

# Agarwal Prakash & Co.

CHARTERED ACCOUNTANTS

506, Indra Prakash, 21, Barakhamba Road, New Delhi - 110 001

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## INDEPENDENT AUDITOR'S REPORT

To Board of Trustees of EMBDL- Employees Welfare Trust (Formerly known as Indiabulls Real Estate Limited-Employees Welfare Trust)

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the accompanying financial statements of EMBDL-Employees Welfare Trust (Formerly known as Indiabulls Real Estate Limited-Employees Welfare Trust) ("the Trust"), which comprise the balance sheet as at 31 March 2025, and the Income and Expenditure account for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the financial statements").

In our opinion the accompanying financial statements give a true and fair view of the financial position of the entity as at 31 March, 2025, and of its deficit for the year then ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

#### Basis for Opinion

We conducted our audit in accordance with the standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the auditor's responsibilities for the Audit of the financial statements Section of our report. We are independent of the entity in accordance with the ethical requirements that are relevant to our audit of the Financial Statements and we have fulfilled our ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Responsibilities of management and those charged with governance for the financial statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the aforesaid Accounting Standards and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the entity'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 management either intends to liquidate the entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the entity's financial reporting process.

#### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements 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 financial statements.

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

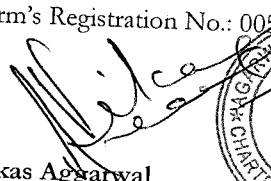
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting 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 entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's 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 statements 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 financial statements, including the disclosures, and whether the financial statements 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 **Agarwal Prakash & Co.**  
Chartered Accountants

Firm's Registration No.: 005975N

  
**Vikas Aggarwal**  
Partner

Membership No. 097848

UDIN: 25097848BMMKQB5559



Place: Delhi

Date: 27 May 2025

**EMBDL-Employees Welfare Trust**  
**(Formerly known as Indiabulls Real Estate Limited-Employees Welfare Trust)**  
**Balance sheet as at 31 March 2025**  
*All amounts in Rupees hundred, unless otherwise stated*

|  | Notes | As at<br>31 March 2025 | As at<br>31 March 2024 |
|--|-------|------------------------|------------------------|
| <b>SOURCES OF FUNDS</b>                  |       |                        |                        |
| Corpus fund                              | 3     | 100.00                 | 100.00                 |
| General fund                             | 4     | 418,573.08             | 418,679.76             |
|  |       | <u>418,673.08</u>      | <u>418,779.76</u>      |
| <b>APPLICATION OF FUNDS</b>              |       |                        |                        |
| <b>ASSETS</b>                            |       |                        |                        |
| <b>Current assets, loan and advances</b> |       |                        |                        |
| Investments                              | 5     | 259,206.07             | 259,206.07             |
| Cash and cash equivalents                | 6     | 75.20                  | 240.88                 |
| Other current assets                     | 7     | 282,651.50             | 282,651.50             |
|  |       | <u>541,932.77</u>      | <u>542,098.45</u>      |
| <b>Less: Current Liabilities</b>         |       |                        |                        |
| Short-term borrowings                    | 8     | 123,200.69             | 123,200.69             |
| Other current liabilities                | 9     | 59.00                  | 118.00                 |
|  |       | <u>123,259.69</u>      | <u>123,318.69</u>      |
| <b>Net Current Assets</b>                |       | <u>418,673.08</u>      | <u>418,779.76</u>      |

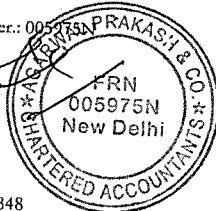
Significant Accounting Policies 2  
The schedules referred to above form an integral part of the financials statements.

As per our report of even date attached

For Agarwal Prakash & Co.  
Chartered Accountants

Firm's Registration Number.: 005975N

Vikas Agarwal  
Partner  
Membership Number: 097848



For and on Behalf of  
EMBDL-Employees Welfare Trust  
(Formerly known as Indiabulls Real Estate Limited - Employees Welfare Trust)

Gowri Tumkar Rajendra  
(Trustee)

D. Bhat  
Durga Sunil Bhat  
(Trustee)

Place : Delhi  
Date : 27 May 2025

**EMBDL-Employees Welfare Trust**  
**(Formerly known as Indiabulls Real Estate Limited-Employees Welfare Trust)**  
**Income and Expenditure Account for the year ended**  
*All amounts in Rupees hundred, unless otherwise stated*

| Particulars                                 | Notes | 31 March 2025 | 31 March 2024 |
|---|-------|---------------|---------------|
| <b>Income</b>                               |       |               |               |
| Other Income                                |       | -             | -             |
| <b>Total</b>                                |       | -             | -             |
| <b>Expenses</b>                             |       |               |               |
| Finance costs                               | 10    | -             | 5,755.09      |
| Administrative and other costs              | 11    | 106.68        | 59.00         |
| <b>Total</b>                                |       | 106.68        | 5,814.09      |
| <b>Excess of Income over Expenditure</b>    |       | (106.68)      | (5,814.09)    |
| Provision for Tax (including earlier taxes) |       | -             | (21,199.04)   |
| <b>Transferred to General Fund</b>          |       | (106.68)      | 15,384.95     |

