

To  
The Manager Listing Compliances,  
BSE Limited  
P.J. Towers, Dalal Street,  
Mumbai- 400 001

May 30, 2023

Dear Sirs,

**Sub: Disclosure of Related Party Transactions on Consolidated Basis for the Half Year ended March 31, 2023 pursuant to Regulation 23(9) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 (“LODR”)**

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

We wish to inform you that the Board of Directors of the Company has approved the audited financial results along with the Limited Review Report from the auditors for the half year ended March 31, 2023 at the Board Meeting held on May 30, 2023 pursuant to Regulation 52 of the SEBI LODR.

In accordance with the provisions of Regulation 23(9) of the LODR, we are enclosing herewith the disclosure of Related Party Transactions on a consolidated basis for the half year ended on March 31, 2023. The said disclosure has also been published on the website of the Company.

Request you to take the same on record

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

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

Embassy Property Developments Private Limited  
CIN : U85110KA1996PTC020897

Related parties disclosures for the half year ended March 31, 2023

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

A. Holding Company

JV Holding Private Limited

B. Subsidiary Company

Airport Golf View Hotels and Suits Private Limited (upto  
March 21, 2022)

Blue Lagoon Real Estate Private Limited

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

DSRK Holdings Chennai Private Limited (upto  
December 5, 2022)

Dynasty Business Parks SDN BHD (upto  
October 12, 2022)

Embassy Group International

Embassy Group International Singapore Private Limited

Embassy Hub Projects Private Limited  
(upto January 17, 2023)

Embassy Inn Private Limited

Embassy Interiors Private Limited

Embassy International Riding School

Embassy Maverick Malls Private Limited

Embassy Prism Ventures Private Limited

Embassy Real Estate Developments and Services Private  
Limited

Embassy Real Estate Properties and Holdings Private  
Limited

Embassy RR Projects Private Limited

Embassy Techzones DOO Beograd

EPDPL Co-Living Private Limited

EPDPL Co-Living Operations Private Limited

ESNP Property Builders and Developers Private Limited

Green Banatellis Limited

Logus Projects Private Limited(upto September 10, 2021)

LJ-Victoria Properties Private Limited

Mac Charles India Limited

Mac Charles Hub Projects Private Limited

Neptune Real Estate Private Limited

Pune-Dynasty Projects Private Limited

Saltire Developers Private Limited

Squadron Developers Private Limited

Strands Venture Private Limited

Trafalgar Estate & Properties Private Limited

Virtuous Developments Private Limited

Worldcrown Limited

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

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

Fellow Subsidiaries

Basal Projects Private Limited  
Cohort Projects Private Limited  
Concept Real Estate Developers Private Limited  
Dynasty Holdings Private Limited  
Embassy Construction Private Limited (upto March 31, 2023)  
Embassy Constructions and Developments Private Limited (merged with R G Lakeside Properties Private Limited w.e.f July 26, 2021)  
Embassy Housing Finance and Developments Private Limited  
Embassy Infra Developers Private Limited  
Embassy Services Private Limited (earlier known as Embassy Property Services Private Limited)

Embassy One Commercial Property Developments Private Limited  
Embassy Orange Developers Private Limited  
Embassy Realty Ventures Private Limited  
Embassy Shelters Private Limited  
More Finanshare Investment Private Limited  
Oakwood Developers Private Limited  
R G Lakeside Properties Private Limited  
Raffles Square Development Corporation Private Limited (merged with R G Lakeside Properties Private Limited w.e.f July 26, 2021)  
Southern Paradise Stud And Developers Farms Private Limited  
Technique Control Facility Management Private Limited

Udhyaman Investments Private Limited  
Vijayi Investments Private Limited (merged with R G Lakeside Properties Private Limited w.e.f July 26, 2021)

Nam Estates Private Limited  
Birch Real Estate Private Limited( upto 24.09.2021)

Logus Projects Private Limited (upto 10.09.2021)

Embassy East Business Park Private Limited (earlier known as Concord India Private Limited)  
RGE Constructions and Development Private Limited

Saphire Realtors Private Limited  
Summit Developments Private Limited  
Vigor Developments Private Limited

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

Joint Ventures

Aerodome Experiences Private Limited  
Dorne Realty Private Limited (Upto May 1, 20221)

Embassy Columbia Pacific ASL Private Limited  
Embassy Industrial Parks Private Limited (upto May 10,  
2021)

Embassy Office Parks Management Services Private Limited

Embassy One Developers Private Limited  
Garuda Maverick Infrastructure Projects Private Limited

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

Joint Venture of holding company

M.D.Realtors Private Limited  
Golf Link-Embassy Business Park Management Services  
Pvt. Ltd.

