

Walker Chandio & Co LLP

Walker Chandio & Co LLP
21st Floor, DLF Square
Jacaranda Marg, DLF Phase II
Gurugram – 122 002
India
T +91 124 4628099
F +91 124 4628001

Independent Auditor's Report

To the Members of Embassy One Developers Private Limited

Report on the Audit of the Financial Statements

Opinion

1. We have audited the accompanying financial statements of Embassy One Developers Private Limited ('the Company'), which comprise the Balance Sheet as at 31 March 2025, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flow and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including material accounting policy information and other explanatory information.
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards ('Ind AS') specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2025, and its loss (including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. 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 Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('ICAI') together with the ethical requirements that are relevant to our audit of the financial statements 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.

Information other than the Financial Statements and Auditor's Report thereon

4. The Company's Board of Directors are responsible for the other information. The other information comprises the information included in the Director's Report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

The Director's Report is not made available to us at the date of this auditor's report. We have nothing to report in this regard.

Chartered Accountants

Offices in Bengaluru, Chandigarh, Chennai, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune



Walker Chandio & Co LLP is registered with limited liability with identification number AAC-2085 and its registered office at L-41 Connaught Circus, New Delhi, 110001, India

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Independent Auditor's Report of even date to the members of Embassy One Developers Private Limited on the financial statements for the year ended 31 March 2025 (Cont'd)

Responsibilities of Management and Those Charged with Governance for the Financial Statements

5. The accompanying financial statements have been approved by the Company's Board of Directors. The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS specified under section 133 of the Act and other accounting principles generally accepted in India. 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.
6. In preparing the financial statements, the Board of Directors is 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.
7. The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

8. 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 Standards on Auditing 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.
9. As part of an audit in accordance with Standards on Auditing, specified under section 143(10) of the Act 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. 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 management;
 - Conclude on the appropriateness of 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 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; and



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Independent Auditor's Report of even date to the members of Embassy One Developers Private Limited on the financial statements for the year ended 31 March 2025 (Cont'd)

- 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.
10. 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.

Report on Other Legal and Regulatory Requirements

11. Based on our audit, we report that the Company has not paid or provided for any managerial remuneration during the year. Accordingly, reporting under section 197(16) of the Act is not applicable.
12. As required by the Companies (Auditor's Report) Order, 2020 ('the Order') issued by the Central Government of India in terms of section 143(11) of the Act we give in the Annexure A a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
13. Further to our comments in Annexure A, as required by section 143(3) of the Act, based on our audit, we report, to the extent applicable, that:
- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit of the accompanying financial statements;
 - b) Except for the matter stated in paragraph 13(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended), in our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - c) The financial statements dealt with by this report are in agreement with the books of account;
 - d) In our opinion, the aforesaid financial statements comply with Ind AS specified under section 133 of the Act;
 - e) On the basis of the written representations received from the directors and taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2025 from being appointed as a director in terms of section 164(2) of the Act;
 - f) The qualification relating to the maintenance of accounts and other matters connected therewith are as stated in paragraph 13(b) above on reporting under section 143(3)(b) of the Act and paragraph 13(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended);
 - g) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company as on 31 March 2025 and the operating effectiveness of such controls, refer to our separate report in Annexure B wherein we have expressed an unmodified opinion; and
 - h) With respect to the other matters to be included in the Auditor's Report in accordance with rule 11 of the Companies (Audit and Auditors) Rules, 2014 (as amended), in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company, as detailed in note 30A to the financial statements, has disclosed the impact of pending litigations on its financial position as at 31 March 2025;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2025;
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2025;



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Independent Auditor's Report of even date to the members of Embassy One Developers Private Limited on the financial statements for the year ended 31 March 2025 (Cont'd)

- iv. a. The management has represented that, to the best of its knowledge and belief, as disclosed in note 39(i) to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Company to or in any person(s) or entity(ies), including foreign entities ('the intermediaries'), with the understanding, whether recorded in writing or otherwise, that the intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ('the Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- b. The management has represented that, to the best of its knowledge and belief, as disclosed in note 39(ii) to the financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ('the Funding Parties'), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ('Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
- c. Based on such audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the management representations under sub-clauses (a) and (b) above contain any material misstatement.
- v. The Company has not declared or paid any dividend during the year ended 31 March 2025; and
- vi. As stated in note 43 to the financial statements and based on our examination which included test checks, the Company, in respect of financial year commencing on 1 April 2024, has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all relevant transactions recorded in the software except that, the audit trail logs were not enabled for changes made using privileged access rights for direct data changes at the database level. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with other than the consequential impact of the exception given above. Furthermore, the audit trail has been preserved by the Company as per the statutory requirements for record retention except that the audit trail at the database level for the Company has not been preserved in the accounting software for the period 1 April 2023 to 9 January 2024.

For Walker Chandio & Co LLP

Chartered Accountants

Firm's Registration No.: 001076N/N500013

Madhu Sudan

Madhu Sudan Malpani

Partner

Membership No.: 517440

UDIN: 25517440BMLKEL1518



Place: Gurugram

Date: 28 May 2025

Walker Chandiook & Co LLP

Annexure A referred to in paragraph 12 of the Independent Auditor's Report of even date to the members of Embassy One Developers Private Limited on the financial statements for the year ended 31 March 2025

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment.
- (B) The Company does not have any intangible assets and accordingly, reporting under clause 3(i)(a)(B) of the Order is not applicable to the Company.
- (b) The property, plant and equipment have been physically verified by the management during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of physical verification programme adopted by the Company, is reasonable having regard to the size of the Company and the nature of its assets.
- (c) The Company does not own any immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee). Accordingly, reporting under clause 3(i)(c) of the Order is not applicable to the Company.
- (d) The Company has adopted cost model for its property, plant and equipment. Accordingly, reporting under clause 3(i)(d) of the Order is not applicable to the Company. Further, the Company does not hold any intangible assets.
- (e) No proceedings have been initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 (as amended) and rules made thereunder.
- (ii) (a) The inventories held by the Company comprise stock of units in completed projects and work in progress of projects under development. Having regard to the nature of inventory, the management has conducted physical verification of inventory by way of verification of title deeds, site visits conducted and continuous project progress monitoring by competent persons, at reasonable intervals during the year and no material discrepancies were noticed on such physical verification.
- (b) The Company has not been sanctioned working capital limits by banks or financial institutions on the basis of security of current assets at any point of time during the year. Accordingly, reporting under clause 3(ii)(b) of the Order is not applicable to the Company.
- (iii) The Company has not made investments in, provided any guarantee or security or granted any advances in the nature of loans to companies, firms, limited liability partnerships or any other parties during the year. The Company has also not granted any loans to firms or limited liability partnerships during the year. Further, the Company has granted unsecured loans to company during the year, in respect of which:
- (a) The Company has provided loans to others during the year as per details given below:

Particulars	Loans
Aggregate amount provided/granted during the year (₹ in millions):	567.71
- Others	
Balance outstanding as at balance sheet date (₹ in millions):	567.71
- Others	

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Annexure A referred to in Paragraph 12 of the Independent Auditor's Report of even date to the members of Embassy One Developers Private Limited on the financial statements for the year ended 31 March 2025 (Cont'd)

- (b) In our opinion, and according to the information and explanations given to us, the terms and conditions of the grant of all loans are, prima facie, not prejudicial to the interest of the Company.
- (c) In respect of loans granted by the Company, the schedule of repayment of principal and the payment of the interest has not been stipulated and accordingly, we are unable to comment as to whether the repayments/receipts of principal interest are regular.
- (d) There is no overdue amount in respect of loans granted to such company.
- (e) The Company has not granted any loans which has fallen due during the year. Further, no fresh loans were granted to any party to settle the overdue loans that existed as at the beginning of the year.
- (f) The Company has granted loans which are repayable on demand, as per details below:

Particulars	All Parties	Related Parties
Aggregate of loans - Repayable on demand	1,659.19	1,659.19
Total	1,659.19	1,659.19
Percentage of loans to the total loans	100%	100%

- (iv) The Company has not entered into any transaction covered under section 185 of the Act. As the Company is engaged in providing infrastructural facilities as specified in Schedule VI of the Act, provisions of section 186 except sub-section (1) of the Act are not applicable to the Company. Further, the Company has not entered into any transaction covered under the provisions of sub-section (1) of section 186 of the Act in respect of investments.
- (v) In our opinion, and according to the information and explanations given to us, the Company has not accepted any deposits or there are no amounts which have been deemed to be deposits within the meaning of sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, reporting under clause 3(v) of the Order is not applicable to the Company.
- (vi) The Central Government has not specified maintenance of cost records under sub-section (1) of section 148 of the Act, in respect of Company's business activities. Accordingly, reporting under clause 3(vi) of the Order is not applicable.
- (vii) (a) In our opinion and according to the information and explanations given to us, undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of custom, duty of excise, value added tax, cess and other material statutory dues, as applicable, have not been regularly deposited with the appropriate authorities and there have been significant delays in a large number of cases. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.
- (b) According to the information and explanations given to us, we report that there are no statutory dues referred in sub-clause (a) which have not been deposited with the appropriate authorities on account of any dispute except for the following:

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Annexure A referred to in Paragraph 12 of the Independent Auditor's Report of even date to the members of Embassy One Developers Private Limited on the financial statements for the year ended 31 March 2025 (Cont'd)

Name of the statute	Nature of dues	Gross amount (₹ in millions)	Amount paid under protest (₹ in millions)	Period to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	Income tax on certain disallowances	10.49	-	Assessment year 2016-17	Commissioner of Income tax (Appeals), Bengaluru
Karnataka VAT Act, 2003	Value added tax on certain transactions*	85.27	12.79	Financial year 2014-15/ 2015-16/ 2017-18	Karnataka High Court

*Inclusive of interest and penalty.

- (viii) According to the information and explanations given to us, we report that no transactions were surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961) which have not been previously recorded in the books of accounts.
- (ix) (a) The Company has not defaulted in repayment of loans or other borrowings to any lender or in the payment of interest thereon, except for the below:

Nature of borrowing, including securities	Name of lender	Amount not paid on due date (₹ in millions)	Whether principal or interest	Number of days delay or unpaid till the date of audit report
Term loan instalment - April 2024	Punjab National Housing Finance Limited	178.13	Principal and interest	11-74
Term loan instalment - May 2024	Punjab National Housing Finance Limited	176.05	Principal and interest	44-85
Term loan instalment - June 2024	Punjab National Housing Finance Limited	173.97	Principal and interest	54-81
Term loan instalment - July 2024	Punjab National Housing Finance Limited	171.90	Principal and interest	51-77
Term loan instalment - August 2024	Punjab National Housing Finance Limited	169.82	Principal and interest	46-75
Term loan instalment - September 2024	Punjab National Housing Finance Limited	167.74	Principal and interest	44-82
Term loan instalment - October 2024	Punjab National Housing Finance Limited	165.66	Principal and interest	52-84
Term loan instalment - November 2024	Punjab National Housing Finance Limited	163.58	Principal and interest	53-77
Term loan instalment - December 2024	Punjab National Housing Finance Limited	161.50	Principal and interest	47-80
Term loan instalment - January 2025	Punjab National Housing Finance Limited	39.09	Principal and interest	49

Further, in our opinion and according to the information and explanations given to us, loans amounting to ₹ 4,993.38 millions are repayable on demand and terms and conditions for payment of interest thereon have not been stipulated. Furthermore, such loans and interest thereon have not been demanded for repayment as on date.

