	Other non current asset - unbilled revenue	0.21	0	-0.21	-	0.21								
263	Embassy Property Developments	AAACD6927A	Embassy Investment Management Services LLP	AAIFE2954M	Partnership firm / LLP in which a dir	Other non current asset - unbilled revenue	0.03	0	-0.03	-	0.03								
264	Embassy Property Developments	AAACD6927A	Golflinks Software Park Private Limited	AABCG7106K	Enterprise owned or significantly in	Other non current asset - unbilled revenue	0.30	0	-0.30	-	0.30								
265	Embassy Property Developments	AAACD6927A	Manyata Promoters Private Limited	AADCM2448J	Enterprise owned or significantly in	Other non current asset - unbilled revenue	26.75	0	-26.75	-	26.75								
266	Embassy Property Developments	AAACD6927A	Next Level Experiences LLP	AAZFR2424E	Enterprise owned or significantly in	Other non current asset - unbilled revenue	0.30	0	-0.30	-	0.30								
267	Embassy Property Developments	AAACD6927A	Squadron Developers Private Limited	ABICS0040G	Subsidiary Company	Other non current asset - unbilled revenue	-46.50	0	46.50	46.50	-								
268	Embassy Property Developments	AAACD6927A	Stonehill Education Foundation	AALCS9631D	Enterprise owned or significantly in	Other non current asset - unbilled revenue	0.25	0	-0.25	-	0.25								
269	Embassy Property Developments	AAACD6927A	Technique Control Facility Management Private Limited	AADCB2860P	Fellow subsidiary	Other non current asset - unbilled revenue	0.97	0	-0.97	-	0.97								
270	Embassy Property Developments	AAACD6927A	Vikas Telecom Private Limited	AABCV4966E	Enterprise owned or significantly in	Other non current asset - unbilled revenue	41.35	0	-41.35	-	41.35								
271	Embassy Property Developments	AAACD6927A	Winterfell Realty Private Limited	AABCW7144H	Joint Venture	Other non current asset - unbilled revenue	0.45	0	-0.45	-	0.45								
272	Embassy Property Developments	AAACD6927A	Bequest Property Developers Private Limited	AAMCB4306K	Subsidiary Company	Corporate guarantees / co-borrowers liability outstanding	100.00	0	-100.00	-	100.00								
273	Embassy Property Developments	AAACD6927A	Embassy ANL Consortium (co-borrower)	AABFE9524G	Partnership firm in which the Comp	Corporate guarantees / co-borrowers liability outstanding	-29.63	0	29.63	2,840.90	2,811.27								
274	Embassy Property Developments	AAACD6927A	RGE Constructions and Development Private Limited	AADCR6449Q	Enterprise owned or significantly in	Corporate guarantees / co-borrowers liability outstanding	-252.96	0	252.96	252.96	-								
275	Embassy Property Developments	AAACD6927A	Saltire Developers Private Limited	AAKCS0630D	Subsidiary Company	Corporate guarantees / co-borrowers liability outstanding	-110.00	0	110.00	3,360.00	3,250.00								
276	Embassy Property Developments	AAACD6927A	Embassy Orange Developers Private Limited	AAGCE0857J	Enterprise owned or significantly in	Corporate guarantees / co-borrowers liability outstanding	-	0	-	4,250.00	4,250.00								
277	Embassy Property Developments	AAACD6927A	Embassy KSL Realty Ventures	AAFFE9611E	Partnership firm in which the Comp	Corporate guarantees / co-borrowers liability outstanding	-	0	-	3,500.00	3,500.00								
278	Embassy Property Developments	AAACD6927A	LJ Victoria Properties Private Limited	AABCL5265A	Subsidiary Company	Corporate guarantees / co-borrowers liability outstanding	720.00	0	-720.00	-	720.00								
279	Embassy Property Developments	AAACD6927A	Embassy Developments Limited	AABCI5194F	Enterprise owned or significantly in	Corporate guarantees / co-borrowers liability outstanding	-4,102.00	0	4,102.00	16,602.00	12,500.00								
280	Embassy Property Developments	AAACD6927A	Embassy East Business Park Private Limited	AABCC9526B	Enterprise owned or significantly in	Corporate guarantees / co-borrowers liability outstanding	-4,197.06	0	4,197.06	5,246.33	1,049.27								
281	Embassy Property Developments	AAACD6927A	Mac Charles India Limited	AAACM9877G	Subsidiary Company	Corporate guarantees / co-borrowers liability outstanding	-3,250.00	0	3,250.00	6,700.00	3,450.00								