Associates of holding company

Babbler Marketing Private Limited  
Bangalore Paints Private Limited

Partnership firm in which the Company is a partner

C B E Developers LLP  
Cattail Ventures LLP  
Chicory Ventures LLP  
Clarkia Ventures LLP  
Dietes Ventures LLP  
Embassy ANL Consortium  
Embassy Buildcon LLP  
Embassy Garuda Realty Ventures LLP  
Embassy KSL Realty Ventures  
Embassy North Ventures  
GEK Realty Ventures  
Gladiolus Ventures LLP  
Golden Globe Ventures LLP  
Helenium Builders LLP  
JKAV Realty Ventures  
Magrath Property Developers  
Nanala Ventures LLP  
PERS Ventures LLP  
Poppy Builders LLP  
REPS Properties LLP  
Swire Properties  
VSS Works LLP  
Whitefield Ventures  
Doddaballapur Builders LLP

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

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

Collaborative Workspace Consultants LLP  
CBP Realtors LLP  
Embassy Brindavan Developers  
Embassy Development Corporation  
Embassy Leisure and Entertainment Projects LLP  
Embassy Motion Pictures LLP  
Embassy Investment Management Services LLP  
Global Facade Solutions  
Grove Ventures  
Golflink Embassy Business Park Management Services LLP  
  
JVNSR Realty Services LLP  
KANJ Realty Ventures LLP  
KAN Power Projects LLP  
Le Salon Virsella LLP  
MJM Realty Venture  
OMR Investments LLP  
Paledium Security Services LLP  
Saltire Estate & Resorts LLP

Enterprise owned or significantly influenced by individuals having substantial voting interest and their relatives

Anko Construction Private Limited  
Bhiwandi Projects Private Limited  
Ditrita Developers Private Limited  
Embassy Knowledge Infrastructure Projects Private Limited

JVKV City Developers Private Limited  
JVKV Property Developers Private Limited  
JSM Corporation Private Limited  
Lounge Hospitality LLP  
Manyata Builders Private Limited  
Manyata Projects Private Limited  
Nam Investments Private Limited  
Next Level Experiences LLP  
Pet Properties and Constructions Private Limited  
Starwood Properties Private Limited  
Stonehill Education Foundation  
Swire Tech-Park Projects Private Limited  
Terranova Investment Management Services Private Limited

Tiffin's Barytes Asbestos & Paints Limited  
Wework India Management Private Limited  
Wildflower Estate and Resorts Private Limited

Key management personnel represented on the Board of the Company

Aditya Virwani  
Jitendra Virwani  
Karan Virwani  
Narpat Singh Choraria

Non executive directors on the Board of the Company

Chandra Das Sitaram  
Tanya Giridhar John  
A T Gopinath

Relative of key management personnel

Neel Virwani  
Natalia  
Virwani

Embassy Office Parks REIT and its special purpose vehicles

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

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

(iii) The following is a summary of related party transactions during the half year ended March 31, 2023