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Annexure A referred to in Paragraph 12 of the Independent Auditor's Report of even date to the members of Embassy One Developers Private Limited on the financial statements for the year ended 31 March 2025 (Cont'd)

- (b) According to the information and explanations given to us including representation received from the management of the Company, and on the basis of our audit procedures, we report that the Company has not been declared a willful defaulter by any bank or financial institution or government or any government authority.
- (c) In our opinion and according to the information and explanations given to us, the Company has not raised any money by way of term loans during the year and there has been no utilisation during the current year of the term loans obtained by the Company during any previous years. Accordingly, reporting under clause 3(ix)(c) of the Order is not applicable to the Company.
- (d) In our opinion and according to the information and explanations given to us, and on an overall examination of the financial statements of the Company, funds raised by the Company on short term basis have, prima facie, not been utilised for long term purposes.
- (e) According to the information and explanations given to us, we report that the Company does not have any subsidiaries, associates or joint ventures. Accordingly, reporting under clause 3(ix)(e) and clause 3(ix)(f) of the Order is not applicable to the Company.
- (x) (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments), during the year. Accordingly, reporting under clause 3(x)(a) of the Order is not applicable to the Company.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or (fully, partially or optionally) convertible debentures during the year. Accordingly, reporting under clause 3(x)(b) of the Order is not applicable to the Company.
- (xi) (a) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or no fraud on the Company has been noticed or reported during the period covered by our audit.
- (b) According to the information and explanations given to us including the representation made to us by the management of the Company, no report under sub-section 12 of section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014, with the Central Government for the period covered by our audit.
- (c) According to the information and explanations given to us including the representation made to us by the management of the Company, there are no whistle-blower complaints received by the Company during the year.
- (xii) The Company is not a Nidhi Company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, reporting under clause 3(xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, all transactions entered into by the Company, with the related parties are in compliance with section 188 of the Act. The details of such related party transactions have been disclosed in the financial statements etc., as required under Indian Accounting Standard (Ind AS) 24, Related Party Disclosures specified in Companies (Indian Accounting Standards) Rules 2015 as prescribed under section 133 of the Act. Further, according to the information and explanations given to us, the Company is not required to constitute an audit committee under section 177 of the Act.
- (xiv) (a) In our opinion and according to the information and explanations given to us, the Company has an internal audit system which is commensurate with the size and nature of its business as required under the provisions of section 138 of the Act.



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Annexure A referred to in Paragraph 12 of the Independent Auditor's Report of even date to the members of Embassy One Developers Private Limited on the financial statements for the year ended 31 March 2025 (Cont'd)

- (b) We have considered the reports issued by the Internal Auditors of the Company till date for the period under audit.
- (xv) According to the information and explanation given to us, the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and accordingly, reporting under clause 3(xv) of the Order with respect to compliance with the provisions of section 192 of the Act are not applicable to the Company.
- (xvi) (a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, reporting under clauses 3(xvi)(a), (b) and (c) of the Order are not applicable to the Company.
- (d) Based on the information and explanations given to us and as represented by the management of the Company, the Group (as defined in Core Investment Companies (Reserve Bank) Directions, 2016) does not have any CIC.
- (xvii) The Company has incurred cash losses in the current financial year and in the immediately preceding financial years amounting to ₹ 479.84 millions and ₹ 696.33 millions respectively.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, reporting under clause 3(xviii) of the Order is not applicable to the Company.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information in the financial statements, our knowledge of the plans of the Board of Directors and management and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) According to the information and explanations given to us, the Company does not meet the criteria as specified under sub-section (1) of section 135 of the Act read with the Companies (Corporate Social Responsibility Policy) Rules, 2014 and according, reporting under clause 3(xx) of the Order is not applicable to the Company.
- (xxi) The reporting under clause 3(xxi) of the Order is not applicable in respect of audit of standalone financial statements of the Company. Accordingly, no comment has been included in respect of said clause under this report.

For Walker Chandiok & Co LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013

Madhu Sudan
Madhu Sudan Malpani
Partner
Membership No.: 517440



UDIN: 25517440BMLKEL1518

Place: Gurugram
Date: 28 May 2025

Chartered Accountants

Walker ChandioK & Co LLP

Annexure B to the Independent Auditor's Report of even date to the members of Embassy One Developers Private Limited on the financial statements for the year ended 31 March 2025

Independent Auditor's Report on the internal financial controls with reference to the financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

1. In conjunction with our audit of the financial statements of Embassy One Developers Private Limited ('the Company') as at and for the year ended 31 March 2025, we have audited the internal financial controls with reference to financial statements of the Company as at that date.

Responsibilities of Management and Those Charged with Governance for Internal Financial Controls

2. The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting ('the Guidance Note') issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the Company's business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility for the Audit of the Internal Financial Controls with Reference to Financial Statements

3. Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the ICAI prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements, and the Guidance Note issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements includes obtaining an understanding of such internal financial controls, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.
5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to financial statements.

Meaning of Internal Financial Controls with Reference to Financial Statements

6. A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements include those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Chartered Accountants



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Annexure B to the Independent Auditor's Report of even date to the members of Embassy One Developers Private Limited on the financial statements for the year ended 31 March 2025 (Cont'd)

Inherent Limitations of Internal Financial Controls with Reference to Financial Statements

7. Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

8. In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such controls were operating effectively as at 31 March 2025, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For Walker Chandiok & Co LLP

Chartered Accountants

Firm's Registration No.: 001076N/N500013

Madhu Sudan

Madhu Sudan Malpani

Partner

Membership No.: 517440

UDIN: 25517440BMLKEL1518



Place: Gurugram

Date: 28 May 2025

Embassy One Developers Private Limited
Balance Sheet as at 31 March 2025
(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

	Note	As at 31 March 2025	As at 31 March 2024
ASSETS			
Non-current assets			
Property, plant and equipment	3	-	0.04
Financial assets			
- Other financial assets	4	3.59	5.37
Deferred tax assets (net)	5	-	-
Income-tax assets (net)	6	48.51	60.72
Other non-current assets	7	12.79	13.02
Total non-current assets		64.89	79.15
Current assets			
Inventories	8	6,545.02	7,292.49
Financial assets			
- Cash and cash equivalents	9	49.83	58.96
- Loans	10	1,659.19	1,078.01
- Other financial assets	11	1.58	119.01
Other current assets	12	639.75	982.52
Total current assets		8,895.37	9,530.99
Total assets		8,960.26	9,610.14
EQUITY AND LIABILITIES			
Equity			
Equity share capital	13	2,609.58	1,327.27
Equity component of compulsory convertible debentures	14	-	3,474.64
Other equity	15	(3,598.22)	(5,322.58)
Total equity		(986.64)	(520.67)
Non-current liabilities			
Financial liabilities			
- Borrowings	16	-	953.84
- Other financial liabilities	17	29.74	39.74
Provisions	18	0.45	0.40
Total non-current liabilities		30.19	993.98
Current liabilities			
Financial liabilities			
- Borrowings	19	8,688.84	7,065.05
- Trade payables			
Total outstanding dues to micro enterprises and small enterprises		195.41	150.36
Total outstanding dues to creditors other than micro enterprises and small enterprises	20	397.70	461.68
- Other financial liabilities	21	241.98	133.75
Other current liabilities	22	355.09	1,286.93
Provisions	23	37.69	39.06
Total current liabilities		9,916.71	9,136.83
Total equity and liabilities		8,960.26	9,610.14

Material accounting policy information

The accompanying notes referred to above form an integral part of the financial statements.