282	Embassy Property Developments	AAACD6927A	Serenesummit Realty Private Limited	ABMCS9954R	Subsidiary Company	Corporate guarantees / co-borrowers liability outstanding	6,883.33	0	-6,883.33	-	6,883.33								
283	Embassy Property Developments	AAACD6927A	Embassy Construction Private Limited	AAACE3247L	Enterprise owned or significantly in	Revenue from operations - business consultancy income / Cost recovery	12.29	0	12.29	-	12.29								
284	Embassy Property Developments	AAACD6927A	Embassy Development Corporation	AAAFE4074E	Partnership firm / LLP in which a dir	Revenue from operations - business consultancy income / Cost recovery	-	0	-	40.00	-								
285	Embassy Property Developments	AAACD6927A	Embassy One Developers Private Limited	AABCE8281F	Enterprise owned or significantly in	Revenue from operations - business consultancy income / Cost recovery	240.00	0	240.00	-	240.00								
286	Embassy Property Developments	AAACD6927A	Embassy Pune Techzone Private Limited	AAFCF7374M	Enterprise owned or significantly in	Revenue from operations - business consultancy income / Cost recovery	-	0	-	2.10	-								
287	Embassy Property Developments	AAACD6927A	Embassy Office Parks Management Services Private Limited	AADCE6193J	Joint Venture	Revenue from operations - business consultancy income / Cost recovery	70.93	0	70.93	66.91	70.93								
288	Embassy Property Developments	AAACD6927A	Galaxy Square Private Limited	AAACG0758L	Enterprise owned or significantly in	Revenue from operations - business consultancy income / Cost recovery	6.20	0	6.20	-	6.20								
289	Embassy Property Developments	AAACD6927A	JV Holding Private Limited	AABCI9763F	Holding Company	Revenue from operations - business consultancy income / Cost recovery	-	0	-	165.00	-								
290	Embassy Property Developments	AAACD6927A	Manyata Promoters Private Limited	AADCM2448J	Enterprise owned or significantly in	Revenue from operations - business consultancy income / Cost recovery	161.34	0	161.34	2,375.17	161.34								
291	Embassy Property Developments	AAACD6927A	Vikas Telecom Private Limited	AABCV4966E	Enterprise owned or significantly in	Revenue from operations - business consultancy income / Cost recovery	159.15	0	159.15	151.69	159.15								
292	Embassy Property Developments	AAACD6927A	Winterfell Realty Private Limited	AABCW7144H	Joint Venture	Revenue from operations - business consultancy income / Cost recovery	4.10	0	4.10	63.42	4.10								
293	Embassy Property Developments	AAACD6927A	Oxygen Business Park Private Limited	AAGCA4439E1	Enterprise owned or significantly in	Revenue from operations - business consultancy income / Cost recovery	1.41	0	1.41	14.02	1.41								

294	Embassy Property Developments	AAACD6927A	Sarala Infrastructure Private Limited	AANCS3125J	Enterprise owned or significantly in	Revenue from operations - business consultancy income / Cost recovery	8.04	0	8.04	2.60	8.04								
295	Embassy Property Developments	AAACD6927A	Squadron Developers Private Limited	ABJCS0040G	Subsidiary Company	Revenue from operations - business consultancy income / Cost recovery	30.00	0	30.00	46.50	30.00								
296	Embassy Property Developments	AAACD6927A	Aditya Virwani	AEDPV9640L	Key management personnel repres	Revenue from operations - asset management fee	0.11	0	0.11	0.10	0.11								
297	Embassy Property Developments	AAACD6927G	KANJ Realty Ventures LLP	AAQFK0597G	Partnership firm / LLP in which a di	Revenue from operations - asset management fee	-	0	-	0.43	-								
298	Embassy Property Developments	AAACD6927A	Karan Virwani	AEDPV8612G	Key management personnel repres	Revenue from operations - asset management fee	0.11	0	0.11	0.10	0.11								
299	Embassy Property Developments	AAACD6927A	Narpat Singh Choraria	AAAAA1111C	Key management personnel repres	Revenue from operations - asset management fee	0.17	0	0.17	0.20	0.17								
300	Embassy Property Developments	AAACD6927A	Neel Virwani	AEDPV8613H	Relative of key management person	Revenue from operations - asset management fee	0.11	0	0.11	0.10	0.11								
301	Embassy Property Developments	AAACD6927A	Starwood Properties Private Limited	AAMCS4155M	Enterprise owned or significantly in	Revenue from operations - asset management fee	0.61	0	0.61	0.19	0.61								