	<b>Half Year ended 31st March 2023</b>
<b><i>Current Liabilities - Borrowings</i></b>	
Concept Real Estate Developers Private Limited	(0.01)
Birch Real Estate Private Limited	(375.00)
Embassy Brindavan Developers	(0.50)
Embassy Garuda Realty Ventures LLP	-
Embassy Construction Private Limited	-
Embassy Inn Private Limited	-
Embassy Office Parks Private Limited	-
Embassy Development Corporation	67.74
Embassy Real Estate Development and Services Private Limited	473.52
Embassy Real Estate Developements Private Limited	(712.70)
Embassy Real Estate Properties and Holdings Private Limited	(0.04)
G V Properties Private Limited	6.50
KANJ Realty Ventures LLP (earlier known as K V Realty Ventures)	-
More Finanshare Investment Private Limited	(0.02)
Nam Estates Private Limited	-
OMR Investments LLP	(1,660.00)
Pet Properties and Constructions Private Limited	(322.71)
R G Lakeside Properties Private Limited	-
Saphire Realtors Private Limited	(0.18)
Starwood Properties Private Limited	(9.31)
Wework India Management Private Limited	-
<b><i>Other current liabilities - Advance received for sale of property</i></b>	
Manyata Promoters Private Limited	679.33
Mac Charles India Limited	-
<b><i>Other current liabilities- Advance received for property acquisition</i></b>	
Embassy Orange Developers Private Limited	-
<b><i>Non current financials assets - advances paid towards jointly developable properties</i></b>	
Ditrita Developers Private Limited	(344.43)
Trafalgar Estate & Properties Private Limited	0.36
<b><i>Refundable security deposit for joint development project</i></b>	
Udhyaman Investments Private Limited	463.72
<b><i>Reversal of provision for doubtful receivables</i></b>	
Udhyaman Investments Private Limited	-

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

	<b>Half Year ended 31st March 2023</b>
<b><i>Other current financial assets - Loans</i></b>	
Aerodome Experiences Private Limited	0.33
Bhiwandi Projects Private Limited	(7.80)
CBE Developers LLP	(289.72)
Dynasty Holdings Private Limited	(511.50)
Embassy Constructions and Development Private Limited	-
Embassy Construction Private Limited	(635.79)
Embassy Development Corporation	(165.07)
Embassy Real Estate Developments and Services Private Limited	-
Embassy International Riding School	-
Embassy Garuda Realty Ventures LLP	-
Embassy Housing Finance and Developments Private Limited	0.04
Embassy Inn Private Limited	1,517.73
Embassy Interiors Private Limited	(20.16)
Embassy Investment Management Services LLP	-
Embassy Leisure and Entertainment Projects LLP	(20.00)
Embassy Maverick Malls Private Limited	1.23
Embassy Motion Pictures LLP	0.01
Embassy Office Parks Private Limited	0.00
Embassy One Commercial Property Developments Private Limited	0.16
Embassy One Developers Private Limited	3.67
Embassy Orange Developers Private Limited	0.00
Embassy Prism Ventures Private Limited	0.06
Embassy RR Projects Private Limited	0.04
Embassy Services Private Limited	(2.52)
Embassy Shelters Private Limited	(552.70)
EPDPL Co-Living Private Limited	0.00
EPDPL Co-Living Operations Private Limited	9.33
JVKV City Developers Private Limited	-
JVKV Property Developers Private Limited	-
KANJ Reality Ventures	(30.00)
LJ-Victoria Properties Private Limited	(1,988.68)
Manyata Builders Private Limited	-
Nam Investments Private Limited	0.00
Next Level Experiences LLP	(2.20)
OMR Investments LLP	(253.62)
ESNP Property Builders And Developers Private Limited	0.00
Southern Paradise Stud and Developers Farms Private Limited	0.03
RG-Lakeside Properties Private Limited	(4.67)
Saltire Developers Private Limited	1,283.80
Saltire Estate & Resorts LLP	(0.00)
Saphire Realtors Private Limited	-
Swire Tech-Park Projects Private Limited	0.09
Squadron Developers Private Limited	800.00
Starwood Properties Private Limited	146.65
Tiffins Barytes Asbestos & Paints	1.50
Vigor Developments Private Limited	26.78
World crown Limited	(9.89)
Vijaygi Investments Private Limited	-
Embassy International Riding School	-
<b><i>Provision for doubtful advances</i></b>	
Embassy International Riding School	(157.62)

**Revenue from operations - business consultancy income / Cost recovery**

Embassy Construction Private Limited	161.14
Embassy Pune Tech Zone Private Limited	2.12
Embassy Interiors Private Limited	-
Embassy Office Parks Management Services Private Limited	40.71
Embassy Office Parks Private Limited	-
Grove Ventures	-
JV Holding Private Limited	-
Manyata Promoters Private Limited	25.34
Vikas Telecom Private Limited	47.23
Winterfell Realty Private Limited	20.19
Oxygen Business Park Private Limited	18.53
Sarla Infrastructure Private Limited	6.06