Significant Accounting Policies

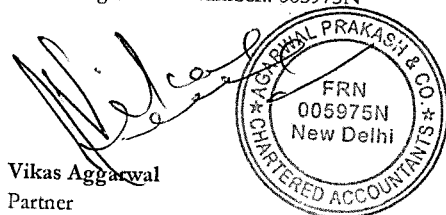
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The schedules referred to above form an integral part of the financials statements.

As per our report of even date attached

**For Agarwal Prakash & Co.**  
Chartered Accountants

Firm's Registration Number.: 005975N



**Vikas Aggarwal**  
Partner


Membership Number: 097848


Place : Delhi

Date : 27 May 2025

**For and on Behalf of**

EMBDL-Employees Welfare Trust  
(Formerly known as Indiabulls Real Estate Limited -  
Employees Welfare Trust)

  
**Gowri Tumkar Rajendra**  
(Trustee)

  
**Durga Sunil Bhat**  
(Trustee)

**EMBDL-Employees Welfare Trust**  
**(Formerly known as Indiabulls Real Estate Limited-Employees Welfare Trust)**  
**Significant material accounting Policies for the year ended 31 March 2025**

**Note : 1**

**Background**

Embassy Developments Limited (formerly Equinox India Development Limited and earlier Indiabulls Real Estate Limited ("EDL, the Company") a company incorporated under the Companies Act, 1956, bearing CIN L45101HR2006PLC095409 and having its registered office at WeWork, Blue One Square, Udyog Vihar Phase 4 Rd, Gurugram, Haryana 122016. IN, declare a private trust on date 19th February 2020 in the name Indiabulls Real Estate Limited - Employees Welfare Trust (now known as EMBDL-Employees Welfare Trust) with its office no 202, Second Floor, A-18 Rama House, Middle Circle Connaught Place, New Delhi - 110001 for the benefits of its employees to provide benefits to the Employees under the scheme or any other scheme that may be formulated or implemented by the company from time to time and for any other purpose as may be conferred upon it by the company from time to time. For this purpose and subscribing to/ acquiring fully paid up equity shares of face value to Rs. 2 each from the Company / Secondary Market Acquisition, the company put a sum of Rs. 10,000/- (Rs. Ten thousand Only) (Corups) in the Turst.

**Business Combination of Settlor**

The Hon'ble National Company Law Appellate Tribunal, New Delhi Bench ("NCLAT"), on 7 January 2025, approved the scheme of amalgamation of Nam Estates Private Limited ("NAM") and Embassy One Commercial Property Developments Private Limited ("EOCPDPL") with Embassy Developments Limited ("EDL") (formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate Limited) and their respective shareholders and creditors ("Scheme") pursuant to sec 230 to 232 of the Companies Act, 2013, and other applicable provisions of the Act, read with Companies (Compromises, Arrangements and Amalgamations) Rules, 2016. Pursuant to the NCLAT Order, EDL and NAM have filed the certified true copy of the court order with the respective jurisdictional Registrar of Companies on 24 January 2025, thereby giving effect to the scheme ("Effective Date").

Subsequent to the scheme becoming effective, a few of the current NAM shareholders, namely JV Holding Private Limited (JVHPL), four individuals, and two other entities (referred to as the "Promoter/Promoter Group"), became the largest shareholders of the EDL, the EMBDL-EWT settlor.

**Note : 2**

**Summary of significant accounting policies:**

**i) Basis of preparation**

These financial statements ("financial statements") of the Trust have been prepared under the historical cost convention, on the accrual basis of accounting in accordance with applicable accounting standards issued by the Institute of Chartered Accountants of India and the generally accepted accounting principles ("GAAP"). The accounting policies adopted in the preparation of financial statements are consistent in nature

The financial statements for the year ended 31 March 2025 were authorized and approved for issue by the Authorised Persons on 29 May 2025.