302	Embassy Property Developments	AAACD6927A	Embassy Office Parks Management Services Private Limited	AADCE6193J	Joint Venture	Rental income	-	0	-	9.81	-								
303	Embassy Property Developments	AAACD6927A	Wework India Management Private Limited	AADCH8710J	Enterprise owned or significantly in	Rental income	69.30	0	69.30	69.30	69.30								
304	Embassy Property Developments	AAACD6927A	Manyata Promoters Private Limited	AADCM2448J	Enterprise owned or significantly in	Rental income	-	0	-	0.10	-								
305	Embassy Property Developments	AAACD6927A	EPDPL Co living Operations Private Limited	AAHCE1178K	Subsidiary Company	Rental income	2.44	0	2.44	1.66	2.44								
306	Embassy Property Developments	AAACD6927A	EPDPL Co living Private Limited	AAFCE5588B	Subsidiary Company	Rental income	22.80	0	22.80	3.80	22.80								
307	Embassy Property Developments	AAACD6927A	Embassy Interiors Private Limited	AADCE9893P	Subsidiary Company	Miscellaneous Income	14.51	0	14.51	7.88	14.51								
308	Embassy Property Developments	AAACD6927A	Embassy Investment Management Services LLP	AAIFE2954M	Partnership firm / LLP in which a di	Miscellaneous Income	0.05	0	0.05	0.31	0.05								
309	Embassy Property Developments	AAACD6927A	Embassy Knowledge Infrastructure Projects Private Limited	AABCE7567Q	Enterprise owned or significantly in	Miscellaneous Income	1.90	0	1.90	0.82	1.90								
310	Embassy Property Developments	AAACD6927A	Embassy Leisure and Entertainment Projects LLP	AACCE9732E	Partnership firm / LLP in which a di	Miscellaneous Income	1.82	0	1.82	1.79	1.82								
311	Embassy Property Developments	AAACD6927A	Embassy Maverick Malls Private Limited	AAHCM2011R	Subsidiary Company	Miscellaneous Income	4.93	0	4.93	5.52	4.93								
312	Embassy Property Developments	AAACD6927A	Embassy Office Parks Management Services Private Limited	AADCE6193J	Joint Venture	Miscellaneous Income	1.25	0	1.25	3.03	1.25								
313	Embassy Property Developments	AAACD6927A	EPDPL Co living Operations Private Limited	AAHCE1178K	Subsidiary Company	Miscellaneous Income	2.13	0	2.13	3.97	2.13								
314	Embassy Property Developments	AAACD6927A	EPDPL Co living Private Limited	AAFCE5588B	Subsidiary Company	Miscellaneous Income	0.73	0	0.73	0.95	0.73								
315	Embassy Property Developments	AAACD6927A	Embassy Developments Limited	AABCI5194F	Enterprise owned or significantly in	Miscellaneous Income	15.50	0	15.50	-	15.50								
316	Embassy Property Developments	AAACD6927A	Embassy International Riding School	AAACE8809Q	Enterprise owned or significantly in	Miscellaneous Income	1.33	0	1.33	1.28	1.33								
317	Embassy Property Developments	AAACD6927A	Embassy Services Private Limited	AAFCA7474E	Fellow subsidiary	Miscellaneous Income	6.20	0	6.20	21.37	6.20								
318	Embassy Property Developments	AAACD6927A	ESNP Property Builders and Developers Private Limited	AAFCE9955Q	Enterprise owned or significantly in	Miscellaneous Income	0.08	0	0.08	0.12	0.08								
319	Embassy Property Developments	AAACD6927A	Golflinks Software Park Private Limited	AABCG7106K	Enterprise owned or significantly in	Miscellaneous Income	1.48	0	1.48	1.47	1.48								
320	Embassy Property Developments	AAACD6927A	JV Holding Private Limited	AABCI9763F	Holding Company	Miscellaneous Income	1.20	0	1.20	-	1.20								
321	Embassy Property Developments	AAACD6927A	Mac Charles India Limited	AAACM9877G	Subsidiary Company	Miscellaneous Income	3.15	0	3.15	4.91	3.15								
322	Embassy Property Developments	AAACD6927A	Mac Charles Hub Projects Private Limited	AAFCE4159G	Subsidiary Company	Miscellaneous Income	1.87	0	1.87	1.06	1.87								
323	Embassy Property Developments	AAACD6927A	Nam Estates Private Limited	AABCI5194F	Enterprise owned or significantly in	Miscellaneous Income	20.26	0	20.26	49.66	20.26								
324	Embassy Property Developments	AAACD6927A	Next Level Experiences LLP	AAZFR2424E	Enterprise owned or significantly in	Miscellaneous Income	0.89	0	0.89	0.49	0.89								
325	Embassy Property Developments	AAACD6927A	RGE Constructions and Development Private Limited	AADCR6449Q	Enterprise owned or significantly in	Miscellaneous Income	-	0	-	0.50	-								