**Revenue from operations - asset management fee**

Aditya Virwani	0.06
Jitendra Virwani	(0.32)
KANJ Realty Ventures LLP	0.21
Karan Virwani	0.06
Mac Charles India Limited	-
Narpat Singh Choraria	0.15
Neel Virwani	0.06
Starwood Properties Private Limited	0.09

**Rental income**

Embassy Office Parks Management Services Private Limited	19.70
Wework India Management Private Limited	32.64
Golfink Embassy Business Park Management Services LLP	0.43
G V Properties Private Limited	0.02

**Miscellaneous Income**

Embassy Construction Private Limited	29.67
Embassy Interiors Private Limited	(0.03)
Embassy Investment Management Services LLP	0.05
Embassy Knowledge Infrastructure Projects Private Limited	0.13
Embassy Leisure and Entertainment Projects LLP	(0.27)
Embassy Maverick Malls Private Limited	-
Embassy Office Parks Management Services Private Limited	0.05
EPDPL Co-Living Operations Private Limited	0.77
EPDPL Coliving Private Limited	0.11
Embassy International Riding School	0.41
Embassy Services Private Limited	4.15
Vikas Telecom Private Limited	-
Golfinks Software Park Private Limited	(0.54)
JSM Corporation Private Limited	0.02
JV Holding Private Limited	2.03
Manyata Promoters Private Limited	-
Mac Charles India Limited	1.37
Nam Estates Private Limited	99.00
Narpat Singh Choraria	-
Next Level Experiences LLP	0.03
RGE Constructions and Development Private Limited	0.15
Stonehill Education Foundation	0.27
Technique Control Facility Management Private Limited	1.19
Terranova Investment Management Services Private Limited	0.01
Wild Flower Estate & Resorts Private Limited	1.00
Wework India Management Private Limited	0.55



	Half Year ended 31st March 2023
<b>Other Income from REIT</b>	
Embassy Office Parks REIT	553.17
<b>Revenue from operations - share of profit/ (loss) in partnership firm</b>	
C B E Developers LLP	(0.20)
Cattail Ventures LLP	(0.01)
Chicory Ventures LLP	(0.01)
Clarkia Ventures LLP	(0.01)
Diets Ventures LLP	(0.01)
Doddaballapur Builders LLP	(0.39)
Embassy ANL Consortium	25.29
Embassy Buildcon LLP	(4.31)
EPDPL Co-Living Operations LLP	(5.93)
Embassy KSL Realty Ventures	(230.90)
Embassy North Ventures	(0.00)
GEK Realty Ventures	(0.00)
Gladiolus Ventures LLP	(0.01)
Golden Globe Ventures LLP	(0.00)
Helenium Builders LLP	(0.02)
Magrath Property Developers	(0.01)
Nanala Ventures LLP	(0.01)
PERS Ventures LLP	(0.00)
Poppy Builders LLP	(0.01)
REPS Properties LLP	(0.19)
VSS Works LLP	0.34
Swire Properties	(0.26)
<b>Interest income on debentures</b>	
Mac Charles India Limited	0.32
Winterfell Realty Private Limited	8.55
<b>Interest income</b>	
Aerodome Experiences Private Limited	0.82
Embassy Construction Private Limited	554.04
Embassy Office Parks REIT	179.00
Embassy One Developers Private Limited	0.87
Worldcrown Limited	0.20