As per our report of even date attached.

For Walker Chandio & Co LLP
Chartered Accountants
Firm's registration number: 001076N/N500013

Madhu Sudan
Madhu Sudan Malpani
Partner
Membership number: 517440
Place: Gurugram
Date: 28 May 2025



Swarna R. Malharikar

For and on behalf of the Board of Directors of
Embassy One Developers Private Limited
CIN: U45202KA2007PTC084541

Rajesh Kaimal
Rajesh Kaimal
Director
DIN: 03158687
Place: Bengaluru
Date: 28 May 2025

Swarna R Malharikar
Chief Financial Officer

Place: Bengaluru
Date: 28 May 2025

Shailendra K S
Shailendra K S
Whole Time Director
DIN: 07984647
Place: Bengaluru
Date: 28 May 2025

Grishma Chouhan
Grishma Chouhan
Company Secretary
ACS No: A68573

Place: Bengaluru
Date: 28 May 2025

Embassy One Developers Private Limited
Statement of Profit and Loss for the year ended 31 March 2025
(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

	Note	Year ended 31 March 2025	Year ended 31 March 2024
Income			
Revenue from operations	24	947.16	402.40
Other income	25	120.35	73.64
Total income		1,067.51	476.04
Expenses			
Cost of properties sold		750.27	321.45
Employee benefits expense	26	9.88	14.30
Finance costs	27	609.38	718.63
Other expenses	28	164.20	117.98
Total expenses		1,533.73	1,172.36
Loss before tax		(466.22)	(696.33)
Tax expense			
- Current tax	33	-	-
- Deferred tax	5	-	-
Loss for the year		(466.22)	(696.33)
Other comprehensive income:			
Items that will not be reclassified to profit or loss:			
Remeasurements of defined benefit plan		0.25	(0.14)
Income tax relating to above items		-	-
Other comprehensive income for the year, net of tax		0.25	(0.14)
Total comprehensive income for the year		(465.97)	(696.47)
Earnings per equity share (nominal value of ₹ 10 per share)			
- Basic (₹)	31	(1.79)	(2.67)
- Diluted (₹)	31	(1.79)	(2.67)
Material accounting policy information	2		

The accompanying notes referred to above form an integral part of the financial statements.

As per our report of even date attached.

For **Walker Chandio & Co LLP**
Chartered Accountants
Firm's registration number: 001076N/N500013

Madhu Sudan
Madhu Sudan Malpani
Partner
Membership number: 517440

Place: Gurugram
Date: 28 May 2025



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Company Secretary
ACS No: A68573

Place: Bengaluru
Date: 28 May 2025

Embassy One Developers Private Limited
Statement of Cash Flow for the year ended 31 March 2025
 (All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

	Year ended 31 March 2025	Year ended 31 March 2024
Cash flows from operating activities:		
Loss before tax	(466.22)	(696.33)
Adjustments:		
- Finance costs	609.38	718.63
- Interest income	(63.18)	(71.61)
- Liabilities written back	(54.31)	-
- Provision for doubtful balances	27.06	-
Operating cash flow/ (loss) before working capital changes	52.73	(49.31)
Working capital adjustments:		
- Other assets	315.94	(22.05)
- Other financial assets	3.92	-
- Inventories	747.47	359.20
- Trade payables	35.38	34.30
- Provisions	(1.32)	(61.11)
- Other financial liabilities	(37.98)	(7.06)
- Other liabilities	(931.49)	(183.52)
Cash flows from operating activities	184.65	70.45
Income taxes refund/(paid), net	12.21	(4.00)
Net cash flows from operating activities (A)	196.86	66.45
Cash flows from investing activities:		
Purchase of property, plant and equipment	-	(0.04)
Sale of property, plant and equipment	0.04	-
Interest received	-	8.31
Investment in fixed deposits	-	(69.36)
Proceeds from maturity of fixed deposits	117.11	3.54
Loan received back	48.29	137.21
Loans given	(567.71)	(64.50)
Net cash (used in)/ flows from investing activities (B)	(402.27)	15.16
Cash flows from financing activities:		
Repayment of non-current borrowings	(1,595.40)	(665.94)
Repayment of current borrowings	(386.59)	-
Proceeds from issue of non-convertible debentures	-	724.00
Proceeds from current borrowings	2,296.31	155.37
Other borrowings costs paid	(18.36)	-
Interest paid	(99.68)	(267.50)
Net cash flows from / (used in) financing activities (C)	196.28	(54.07)
Net (decrease)/ increase in cash and cash equivalents (A+B+C)	(9.13)	27.54
Cash and cash equivalents at the beginning of the year	58.96	31.42
Cash and cash equivalents at the end of the year	49.83	58.96
Components of cash and cash equivalents (refer note 9)		
Balances with banks:		
- in current accounts	49.83	55.95
Bank deposits with original maturity upto three months	-	3.01
Cash and cash equivalents at the end of the year	49.83	58.96

The disclosure on reconciliation of movements of liabilities to cash flows arising from financing activities is disclosed in note 38.

The above "Statement of Cash flow" has been prepared as per the Indirect method as set out in Ind AS-7, "Statement of Cash Flows".

Material accounting policy information

2

The accompanying notes referred to above form an integral part of the financial statements.