326	Embassy Property Developments	AAACD6927A	RG-Lakeside Properties Private Limited	AADCR5858F	Fellow subsidiary	Miscellaneous Income	0.50	0	0.50	-	0.50								
327	Embassy Property Developments	AAACD6927A	Reque Developers Private Limited	AAMCR6208A	Enterprise owned or significantly in	Miscellaneous Income	3.04	0	3.04	-	3.04								
328	Embassy Property Developments	AAACD6927A	Stonehill Education Foundation	AALCS9631D	Enterprise owned or significantly in	Miscellaneous Income	1.20	0	1.20	1.18	1.20								
329	Embassy Property Developments	AAACD6927A	Technique Control Facility Management Private Limited	AADCB2860P	Fellow subsidiary	Miscellaneous Income	5.29	0	5.29	7.36	5.29								
330	Embassy Property Developments	AAACD6927A	Terranova Investment Management Services Private Limited	AAJCT3553B	Enterprise owned or significantly in	Miscellaneous Income	-	0	-	0.03	-								
331	Embassy Property Developments	AAACD6927A	Vigor Developments Private Limited	AAICV0119N	Enterprise owned or significantly in	Miscellaneous Income	-	0	-	1.93	-								
332	Embassy Property Developments	AAACD6927A	Winterfell Realty Private Limited	AABCW7144H	Joint Venture	Miscellaneous Income	46.70	0	46.70	-	46.70								
333	Embassy Property Developments	AAACD6927A	Wework India Management Private Limited	AADCH8710J	Enterprise owned or significantly in	Miscellaneous Income	-0.15	0	-0.15	0.16	-0.15								
334	Embassy Property Developments	AAACD6927A	Narpat Singh Choraria	AAAAA1111C	Key management personnel repres	Profit on Sale of Asset	-	0	-	12.57	-								
335	Embassy Property Developments	AAACD6927A	Embassy Office Parks REIT	AAATE8082C	Enterprise owned or significantly in	Other Income from REIT	925.09	0	925.09	630.28	925.09								
336	Embassy Property Developments	AAACD6927A	CBE Developers LLP	AAAPC1673E	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-	0	-	-0.14	-								
337	Embassy Property Developments	AAACD6927A	Cattail Ventures LLP	AASFC0058Q	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-	0	-	0.00	-								
338	Embassy Property Developments	AAACD6927A	Chicory Ventures LLP	AASFC0171A	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-	0	-	0.00	-								
339	Embassy Property Developments	AAACD6927A	Clarkia Ventures LLP	AARFC9039Q	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-	0	-	0.00	-								
340	Embassy Property Developments	AAACD6927A	Dietes Ventures LLP	AAUFD1556E	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-	0	-	0.00	-								
341	Embassy Property Developments	AAACD6927A	Doddaballapur Builders LLP	AAFFE9683C	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-	0	-	-0.12	-								
342	Embassy Property Developments	AAACD6927A	Embassy ANL Consortium	AABFE9524G	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	64.38	0	64.38	-36.73	64.38								
343	Embassy Property Developments	AAACD6927A	Embassy Buildcon LLP	AAAGF0427K	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-	0	-	2.47	-								
344	Embassy Property Developments	AAACD6927A	EPDPL Co living Operations Private Limited	AAHCE1178K	Subsidiary Company	Revenue from operations - share of profit/ (loss) in partnership firm	-	0	-	0.00	-								
345	Embassy Property Developments	AAACD6927A	Embassy KSL Realty Ventures	AAFFE9611E	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-782.83	0	-782.83	761.22	-782.83								
346	Embassy Property Developments	AAACD6927A	Embassy North Ventures	AAIFE9036G	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-	0	-	0.01	-								
347	Embassy Property Developments	AAACD6927A	GEK Realty Ventures	AAUFG9316M	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-	0	-	0.00	-								
348	Embassy Property Developments	AAACD6927A	Gladiolus Ventures LLP	AAYFG5859R	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-	0	-	0.00	-								
349	Embassy Property Developments	AAACD6927A	Golden Globe Venutres LLP	AAAPFG5920J	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-	0	-	0.00	-								
350	Embassy Property Developments	AAACD6927A	Helenium Builders LLP	AAPFH2185N	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-0.00	0	-0.00	-0.01	-0.00								