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

	<b>Half Year ended 31st March 2023</b>
<b><i>Non-current investments- purchase/ (sale) of investments</i></b>	
Bhiwandi Projects Private Limited	-
Embassy RR Projects Private Limited	-
Embassy Realty Ventures Private Limited	-
Mac Charles India Limited	-
Nam Estates Private Limited	-
Winterfell Realty Private Limited	89.60
Embassy Construction Private Limited	50.00
Vigor Developments Private Limited	-
Gladiolus Ventures LLP	-
Cattail Ventures LLP	-
Dietes Ventures LLP	-
Helenium Builders LLP	-
Poppy Builders LLP	-
Chicory Ventures LLP	-
Nanala Ventures LLP	-
Clarkia Ventures LLP	-
Virtuous Developments Private Limited	-
Strands Venture Private Limited	-
CBE Developers LLP	0.01
Embassy Shelters Private Limited	553.50
J V Holdings Private Limited	661.50
Jitendra Virwani	135.00
Logus Projects Private Limited	(0.10)
<b><i>Dividend income</i></b>	
Embassy Office Parks REIT	511.60
G V Properties Private Limited	25.00
<b><i>Project expenses (investment properties under development)</i></b>	
Bangalore Paints Private Limited	-
Technique Control Facility Management Private Limited	0.05
Babbler Marketing Private Limited	3.59
<b><i>Directors sitting fees</i></b>	
Tanya Girdhar	0.34
A T Gopinath	0.34
Chandra Das Sitaram	0.78
<b><i>Project Cost</i></b>	
Global Facade Solutions	0.80
Collaborative workspace consultants LLP	14.40
Bangalore Paints Private Limited	-
Paledium Security Services LLP	3.18
Next Level Experiences LLP	0.54
Embassy Services Private Limited	2.07
Babbler Marketing Private Limited	(2.83)
<b><i>Repairs and maintenance</i></b>	
Anko Construction Private Limited	0.79
Embassy Interiors Private Limited	-
Embassy Services Private Limited	27.24
Lounge Hospitality LLP	-
G V Properties Private Limited	-
Babbler Marketing Private Limited	0.55
RGE Constructions and Developments Private Limited	(0.07)
Nam Estates Private Limited	5.34
JV Holding Private Limited	-
Technique Control Facility Management Private Limited	29.68
Golflinks Software Park Private Limited	4.13
Golfink Embassy Bussiness Park Management Services LLP	-

	Half Year ended 31st March 2023
<b>Other Expenses</b>	
Paledium Security Services LLP	4.82
RGE Constructions & Developmentsprivate Limited	-
Umbel Properties Private Limited	(0.16)
Swire Properties	-
Manyata Promoters Private Limited	-
Technique Control Facility Management Private Limited	4.79
Embassy Services Private Limited	(0.31)
Wework India Management Private Limited	-
<b>Advertisement and Business promotion expenses</b>	
Embassy International Riding School	0.00
Lounge Hospitality LLP	2.08
JV Holding Private Limited	(1.87)
Umbel Properties Private Limited	0.02
RGE Constructions and Development Private Limited	(0.08)
Paledium Security Services LLP	-
<b>Managerial remuneration</b>	
Jitendra Virwani	30.04
Narpat Singh Choraria	10.96
<b>Salary paid</b>	
Aditya Virwani	10.24
<b>Contract Revenue</b>	
Gofflinks Software Park Private Limited	(0.91)
Mac Charles India Limited	257.83
Manyata Promoters Private Limited	50.75
<b>Interest expense</b>	
Embassy ANL Consortium	29.94
Embassy Inn Private Limited	-
Embassy One Developers Private Limited	2.74
Manyata Promoters Private Limited	677.31
OMR Investments LLP	397.17
Wework India Management Private Limited	-
Embassy Garuda Realty Ventures LLP	110.25
Nam Estates Private Limited	-
<b>Rental expense</b>	
Jitendra Virwani	
Sarala Infrastructureprivate Limited	
Wework India Management Private Limited	
<b>Corporate guarantees / co-borrowing facility given / (withdrawn)</b>	
Embassy ANL Consortium	(83.14)
Embassy Inn Private Limited	(595.41)
RGE Constructions and Development Private Limited	(180.00)
Starwood Properties Private Limited	(142.68)
Nam Estates Private Limited	(3,760.00)
Embassy Construction Private Limited	-
Embassy East Business Parks Private Ltd	(5.88)
Mac Charles India Limited	750.00

