

To,
The Department of Corporate Services
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street Mumbai- 400 001

25.01.2021

Sub: Submission of CA certificate for the quarter ended December 31, 2020 under regulation 54 of SEBI (LODR) Regulations, 2015

Ref: ISIN- INE003L07077 and INE003L07069

Please find attached Certificate issued by the Chartered Accountant for the quarter ended December 31, 2020 under regulation 54 of SEBI (LODR) Regulations, 2015

Thanking you,

For Embassy Property Developments Private Limited



G. Bhargavi Reddy
Company Secretary
ACS: 17091

Encl – A/A



HRA & CO.,
Chartered Accountants

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

CERTIFICATE

We HRA & Co, Chartered Accountants 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 NCDs of Rs. 1,355 Crores issued by the Company and listed on BSE:

Security Cover (figures in INR)

Total assets charged * (Rs. A)	31,425,416,885
Total debts secured by way of charges created over the assets with details thereof (Rs. B)	13,278,376,314
Security Cover (A/B)	2.37

* We have considered market value of 11.83% REIT units as at 31.12.2020.

The Debt Equity Ratio of the company is – 2.82 : 1


Book debts/receivables as on December 31, 2020:

Books debts/receivables as on December 31, 2020 : Rs. 14,255,657,075 /- (includes inter-corporate loans aggregating to Rs. 13,379,633,326 /-)

The above information has been provided based on unaudited financial statements for the period ending December 31, 2020.

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

For HRA & Co
Chartered Accountants
Firm Registration No.: 010005S


Ravindranath N
Partner
M No 209961



UDIN : 21209961AAAACO7821

Date – January 22, 2021

Place – Bangalore



HRA & CO.,
Chartered Accountants

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Particulars	Amount in INR
Debtors	876,023,749
Inter Corporate Deposits Receivable	13,379,633,326
Total	14,255,657,075

The above information has been provided based on unaudited financial statements for the period ending December 31, 2020.

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

For HRA & Co
Chartered Accountants
Firm Registration No.: 010005S

Ravindranath N
Partner
M No 209961



UDIN : 21209961AAAACP7890

Date – January 22, 2021
Place – Bangalore