351	Embassy Property Developments	AAACD6927A	Magrath Property Developers	AALFM0070H	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-0.05	0	-0.05	0.02	-0.05								
352	Embassy Property Developments	AAACD6927A	Nanala Ventures LLP	AAAFN4564G	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-	0	-	0.00	-								
353	Embassy Property Developments	AAACD6927A	Poppy Builders LLP	ABCFP5521G	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-	0	-	0.00	-								
354	Embassy Property Developments	AAACD6927A	REPS Properties LLP	AAEFR8811J	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-	0	-	0.02	-								
355	Embassy Property Developments	AAACD6927A	VSS Works LLP	AASFV7910L	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-	0	-	-0.20	-								
356	Embassy Property Developments	AAACD6927A	Swire Properties	AAKCS8454K	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-0.33	0	-0.33	0.29	-0.33								
357	Embassy Property Developments	AAACD6927A	Whitefield Ventures	NA	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	-	0	-	-0.24	-								
358	Embassy Property Developments	AAACD6927A	Sion Eden Developers	AFFFS4542Q	Enterprise owned or significantly in	Revenue from operations - share of profit/ (loss) in partnership firm	-	0	-	0.03	-								
359	Embassy Property Developments	AAACD6927A	JKAV Realty Ventures	AARFJ4132F	Partnership firm in which the Comp	Revenue from operations - share of profit/ (loss) in partnership firm	143.94	0	143.94	0.34	143.94								
360	Embassy Property Developments	AAACD6927A	Upscarf Salon De Elegance LLP	AAIFU0208L	Enterprise owned or significantly in	Revenue from operations - share of profit/ (loss) in partnership firm	0.00	0	0.00	-	0.00								
361	Embassy Property Developments	AAACD6927A	Mac Charles India Limited	AAACM9877G	Subsidiary Company	Interest income on debentures	0.63	0	0.63	0.32	0.63								
362	Embassy Property Developments	AAACD6927A	Winterfell Realty Private Limited	AABCW7144H	Joint Venture	Interest income on debentures	44.42	0	44.42	40.29	44.42								
363	Embassy Property Developments	AAACD6927A	Embassy One Developers Private Limited	AABCE8281F	Enterprise owned or significantly in	Interest income on debentures	158.93	0	158.93	129.39	158.93								
364	Embassy Property Developments	AAACD6927A	Summit Developments Private Limited	AAMCS4155M	Enterprise owned or significantly in	Interest income on debentures	49.54	0	49.54	-	49.54								
365	Embassy Property Developments	AAACD6927A	Embassy Developments Limited	AABCI5194F	Enterprise owned or significantly in	Interest income	201.44	0	201.44	-	201.44								
366	Embassy Property Developments	AAACD6927A	Embassy Office Parks REIT	AAATE8082C	Enterprise owned or significantly in	Interest income	265.95	0	265.95	294.37	265.95								
367	Embassy Property Developments	AAACD6927A	Embassy One Developers Private Limited	AABCE8281F	Enterprise owned or significantly in	Interest income	151.27	0	151.27	18.56	151.27								
368	Embassy Property Developments	AAACD6927A	Summit Developments Private Limited	AAMCS4155M	Enterprise owned or significantly in	Interest income	29.14	0	29.14		29.14								
369	Embassy Property Developments	AAACD6927A	Worldcrown Limited	NA	Subsidiary Company	Interest income	0.39	0	0.39	0.39	0.39								

370	Embassy Property Developments	AAACD6927A	Winterfell Realty Private Limited	AABCW7144H	Joint Venture	Interest income	25.41	0	25.41	26.81	25.41							
371	Embassy Property Developments	AAACD6927A	Embassy RR Projects Private Limited	AAFCE9175Q	Fellow subsidiary	Non-current investments- purchase/ (sale) of investments	-	0	-	-6.50								
372	Embassy Property Developments	AAACD6927A	Catatheas Developments Private Limited	AAKCC9947K	Subsidiary Company	Non-current investments- purchase/ (sale) of investments	-	0	-	0.10								
373	Embassy Property Developments	AAACD6927A	Serenesummit Realty Private Limited	ABMCS9954R	Subsidiary Company	Non-current investments- purchase/ (sale) of investments	-	0	-	0.10								