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

**(iv) Amount outstanding as at the balance sheet date**

	<b>March 31, 2023</b>
<b><i>Current Liabilities - Borrowings</i></b>	
Concept Real Estate Developers Private Limited	799.99
Embassy Brindavan Developers	18.67
Embassy Construction Private Limited	-
Embassy Development Corporation	67.74
Embassy Garuda Realty Ventures LLP	960.00
Embassy Inn Private Limited	-
Embassy Office Parks Private Limited	0.05
Embassy Real Estate Development and Services Private Limited	473.52
Embassy Real Estate Properties and Holdings Private Limited	8.87
G V Properties Private Limited	299.20
KANJ Realty Ventures LLP	-
More Finanshare Investment Private Limited	76.22
OMR Investments LLP	3,985.00
Pet Properties and Constructions Private Limited	-
Saphire Realtors Private Limited	519.82
Starwood Properties Private Limited	-
Wework India Management Private Limited	-
<b><i>Trade payables</i></b>	
Anko Construction Private Limited	1.52
Babbler Marketing Private Limited	-
Bangalore Paints Private Limited	0.11
Collaborative Workspace Consultants LLP	-
DSRK Holdings Chennai Private Limited	-
Embassy Office Parks Management Services Private Limited	0.05
Embassy Services Private Limited	432.81
Embassy Shelters Private Limited	-
G V Properties Private Limited	-
Golflinks Embassy Business Park Management Services LLP	4.34
Golflinks Software Park Private Limited	2.20
Global Facade Solutions	-
JV Holding Private Limited	-
Jitendra Virwani	5.04
Lounge Hospitality LLP	1.27
Paledium Security Services LLP	4.31
Quadron Business Park Private Limited	0.21
Umbel Properties Private Limited	0.02
Next level experiances LLP	0.37
M.D.Realtors Private Limited	1.65
Manyata Promoters Private Limited	343.09
Oakwood Developers Private Limited	126.09
Technique Control Facility Management Private Limited	7.39
Wework India Management Private Limited	1.50
Wildflower Estate and Resorts Private Limited	-

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

***Other current financial liabilities - interest accrued but not due***

Embassy Garuda Realty Ventures LLP	16.53
Embassy Inn Private Limited	-
G V Properties Private Limited	111.36
OMR Investments LLP	-
Wework India Management Private Limited	-
Embassy ANL Constorium	216.24

***Other current financial liabilities - Current account with partnership firms***

Cattail Ventures LLP	39.99
Clarkia Ventures LLP	39.99
Dietes Ventures LLP	39.99
Embassy ANL Consortium	527.32
Embassy KSL Realty Ventures	355.80
Gladius Ventures LLP	39.99
Nanala Ventures LLP	29.99
PERS Ventures LLP	41.67
Poppy Builders LLP	29.99

***Other current financial liabilities - Other payable***

Embassy Shelters Private Limited	-
----------------------------------	---

***Deferred Revenue***

Embassy Construction Private Limited	46.16
Embassy Interiors Private Limited	29.62
Manyata Promoters Private Limited	40.00
Mac Charles India Limited	689.27

***Other current liabilities - Advance received from customers***

Vikas Telecom Private Limited	-
-------------------------------	---

***Borrowings - non-current-Unlisted, non-convertible, redeemable debentures***

Southern Paradise Stud and Developers Farms Private Limited	3,000.00
---	----------

***Other current liabilities- Advance received for property acquisition***

Embassy One Developers Private Limited	810.00
Saltire Developers Private Limited	1,408.71
Embassy Orange Developers Private Limited	-
Embassy KSL Realty Ventures	2,361.58
Manyata Projects Private Limited	190.41