The trust is a Level III enterprise in according with the "Applicability of Accounting Standards" issued by ICAI in November 2003. Accordingly, it is not required to comply with the following:

AS 3, Cash Flow Statements;  
AS 17, Segment Reporting  
AS 18, Related Party Disclosures,  
AS 21, Consolidated Financials Statements,  
AS 23, Accounting for Investments in Associates in Consolidated financials Statements.  
AS 24, Discontinuing Operations,  
AS 27, Financials Reporting of Interests in Joint Ventures (to the extent of requirements relation to consolidated financial statements)

Accounting standards in respect of which relaxations from certain disclosure requirements have been given to Level III enterprises:  
AS 19, Leases - paragraphs 22 (c), (e) and (f); 25 (a), (b) and (e); 37(a), (f) and (g); and 46(b), (d) and (e), of AS 19 are not applicable to level III enterprises.  
AS 20, Earnings Per Share - Diluted Earnings per share and information required by paragraph 48 of AS 20 are not required to be disclosed;

**ii) Use of estimates**

The preparation of financial statements in conformity With generally accepted accounting principles Which require management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities on the date of the financial statements actual results could differ from those estimates Any revision to accounting estimates is recognized prospectively in current and future perished contingencies are recorded when it is probable that a liability will be incurred and the amount can be reasonably estimated.

**iii) Cash and cash equivalents**

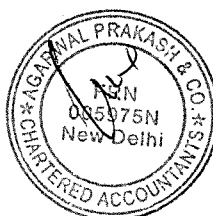
The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

**iv) Investments**

Investment in equity instruments are measured at cost .

**v) Borrowing costs**

A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to the statement of profit and loss as incurred.



**EMBDL-Employees Welfare Trust****(Formerly known as Indiabulls Real Estate Limited-Employees Welfare Trust)**

Schedules forming part of the accounts

All amounts in Rupees hundred, unless otherwise stated

**Note: 3****CORPUS FUND**

Opening Balance

Received during the year

Closing balance

**As at  
31 March 2025****As at  
31 March 2024**

100.00

100.00

-

-

100.00100.00**Note: 4****GENERAL FUND**

Opening Balance

Add: excess of Expenditure over Income

Add: deficit of Expenditure over Income

Closing balance

418,679.76

403,294.81

(106.68)

-

-

15,384.95

418,573.08418,679.76**Note: 5****INVESTMENT**

Opening Balance

Investment in Equity Shares during the year

Closing balance

259,206.07

259,206.07

-

-

259,206.07259,206.07**Note: 6****CASH AND CASH EQUIVALENTS**

Bank Balance

Closing balance

75.20

240.88

75.20240.88**Note: 7****OTHER CURRENT ASSETS**

Others receivables

282,651.50

282,651.50

282,651.50282,651.50**Total****Note: 8****SHORT-TERM BORROWINGS (Unsecured)**

Embassy Developments Limited (formerly Equinox India Development Limited and earlier Indiabulls Real Estate Limited)

123,200.69

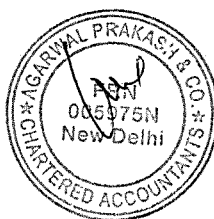
123,200.69

123,200.69123,200.69**Note: 9****OTHER CURRENT LIABILITIES**

Expenses payable

59.00

118.00

59.00118.00

**EMBDL-Employees Welfare Trust**  
**(Formerly known as Indiabulls Real Estate Limited-Employees Welfare Trust)**  
**Schedules forming part of the accounts**  
**All amounts in Rupees hundred, unless otherwise stated**

For the year ended  
31 March 2025

For the year ended  
31 March 2024

**Note: 10**

**Finance costs**

Interest on taxation

|   |          |
|---|----------|
| - | 5,755.09 |
| - | 5,755.09 |

**Note: 11**

**ADMINISTRATIVE AND OTHER EXPENSES**

Auditor's remuneration - as auditor

Rates and taxes

|        |       |
|--------|-------|
| 59.00  | 59.00 |
| 47.68  | -     |
| 106.68 | 59.00 |

**Note: 12**

**OTHER DISCLOSURES**

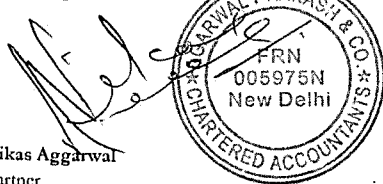
(i) The Trust will be assessed as an Association of Persons(AOP) under the Income Tax Act, 1961 and all the provisions of the Income Tax Act, 1961 will be applicable accordingly.

As per our report of even date

**For Agarwal Prakash & Co.**

Chartered Accountants

Firm's Registration Number: 005975N



**Vikas Aggarwal**

Partner

Membership Number: 097848

**For and on behalf of**

EMBDL-Employees Welfare Trust

(Formerly known as Indiabulls Real Estate Limited - Employees Welfare Trust)

**Gowri Tumkar Rajendra**  
(Trustee)

**Durga Sunil Bhat**  
(Trustee)

Place : Delhi

Date : 27 May 2025