374	Embassy Property Developments	AAACD6927A	Crimsoncove Developers Private Limited	AALCC7190D	Subsidiary Company	Non-current investments- purchase/ (sale) of investments	-	0	-	0.10								
375	Embassy Property Developments	AAACD6927A	Semusi Developers Private Limited	ABMCS9930P	Subsidiary Company	Non-current investments- purchase/ (sale) of investments	-	0	-	0.10								
376	Embassy Property Developments	AAACD6927A	Bequest Property Developers Private Limited	AAMCB4306K	Subsidiary Company	Non-current investments- purchase/ (sale) of investments	-	0	-	0.10								
377	Embassy Property Developments	AAACD6927A	Sion Eden Developers	AFEF54542Q	Enterprise owned or significantly in	Non-current investments- purchase/ (sale) of investments	-	0	-	0.10								
378	Embassy Property Developments	AAACD6927A	Upscarf Salon De Elegance LLP	AAIFU0208L	Enterprise owned or significantly in	Non-current investments- purchase/ (sale) of investments	-	0	-	0.02								
379	Embassy Property Developments	AAACD6927A	EPDPL Co living Operations Private Limited	AAHCE1178K	Subsidiary Company	Non-current investments- purchase/ (sale) of investments	-	0	-	-0.13								
380	Embassy Property Developments	AAACD6927A	Nam Estates Private Limited (Embassy International Riding School)	AABCI5194F	Enterprise owned or significantly in	Non-current investments- purchase/ (sale) of investments	-0.10	0	-0.10	-	-0.10							
381	Embassy Property Developments	AAACD6927A	Mac Charles India Limited (Embassy Prism Ventures Private Limited)	AAACM9877G	Subsidiary Company	Non-current investments- purchase/ (sale) of investments	-0.10	0	-0.10	-								
382	Embassy Property Developments	AAACD6927A	Nam Estates Private Limited (Vigor Developments Private Limited)	AABCI5194F	Enterprise owned or significantly in	Non-current investments- purchase/ (sale) of investments	1,091.96	0	1,091.96	-	1,091.96							
383	Embassy Property Developments	AAACD6927A	Embassy Realty Ventures Private Limited (R.G.E Constructions and Developments Private Limited)	AAECE9186A	Enterprise owned or significantly in	Non-current investments- purchase/ (sale) of investments	764.84	0	764.84	-	764.84							
384	Embassy Property Developments	AAACD6927A	ESNP Property Builders and Developers Private Limited	AAFCE9955Q	Enterprise owned or significantly in	Non-current investments- purchase/ (sale) of investments	679.42	0	679.42	-	679.42							
385	Embassy Property Developments	AAACD6927A	Embassy Office Parks REIT (ESNP Property Builders and Developers Private Limited)	AAFCE9955Q	Enterprise owned or significantly in	Non-current investments- purchase/ (sale) of investments	0.30	0	0.30	-	0.30							
386	Embassy Property Developments	AAACD6927A	Embassy Office Parks REIT	AAATE8082C	Enterprise owned or significantly in	Dividend income	453.22	0	453.22	657.96	453.22							
387	Embassy Property Developments	AAACD6927A	Golfinks Software Park Private Limited	AABCG7106K	Enterprise owned or significantly in	Dividend income	-	0	-	3.30	-							
388	Embassy Property Developments	AAACD6927A	Babbler Marketing Private Limited	AACCB8720H	Assocaite of holding company	Project expenses (investment properties under development)	-	0	-	0.07	-							
389	Embassy Property Developments	AAACD6927A	Tanya Giridhar John	APYPG3286M	Non executive directors on the Boa	Directors sitting fees	0.45	0	0.45	0.74	0.45							
390	Embassy Property Developments	AAACD6927A	Gopinath AT	AAQPA5135N	Non executive directors on the Boa	Directors sitting fees	0.45	0	0.45	0.74	0.45							
391	Embassy Property Developments	AAACD6927A	Sartaj Sewa Singh	AASPS7725E	Key management personnel repres	Directors sitting fees	0.30	0	0.30	0.25	0.30							
392	Embassy Property Developments	AAACD6927A	Jitendra Virwani	AAVPV0738P	Key management personnel repres	Cost of Goods sold	184.23	0	184.23		184.23							
393	Embassy Property Developments	AAACD6927A	JKAV Realty Ventures	AARFJ4132F	Partnership firm in which the Comp	Cost of Goods sold	387.21	0	387.21		387.21							
394	Embassy Property Developments	AAACD6927A	Global Facade Solutions	AAFFG7028R	Partnership firm / LLP in which a dir	Project Cost	3.77	0	3.77	2.42	3.77							