	<b>March 31, 2023</b>
<b><i>Payable for purchase of shares</i></b>	
Jitendra Virwani	34.87
J V Holdings Private Limited	560.02
Pune-Dynasty Projects Private Limited	19.00
<b><i>Other current liabilities - Advance received for sale of property</i></b>	
Manyata Promoters Private Limited	5,672.14
Mac Charles India Limited	316.24
Narpat Singh Choraria	0.50
<b><i>Financial assets - Security deposits</i></b>	
Jitendra Virwani	3.60
Wework India Management Private Limited	4.14
Tiffin's Barytes Asbestos & Paints Limited	0.50
<b><i>Non current financials assets - Loans</i></b>	
Embassy Garuda Realty Ventures LLP	21.70
Worlderown Limited	9.89
<b><i>Current financials assets - Current account balances in partnership firms</i></b>	
CBE Developers LLP	443.89
Chicory Ventures LLP	26.66
Doddaballapur Builders LLP	303.52
Embassy Buildcon LLP	6,521.15
EPDPL Co-Living Operations LLP	-
Embassy KSL Realty Ventures	-
Embassy North Ventures	379.01
GEK Realty Ventures	112.45
Helenium Builders LLP	37.02
Magrath Property Developers	7.05
REPS Properties LLP	252.67
Swire Properties	47.77
VSS Works LLP	95.83
Whitefield Ventures	0.30
<b><i>Non current financials assets - advances paid towards jointly developable properties</i></b>	
Ditrita Developers Private Limited	175.45
Trafalgar Estate & Properties Private Limited	95.98
<b><i>Refundable security deposit for joint development project</i></b>	
Udhyaman Investments Private Limited	2,622.90

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

**March 31, 2023**

<b>Trade receivables</b>	
Aditya Virwani	0.02
EPDPL Coliving Private Limited	0.14
EPDPL Coliving Operations Private Limited	5.32
Embassy Construction Private Limited	32.04
Embassy Investment Management Services LLP	0.33
Embassy Interiors Private Limited	1.19
Embassy International Riding School	1.64
Embassy Knowledge Infrastructure Projects Private Limited	2.14
Embassy Leisure and Entertainment Projects LLP	7.84
Embassy Maverick Malls Private Limited	11.96
Embassy Office Parks Management Services Private Limited	-
Embassy Office Parks Private Limited	22.51
Embassy One Developers Private Limited	20.49
Embassy Pune Techzone Private Limited	1.73
Embassy Real Estate Developments and Services Private Limited	8.31
Embassy Services Private Limited	418.92
G V Properties Private Limited	66.42
Garuda Maverick Infrastructure Projects Private Limited	2.40
Golflinks Software Park Private Limited	0.21
Golfink Embassy Business Park	0.65
Jitendra Virwani	-
JV Holding Private Limited	-
Kanai Technology Parks Private Limited	0.03
Karan Virwani	0.26
KANJ Realty Ventures LLP (earlier known as K V Realty Ventures)	1.17
Mac Charles India Limited	0.42
Manyata Promoters Private Limited	28.42
Neel Virwani	0.27
Next Level Experiences LLP	0.04
Oxygen Business Park Private Limited	4.41
RGE Constructions and Development Private Limited	70.29
Sarla Infrastructure Private Limited	3.77
Starwood Properties Private Limited	0.89
Stonehill Education Foundation	0.97
Technique Control Facility Management Private Limited	17.21
Terranova Investment Management Services Private Limited	0.01
Udhyaman Investments Private Limited	14.24
Vikas Telecom Private Limited	31.85
Wework India Management Private Limited	(0.38)
Winterfell Realty Private Limited	6.99