As per our report of even date attached.

For Walker Chandio & Co LLP
 Chartered Accountants
 Firm's registration number: 001076/N/500013

Madhu Sudan
Madhu Sudan Malpani
 Partner
 Membership number: 517440

Place: Gurugram
 Date: 28 May 2025



Swarna R. Malharikar

For and on behalf of the Board of Directors of
Embassy One Developers Private Limited
 CIN: U45202KA2007PTC084541

Rajesh Kaimal
Rajesh Kaimal
 Director
 DIN: 03158687

Place: Bengaluru
 Date: 28 May 2025

Shailendra K S
Shailendra K S
 Whole Time Director
 DIN: 07984647

Place: Bengaluru
 Date: 28 May 2025

Swarna R Malharikar
 Chief Financial Officer

Place: Bengaluru
 Date: 28 May 2025

Grishma Chouhan
Grishma Chouhan
 Company Secretary
 ACS No: A68573

Place: Bengaluru
 Date: 28 May 2025

Embassy One Developers Private Limited
Statement of Changes in Equity for the year ended 31 March 2025
(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

A. Equity share capital (refer note 13)

	Number of shares	Amount
Equity shares of ₹ 10 each Issued, subscribed and fully paid	132.73	1,327.27
Balance as at 01 April 2023	-	-
Changes during the year	132.73	1,327.27
Balance as at 31 March 2024	128.23	1,282.31
Changes during the year	260.96	2,609.58
Balance as at 31 March 2025		

B. Equity component of compulsory convertible debentures (refer note 14)

Particulars	Equity component of compulsory convertible debentures
Balance as at 01 April 2023	3,474.64
Movement during the year	-
Balance as at 31 March 2024	3,474.64
Balance as at 01 April 2024	3,474.64
Compulsory convertible debentures converted into equity	(3,474.64)
Balance as at 31 March 2025	-

C. Other equity (refer note 15)

Particulars	Attributable to the owners of the Company		Total other equity
	Reserves and surplus		
	Securities premium	Retained earnings	
Balance as at 01 April 2023	-	(4,626.11)	(4,626.11)
Loss during the year	-	(696.33)	(696.33)
Other comprehensive loss for the year	-	(0.14)	(0.14)
Total comprehensive income	-	(696.47)	(696.47)
Balance as at 31 March 2024	-	(5,322.58)	(5,322.58)
Balance as at 01 April 2024	-	(5,322.58)	(5,322.58)
Loss during the year	-	(466.22)	(466.22)
Other comprehensive income for the year	-	0.25	0.25
Total comprehensive income	-	(465.97)	(465.97)
Compulsory convertible debentures converted into equity	2,192.33	-	2,192.33
Balance as at 31 March 2025	2,192.33	(5,788.55)	(3,596.22)

Material accounting policy information

2

The accompanying notes referred to above form an integral part of the financial statements.

As per our report of even date attached.

For Walker Chandio & Co LLP
Chartered Accountants
Firm's registration number: 001076N/N500013

Madhu Sudan

Madhu Sudan Malpani
Partner
Membership number: 517440

Place: Gurugram
Date: 28 May 2025

For and on behalf of the Board of Directors of
Embassy One Developers Private Limited
CIN: U45202KA2007PTC084541

Rajesh Kaimal

Rajesh Kaimal
Director
DIN: 03158687

Place: Bengaluru
Date: 28 May 2025

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Shailendra K S
Whole Time Director
DIN: 07984647

Place: Bengaluru
Date: 28 May 2025

Swarna R. Malharikar

Swarna R Malharikar
Chief Financial Officer

Place: Bengaluru
Date: 28 May 2025

Grishma Chouhan

Grishma Chouhan
Company Secretary
ACS No: A68573

Place: Bengaluru
Date: 28 May 2025

Embassy One Developers Private Limited**Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025**

(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

1 Background

Embassy One Developers Private Limited (the 'Company') was incorporated on 10 August 2007 under the Companies Act, 1956 having CIN number U45202KA2007PTC084541. The registered office of the Company is at Bangalore, Karnataka. The Company is engaged in the construction and development of a residential apartments project i.e., the Four Seasons residences.

2 Basis of preparation and material accounting policy information**2.1 Statement of compliance**

These financial statements of the Company are prepared in accordance with Indian Accounting Standards (Ind AS) as per Companies (Indian Accounting Standards) Rules, 2015 (as amended) notified under Section 133 of Companies Act 2013, (the 'Act') and other relevant provisions of the Act.

The financial statements were authorised for issue by the Company's Board of Directors on 28 May 2025. The revision to financial statements is permitted by Board of Directors after obtaining necessary approvals or at the instance of regulatory authorities as per provisions of the Act. The Company has consistently applied the following accounting policies to all periods presented in these financial statements.

2.2 Functional and presentation currency

The Company has presented financial statements in Indian Rupees (₹), which is also the Company's functional and presentation currency. All amounts have been rounded-off to the nearest millions upto two places of decimals, unless otherwise indicated.

2.3 Basis of measurement

The Company has prepared financial statements on accrual and going concern basis under the historical cost except for the following items which are measured at fair value:

Items	Measurement basis
Certain financial assets and liabilities (refer accounting policy relating to financial instruments)	Fair value

2.4 Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle.
 - Held primarily for the purpose of trading.
 - Expected to be realised within twelve months after the reporting period, or
 - Cash or cash equivalents unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.
- All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle.
- It is held primarily for the purpose of trading.
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

Operating cycle

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

2.5 Use of estimates and judgements

In preparing these financial statements, the management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized prospectively.