395	Embassy Property Developments	AAACD6927A	Collaborative Workspace Consultants LLP	AAMFC47334H	Partnership firm in which the Comp	Project Cost	13.05	0	13.05	20.75	13.05							
396	Embassy Property Developments	AAACD6927A	Palladium Security Services LLP	AAOFP1319D	Partnership firm / LLP in which a dir	Project Cost	4.51	0	4.51	5.96	4.51							
397	Embassy Property Developments	AAACD6927A	Embassy Services Private Limited	AAFCA7474E	Fellow subsidiary	Project Cost	-	0	-	5.18	-							
398	Embassy Property Developments	AAACD6927A	Babbler Marketing Private Limited	AACCB8720H	Assocaite of holding company	Project Cost	6.20	0	6.20	-	6.20							
399	Embassy Property Developments	AAACD6927A	Anko Construction Private Limited	AABCA4510D	Enterprise owned or significantly in	Repairs and maintenance	1.69	0	1.69	-	1.69							
400	Embassy Property Developments	AAACD6927A	Embassy Construction Private Limited	AAACE3247L	Enterprise owned or significantly in	Repairs and maintenance	44.90	0	44.90	-	44.90							
401	Embassy Property Developments	AAACD6927A	Embassy Interiors Private Limited	AADCE9893P	Subsidiary Company	Repairs and maintenance	7.20	0	7.20	-	7.20							
402	Embassy Property Developments	AAACD6927A	Embassy Services Private Limited	AAFCA7474E	Fellow subsidiary	Repairs and maintenance	6.00	0	6.00	55.87	6.00							
403	Embassy Property Developments	AAACD6927A	Babbler Marketing Private Limited	AACCB8720H	Assocaite of holding company	Repairs and maintenance	6.65	0	6.65	11.29	6.65							
404	Embassy Property Developments	AAACD6927A	RGE Constructions and Development Private Limited	AADCR6449Q	Enterprise owned or significantly in	Repairs and maintenance	0.01	0	0.01	-	0.01							
405	Embassy Property Developments	AAACD6927A	Palladium Security Services LLP	AAOFP1319D	Partnership firm / LLP in which a dir	Repairs and maintenance	14.84	0	14.84	-	14.84							
406	Embassy Property Developments	AAACD6927A	Next Level Experiences LLP	AAZFR2424E	Enterprise owned or significantly in	Repairs and maintenance	4.94	0	4.94	3.50	4.94							
407	Embassy Property Developments	AAACD6927A	Technique Control Facility Management Private Limited	AACDB2860P	Fellow subsidiary	Repairs and maintenance	23.41	0	23.41	25.13	23.41							
408	Embassy Property Developments	AAACD6927A	Golfinks Software Park Private Limited	AABCG7106K	Enterprise owned or significantly in	Repairs and maintenance	4.53	0	4.53	4.63	4.53							
409	Embassy Property Developments	AAACD6927A	Embassy Services Private Limited	AAFCA7474E	Fellow subsidiary	Other Expenses	36.72	0	36.72	-	36.72							
410	Embassy Property Developments	AAACD6927A	Embassy Office Parks Management Services Private Limited	AADCE6193J	Joint Venture	Other Expenses	9.84	0	9.84	-	9.84							
411	Embassy Property Developments	AAACD6927A	Embassy Developments Limited	AABCI5194F	Enterprise owned or significantly in	Other Expenses	0.87	0	0.87	-	0.87							
412	Embassy Property Developments	AAACD6927A	Lounge Hospitality LLP	AAEFL6393H	Enterprise owned or significantly in	Other Expenses	0.22	0	0.22	-	0.22							
413	Embassy Property Developments	AAACD6927A	RGE Constructions and Development Private Limited	AADCR6449Q	Enterprise owned or significantly in	Other Expenses	-	0	-	0.37	-							
414	Embassy Property Developments	AAACD6927A	Umbel Properties Private Limited	AAACU2525K	Enterprise owned or significantly in	Other Expenses	0.03	0	0.03	0.59	0.03							
415	Embassy Property Developments	AAACD6927A	Nam Estates Private Limited	AABCI5194F	Enterprise owned or significantly in	Other Expenses	4.03	0	4.03	7.89	4.03							
416	Embassy Property Developments	AAACD6927A	Next Level Experiences LLP	AAZFR2424E	Enterprise owned or significantly in	Other Expenses	6.49	0	6.49	1.16	6.49							
417	Embassy Property Developments	AAACD6927A	Manyata Promoters Private Limited	AADCM2448J	Enterprise owned or significantly in	Other Expenses	374.33	0	374.33	0.12	374.33							
418	Embassy Property Developments	AAACD6927A	Technique Control Facility Management Private Limited	AADCB2860P	Fellow subsidiary	Other Expenses	20.03	0	20.03	19.01	20.03							
419	Embassy Property Developments	AAACD6927A	Palladium Security Services LLP	AAOFP1319D	Partnership firm / LLP in which a dir	Other Expenses	-	0	-	16.20	-							