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

	<b>March 31, 2023</b>
<b><i>Other current financials assets - Loans</i></b>	
Aerodome Experiences Private Limited	29.83
Bhiwandi Projects Private Limited	-
CBE Developers LLP	-
Dynasty Holdings Private Limited	96.60
Embassy Construction Private Limited	-
Embassy Real Estate Developments and Services Private Limited	-
Embassy Housing Finance and Developments Private Limited	0.08
Embassy Inn Private Limited	1,517.73
Embassy Interiors Private Limited	9.72
Embassy International Riding School	222.87
Provision for Doubtful Loan	(222.87)
Embassy Leisure and Entertainment Projects LLP	89.40
Embassy Maverick Malls Private Limited	55.10
Embassy Motion Pictures LLP	0.95
Embassy Office Parks Private Limited	1.26
Embassy One Commercial Property Developments Private Limited	2.68
Embassy One Developers Private Limited	17.76
Embassy Orange Developers Private Limited	0.00
Embassy Prism Ventures Private Limited	0.06
Embassy RR Projects Private Limited	791.38
Embassy Services Private Limited	-
Embassy Shelters Private Limited	906.49
EPDPL Co-Living Private Limited	50.21
EPDPL Co-Living Operations Private Limited	9.33
KANJ Realty Ventures	38.86
L J Victoria Properties Private Limited	592.01
Manyata Builders Private Limited	6.75
Nam Investments Private Limited	0.86
Next Level Experiences LLP	16.45
OMR Investments LLP	3,366.77
ESNP Property Builders And Developers Private Limited	0.04
RG-Lakeside Properties Private Limited	17.66
Saltire Developers Private Limited	1,972.60
Saltire Estate & Resorts LLP	-
Southern Paradise Stud and Developers Farms Private Limited	500.55
Squadron Developers Private Limited	800.00
Starwood Properties Private Limited	146.65
Swire Tech-Park Projects Private Limited	1.59
Tiffin's Barytes Asbestos & Paints Limited	896.21
Vigor Developments Private Limited	27.65
World crown Limited	-
<b><i>Other financial asset - Receivable for sale of rights in properties</i></b>	
Embassy Realty Ventures Private Limited	0.10
Nam Estates Private Limited	-
<b><i>Other financial asset - other receivable</i></b>	
Basal Projects Private Limited	1.00
CBP Realtors LLP	0.00
Cohort Projects Private Limited	0.03
Embassy Columbia Pacific ASL Private Limited	0.01
Embassy Hub Projects Private Limited	0.01
Embassy Investment Management Services LLP	1.94
Embassy Knowledge Infrastructure Projects Private Limited	0.50
Embassy Services Private Limited	-
Golflinks Properties Private Limited	0.39
KAN Power Projects LLP	0.01
KANJ Realty Ventures LLP	0.01
MJM Realty Venture	0.01
Nam Estates Private Limited	8,833.68
Strands Ventures Private Limited	0.37
Virtuous Developments Private Limited	0.38
Winterfell Realty Private Limited	-
<b><i>Other financial asset - interest accrued but not due</i></b>	
Aerodome Experiences Private Limited	5.92
Embassy Garuda Realty Ventures LLP	6.38
Embassy One Developers Private limited	1.93
Mac Charles India Limited	0.29
Winterfell Realty Private Limited	52.98
World Crown Limited	2.12



March 31, 2023

***Other non current asset - capital advances / advance paid for services***

Babblers Marketing Private Limited	9.30
Embassy Interiors Private Limited	-
Embassy Services Private Limited	2.85
Golfink Embassy Business Park Management Services LLP	-
Golfinks Properties Private Limited	-
JVNSR Realty Services LLP	0.01
JKAV Realty Ventures	0.11
Lounge Hospitality LLP	-
Embassy Infra Developers Private Limited	-
Sarala Infrastructure Private Limited	13.98

***Other non current asset - unbilled revenue***

Embassy Office Parks Management Services Private Limited	-
G V Properties Private Limited	-
EPDPL Co-Living Operations LLP	-
EPDPL Co-Living Private Limited	0.15
Embassy Services Private Limited	4.48
RGE Constructions and Development Private Limited	0.15
Embassy International Riding School	0.12
Golfinks Software Park Private Limited	-
Embassy Leisure and Entertainment Projects LLP	0.20
Embassy Knowledge Infrastructure Projects Private Limited	0.13
Embassy Investment Management Services LLP	0.05
Mac Charles India Limited	2.02
Nam Estates Private Limited	2.17
Next Level Experiences LLP	0.03
Wework India Management Private Limited	-
Winterfell Realty Private Limited	8.09
Technique Control Facility Management Private Limited	1.19
Terranova Investment Management Services Private Limited	0.00

***Corporate guarantees / co-borrowers liability outstanding***

Embassy ANL Consortium	2,211.34
Embassy Inn Private Limited	878.45
RGE Constructions and Development Private Limited	330.00
Starwood Properties Private Limited	-
Saltire Developers Private Limited	3,360.00
Embassy Orange Developers Private Limited	4,250.00
Embassy KSL Realty Ventures	3,500.00
Nam Estates Private Limited	23,140.00
Embassy Construction Private Limited	-
Embassy East Business Park Private Limited	8,394.12
Mac Charles India Limited	4,949.00