Assumptions and estimations uncertainties

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment within the next financial year are included in the following note:

- Note 2.62- Useful life of property plant and equipment;
- Note 2.66 (i) - Impairment of financial assets;
- Note 2.66 (ii) - Impairment of non-financial assets;
- Note 2.67 and 2.75 - Recognition and measurement of provisions and contingencies: key assumptions about the likelihood and magnitude of an outflow of resources; and
- Note 2.72 - Recognition of deferred tax assets: availability of future taxable profit against which tax losses carried forward can be used;
- Note 2.74 - Measurement of defined benefit obligations: key actuarial assumptions;



2.6 Material accounting policy information**2.6.1 Fair value measurement**

A number of the Company's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Company. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs. The Company has an established control framework with respect to the measurement of fair values. Significant valuation issues are reported to the Company's board of directors.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

When measuring the fair value of an asset or a liability, the Company uses observable market data as far as possible. If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement. The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above. This note summarizes accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

Further, information about the assumptions made in measuring fair values is included in the following notes:

Note 36: Financial Instruments

2.6.2 Property, plant and equipment**i. Recognition and derecognition**

The Company measures items of property, plant and equipment at cost, which includes capitalized borrowing costs, less accumulated depreciation and accumulated impairment losses, if any. Cost of an item of property, plant and equipment comprises its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates, any directly attributable cost of bringing the item to its working condition for its intended use and estimated costs of dismantling and removing the item and restoring the site on which it is located.

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognized.

ii. Subsequent expenditure

The Company capitalises subsequent expenditure only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

ii. Depreciation

The Company calculates depreciation on cost of items of property, plant and equipment over their estimated useful lives using the straight-line method, and recognised in the statement of profit and loss.

The estimated useful lives of items of property, plant and equipment for the current and comparative periods are as follows:

Assets	Management estimate of useful life (years)	Useful life as per Schedule II of Companies Act, 2013 (years)
Office equipment	5	5
Computer	3	3

The Company reviews depreciation method, useful lives and residual values at each financial year-end and adjust if appropriate. Based on technical evaluation and consequent advice, the management believes that its estimates of useful lives as given above best represent the period over which management expects to use these assets.



2.63 Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

i. Recognition and initial measurement

All financial assets are recognised initially at fair value adjusted with transaction costs that are attributable to the acquisition of the financial asset except in the case of financial assets recorded at fair value through statement of profit and loss. However, trade receivables do not contain a significant financing component and are measured at transaction price.

Financial liabilities are classified as financial liabilities at fair value through statement of profit and loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

ii. Subsequent measurement

(i) Financial assets carried at amortised cost

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

(ii) Financial assets at fair value through other comprehensive income

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognised in other comprehensive income.

(iii) Financial assets at fair value through statement of profit and loss

A financial asset which is not classified in any of the above categories are subsequently fair valued through statement of profit and loss.

(iv) Financial liabilities

Financial liabilities are subsequently carried at amortised cost using the effective interest method, except for contingent consideration recognised in a business combination which is subsequently measured at fair value through statement of profit and loss. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate the fair value due to the short maturity of these instruments.

Interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate method. Gains and losses are recognised in statement of profit and loss when the liabilities are derecognised as well as through the effective interest rate amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. The effective interest rate amortisation is included as finance costs in the statement of profit and loss.

iii. Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

iv. Derecognition of financial instrument

A financial asset is primarily derecognised when:

(a) The rights to receive the cash flows from the asset have expired or

(b) The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a pass-through arrangement; and either (i) the Company has transferred substantially all the risks and rewards of the asset, or (ii) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its right to receive the cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

2.64 Inventories

Inventories are carried at the lower of cost and net realisable value. Cost includes all applicable costs incurred in bringing the properties to their present location and condition. The method of determination of cost for various categories of inventories is as follows:

Real estate inventories are valued at lower of cost and net realizable value. Cost includes cost of land/land development rights, materials, services, borrowing costs and other related overheads, incurred in bringing the inventories to their present location and condition.

Construction/development material is valued at lower of cost and net realizable value. However, materials and other items held for use in the production of inventories are not written down below cost if the finished products in which they will be incorporated are expected to be sold at or above cost. Cost comprises of purchase price and other costs incurred in bringing the inventories to their present location and condition.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.



2.65 Cash and cash equivalents

Cash and cash equivalents includes cash on hand and deposits held at call with financial institutions. Bank balances other than cash and cash equivalents includes unpaid dividend accounts and fixed deposits with maturity of more than three months but less than or equal to twelve months.

2.66 Impairment of assets

i. Impairment of financial assets

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss for financial assets. The Company factors historical trends and forward looking information to assess expected credit losses associated with its assets and impairment methodology applied depends on whether there has been a significant increase in credit risk.

Trade receivables

In respect of trade receivables, the Company applies the simplified approach of Ind AS 109 (provision matrix approach), which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

Other financial assets

In respect of its other financial assets, the Company assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition, if the financial asset is determined to have low credit risk at the balance sheet date.

The Company assumes that the credit risk on a financial asset has increased significantly if it is more than 180 days past due. The Company considers a financial asset to be in default when: (i) the borrower is unlikely to pay its credit obligations to the Company in full, without recourse by the Company to actions such as realizing security (if any is held); or (ii) the financial asset is 365 days or past due.

Measurement of expected credit losses

Expected credit losses are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the Company in accordance with the contract and the cash flows that the Company expects to receive).

Presentation of allowance for expected credit losses in the balance sheet

Loss allowances for financial assets measured at amortized cost are deducted from the gross carrying amount of the assets. For debt and securities at FVTOCI, the loss allowance is charged to profit or loss and its recognized in other comprehensive income.

ii. Impairment of non-financial assets

The Company's non-financial assets other than deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated. For impairment testing, assets that do not generate independent cash inflows are grouped together into cash-generating units (CGUs). Each CGU represents smallest group of assets that generates cash inflows that are largely independent of the cash inflows or other assets or CGUs.

The recoverable amount of a CGU (or an individual asset) is the higher of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the CGU (or the asset).

An impairment loss is recognized if the carrying amount of an asset or CGU exceeds its estimated recoverable amount. Impairment losses are recognized in the statement of profit and loss. In respect of assets for which impairment loss has been recognized in prior periods, the Company reviews at each reporting date whether there is any indication that the loss has decreased or no longer exists.

An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. Such a reversal is made only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss has been recognized.

2.67 Provisions

A provision is recognised if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows (representing the best estimate of the expenditure required to settle the present obligation at the balance sheet date) at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as finance cost. Expected future operating losses are not provided for.