420	Embassy Property Developments	AAACD6927A	Quadron Business Parks Private Limited	AAECA9058R1	Enterprise owned or significantly in	Other Expenses	0.19	0	0.19	5.96	0.19							
421	Embassy Property Developments	AAACD6927A	Babbler Marketing Private Limited	AACCB8720H	Assocaite of holding company	Other Expenses	1.62	0	1.62	0.89	1.62							
422	Embassy Property Developments	AAACD6927A	Lounge Hospitality LLP	AAEFL6393H	Enterprise owned or significantly in	Advertisment and Business promotion expenses	0.31	0	0.31	-	0.31							
423	Embassy Property Developments	AAACD6927A	Umbel Properties Private Limited	AAACU2525K	Enterprise owned or significantly in	Advertisment and Business promotion expenses	0.24	0	0.24	-	0.24							
424	Embassy Property Developments	AAACD6927A	Manyata Promoters Private Limited	AADCM2448J	Enterprise owned or significantly in	Advertisment and Business promotion expenses	0.07	0	0.07	1.36	0.07							
425	Embassy Property Developments	AAACD6927A	Next Level Experiences LLP	AAZFR2424E	Enterprise owned or significantly in	Advertisment and Business promotion expenses	10.16	0	10.16	0.81	10.16							
426	Embassy Property Developments	AAACD6927A	Jitendra Virwani	AAVPV0738P	Key management personnel repres	Managerial remuneration	60.04	0	60.04	60.00	60.04							
427	Embassy Property Developments	AAACD6927A	Narpat Singh Choraria	AAAAA1111C	Key management personnel repres	Managerial remuneration	33.43	0	33.43	22.48	33.43							
428	Embassy Property Developments	AAACD6927A	Aditya Virwani	AEDPV9640L	Key management personnel repres	Salary paid	32.98	0	32.98	26.28	32.98							
429	Embassy Property Developments	AAACD6927A	Devika Priyadarshini	BGNPP6102L	Key management personnel repres	Salary paid	1.61	0	1.61	1.19	1.61							
430	Embassy Property Developments	AAACD6927A	Mac Charles India Limited	AAACM9877G	Subsidiary Company	Conract Revenue	1,624.20	0	1,624.20	601.19	1,624.20							
431	Embassy Property Developments	AAACD6927A	Manyata Promoters Private Limited	AADCM2448J	Enterprise owned or significantly in	Conract Revenue	6,612.53	0	6,612.53	291.61	6,612.53							
432	Embassy Property Developments	AAACD6927A	Sion Eden Developers	AFEF54542Q	Enterprise owned or significantly in	Conract Revenue	4,657.00	0	4,657.00	-	4,657.00							
433	Embassy Property Developments	AAACD6927A	Summit Developments Private Limited	AAMCS4155M	Enterprise owned or significantly in	Conract Revenue	12,922.77	0	12,922.77	-	12,922.77							
434	Embassy Property Developments	AAACD6927A	Citra Properties Limited	AADCC0776B1	Enterprise owned or significantly in	Interest expense	181.88	0	181.88		181.88							
435	Embassy Property Developments	AAACD6927A	Embassy ANL Consortium	AABFE9524G	Partnership firm in which the Comp	Interest expense	71.31	0	71.31	61.02	71.31							
436	Embassy Property Developments	AAACD6927A	Manyata Promoters Private Limited	AADCM2448J	Enterprise owned or significantly in	Interest expense	381.36	0	381.36	1,836.50	381.36							
437	Embassy Property Developments	AAACD6927A	OMR Investments LLP	AACFO8864E	Partnership firm / LLP in which a dir	Interest expense	-	0	-	-734.89	-							
438	Embassy Property Developments	AAACD6927A	Serenesummit Realty Private Limited	ABMCS9954R	Subsidiary Company	Interest expense	218.11	0	218.11	-	218.11							
439	Embassy Property Developments	AAACD6927A	Jitendra Virwani	AAVPV0738P	Key management personnel repres	Rental expense	7.80	0	7.80	7.80	7.80							
440	Embassy Property Developments	AAACD6927A	Wework India Management Private Limited	AADCH8710J	Enterprise owned or significantly in	Rental expense	-5.03	0	-5.03	5.03	-5.03							



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,
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

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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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

522/C, 2nd Floor, 1st D Cross,
15th Main Road, 3rd Stage,
4th Block, Basaveswaranagar,
Bangalore-560075
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