Onerous contracts

A Contract is considered to be onerous when the expected economic benefits to be derived by the Company from the contract are lower than the unavoidable cost of meeting its obligations under the contract. The provision for an onerous contract is measured at the present value of the lower of the expected cost of terminating the contract and the expected net cost of continuing with the contract. Before such a provision is made, the Company recognises any impairment loss on the assets associated with the contract.

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2.68 Foreign currency transactions

Transactions in foreign currencies are translated into the respective functional currencies at the exchange rates at the dates of the transactions or an average rate if the average rate approximates the actual rate at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated into the functional currency at the exchange rate at the reporting date. Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into the functional currency at the exchange rate when the fair value was determined. Non-monetary assets and liabilities that are measured based on historical cost in a foreign currency are translated at exchange rate at the date of transaction. Exchange differences arising on monetary items on settlement, or restatement as at reporting date, at rates different from those at which they were initially recorded, are recognized in the statement of profit and loss in the year in which they arise.

2.69 Revenue recognition

Revenue is recognised when control is transferred and is accounted net of rebate and taxes. The Company applies the revenue recognition criteria to each nature of the revenue transaction as set out below:

Revenue with contract from customer

Revenue is recognized upon transfer of control of promised products at an amount that reflects the consideration received/receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government and is net of rebates and discounts. The Company assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Company has concluded that it is acting as a principal in all of its revenue arrangements.

Revenue is recognized to the extent it is probable that the economic benefits will flow to the Company and the revenue and costs, if applicable, can be measured reliably.

Revenue is recognized either at point of time and over a period of time based on various conditions as included in the contracts with customers.

Revenue from sale of real estate properties

Revenue is recognized at a point in time with respect to sale of real estate properties, including land, plots, apartments, commercial properties, development rights as and when performance obligations are essentially complete and credit risks have been significantly eliminated. The performance obligations are considered to be complete when control over the property has been transferred to the buyer i.e., offer for possession (possession request letter) of properties have been issued to the customers and substantial sales consideration is received from the customers.

The Company considers the terms of the contract and its customary business practices to determine the transaction price. The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring property to a customer, excluding amounts collected on behalf of third parties (for example, indirect taxes). The consideration promised in a contract with a customer may include fixed consideration, variable consideration (if reversal is less likely in future), or both.

The costs estimates are reviewed periodically and effect of any change in such estimate is recognized in the period such changes are determined. However, when the total estimated cost exceeds total expected revenues from the contracts, the loss is recognized immediately.

Income from maintenance services

Income arising from billing of maintenance charges to customers is recognised in the period in which the services are being rendered. A receivable is recognised by the Company when the services are rendered as this is the case of point in time recognition where consideration is unconditional because only the passage of time is required. Further, the Company considers the terms of the contract and its customary business practices to determine the transaction price. The consideration promised in a contract with a customer may include fixed consideration, variable consideration (if reversal is less likely in future), or both.

2.70 Interest income

Interest income is recognised on a time proportion basis as and when accrued. Interest income on financial instruments are recognised using the effective interest rate method. The effective interest rate is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of the asset.

2.71 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale.

2.72 Income taxes

Income tax comprises current and deferred tax. It is recognized in the statement of profit and loss except to the extent that it relates to an item directly recognized in equity or in other comprehensive income.

Current tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current income tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Current tax also includes any tax arising from dividends.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date. Deferred tax assets are recognized to the extent that it is probable that the underlying tax loss or deductible temporary difference will be utilized against future taxable income. This is assessed based on the Company's forecast of future operating results, adjusted for significant non-taxable income and expenses and specific limits on the use of any unused tax loss or credit. The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

The Company offsets, the current tax assets and liabilities (on a year on year basis) and deferred tax assets and liabilities, where it has a legally enforceable right and where it intends to settle such assets and liabilities on a net basis.



2.73 Earnings per share

The basic earnings per share is computed by dividing the net profit/(loss) attributable to owner's of the Company for the year by the weighted average number of equity shares outstanding during reporting period.

The number of shares used in computing diluted earnings/(loss) per share comprises the weighted average shares considered for deriving basic earnings/ (loss) per share and also the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares.

Dilutive potential equity shares are deemed converted as of the beginning of the reporting date, unless they have been issued at a later date. In computing diluted earnings per share, only potential equity shares that are dilutive and which either reduces earnings per share or increase loss per share are included.

2.74 Employee benefits

a) Defined contribution plan

The Company pays provident fund contributions to publicly administered provident funds as per local regulations. The Company has no further payment obligations once the contributions have been paid. The contributions are accounted for as defined contribution plans and the contributions are recognized as employee benefit expense when they are due.

b) Defined benefit plans

The Company's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods and discounting that amount.

The calculation of defined benefit obligations is performed annually by a qualified actuary using the projected unit credit method. To calculate the present value of economic benefits, consideration is given to any applicable minimum funding requirements.

Re-measurement of the net defined benefit liability, which comprise actuarial gains and losses are recognised immediately in OCI. Net interest expense (income) on the net defined liability is computed by applying the discount rate, used to measure the net defined liability, to the net defined liability at the start of the financial year after taking into account any changes as a result of contribution and benefit payments during the year. Net interest expense related to defined benefit plans are recognised in statement of profit or loss. Current service cost is recognized in the statement of profit or loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in profit or loss. The Company recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

c) Short-term benefit plans

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognized and measured at the amounts expected to be paid when the liabilities are settled. Short-term employee benefit obligations are measured on an undiscounted basis. The liabilities are presented as current employee benefit obligations in the balance sheet.

Compensated absence, which is a short term defined benefit, is accrued based on a full liability method based on current salaries at the balance sheet date for unexpired portion of leave.

2.75 Contingent liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognised because it cannot be measured reliably. The Company does not recognise a contingent liability but discloses its existence in the financial statements.

2.76 Convertible debentures

Convertible debentures are separated into liability and equity components based on the terms of the contract.

On issuance of the convertible debentures, the fair value of the liability component is determined using a market rate for an equivalent non-convertible instrument. This amount is classified as a financial liability measured at amortised cost (net of transaction costs) until it is extinguished on conversion or redemption.

The remainder of the proceeds is allocated to the conversion option that is recognised and included in equity since conversion option meets Ind AS 32 criteria for conversion right. Transaction costs are deducted from equity, net of associated income tax. The carrying amount of the conversion option is not re-measured in subsequent years.

Transaction costs are apportioned between the liability and equity components of the convertible debentures based on the allocation of proceeds to the liability and equity components when the instruments are initially recognised.

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2.77 i) Standards issued/amended and became effective

The Ministry of Corporate Affairs notified new standards or amendment to existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. The Company has applied following amendments for the first-time during the current year which are effective from 1 April 2024.

Amendments to Ind AS 116 - Lease liability in a sale and leaseback

The amendments require an entity to recognise lease liability including variable lease payments which are not linked to index or a rate in a way it does not result into gain on right-of-use asset it retains.

The amendments had no impact on the Company's financial statements.

Introduction of Ind AS 117

MCA notified Ind AS 117, a comprehensive standard that prescribe, recognition, measurement and disclosure requirements, to avoid diversities in practice for accounting insurance contracts and it applies to all companies i.e., to all "insurance contracts" regardless of the issuer. However, Ind AS 117 is not applicable to the entities which are insurance companies registered with IRDAI.

The amendments had no impact on the Company's financial statements.

ii) Standards issued but not yet effective

The Ministry of Corporate Affairs notifies new standards or amendments to the existing standards. There is amendment to Ind AS 21 "Effects of Changes in Foreign Exchange Rates" such amendments would have been applicable from 01 April 2025.

The Effects of Changes in Foreign Exchange Rates specify how an entity should assess whether a currency is exchangeable and how it should determine a spot exchange rate when exchangeability is lacking. The amendments also require disclosure of information that enables users of its financial statements to understand how the currency not being exchangeable into the other currency affects, or is expected to affect, the entity's financial performance, financial position and cash flows.

The amendments are effective for the period on or after 01 April 2025. When applying the amendments, an entity cannot restate comparative information.

The Company has reviewed the new pronouncement and based on its evaluation has determined that these amendments do not have a significant impact on the Company's financial statements.

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Embassy One Developers Private Limited

Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)
(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

3 Property, plant and equipment

	Computer	Office equipment	Total
Gross block			
Balance as at 01 April 2023	-	0.18	0.18
Additions	0.04	-	0.04
Balance as at 31 March 2024	0.04	0.18	0.22
Disposals	(0.04)	(0.18)	(0.22)
Balance as at 31 March 2025	-	-	-
Accumulated depreciation			
Balance as at 01 April 2023	-	0.18	0.18
Charge for the year	-	-	-
Balance as at 31 March 2024	-	0.18	0.18
Disposals	-	(0.18)	(0.18)
Balance as at 31 March 2025	-	-	-
Net block			
As at 31 March 2024	0.04	-	0.04
As at 31 March 2025	-	-	-

4 Other non-current financial assets

	As at 31 March 2025	As at 31 March 2024
Unsecured, considered good		
Bank deposits with more than 12 months maturity	3.31	-
Security deposits	0.28	5.37
Unsecured, considered doubtful		
Security deposits	2.08	2.08
Less: Provision for doubtful advances	(2.08)	(2.08)
	3.59	5.37

5 Deferred tax assets (net)

Deferred tax assets on:		
Carried forward tax losses	9.47	4.97
	9.47	4.97
Deferred tax liabilities on:		
Processing fees and other transaction costs on borrowings	-	1.54
Disallowed expenses	9.47	3.43
	9.47	4.97

Deferred tax assets (net)

-

Unrecognised deferred tax assets

Deferred tax assets have not been recognised in respect of the following items, because it is not currently probable that future taxable profit will be available against which the Company can use the benefits therefrom:

Carry forward business loss (refer note 33)	431.95	2,464.66
	431.95	2,464.66

6 Income tax assets (net)

(Unsecured and considered good)

Advance tax and tax deducted at source	48.51	60.72
	48.51	60.72

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Embassy One Developers Private Limited

Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)
(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

	As at 31 March 2025	As at 31 March 2024
7 Other non-current assets		
Unsecured, considered good		
Balances with government authorities paid under protest*	12.79	13.02
	<u>12.79</u>	<u>13.02</u>
*Refer note 30(iii).		
8 Inventories (valued at lower of cost and net realisable value)		
Real estate properties	6,545.02	7,292.49
	<u>6,545.02</u>	<u>7,292.49</u>
9 Cash and cash equivalents		
Balances with banks		
- in current accounts	49.83	55.95
Bank deposits with original maturity upto three months	-	3.01
	<u>49.83</u>	<u>58.96</u>
Note: There are no repatriation restrictions with regard to cash and cash equivalents as at the end of the reporting period and prior period.		
10 Loans (Unsecured and considered good)		
Loans to related parties (refer note below)	1,659.19	1,078.01
	<u>1,659.19</u>	<u>1,078.01</u>
Note:		
Disclosure required under section 186(4) of the Companies Act 2013:		
(a) ₹ 1,659.19 (31 March 2024 : ₹ 1,078.01) pertains to loan given to Embassy Developments Limited, a related party, inclusive of accrued interest (refer note 35).		
The loan is repayable in full on demand along with interest, if any.		
The loan carries an interest rate of 6.5% p.a. on the principal value where the interest is accrued annually.		
11 Other current financial assets (Unsecured and considered good)		
Security deposits	0.13	0.26
Fixed deposits with remaining maturity less than 12 months	-	118.60
Other receivables	1.45	0.15
	<u>1.58</u>	<u>119.01</u>
*Held as debt service reserve account towards term loan from PNB Housing Finance Limited.	-	67.28
12 Other current assets (Unsecured and considered good unless otherwise stated)		
Advance to suppliers	193.86	196.97
Less: Provision for doubtful advances	(53.69)	(54.63)
	<u>140.17</u>	<u>142.34</u>
Balances with government authorities	55.72	57.50
Less: Provision for doubtful balances with government authorities	(55.72)	(28.66)
	<u>-</u>	<u>28.84</u>
Advance for purchase of transferrable development rights (TDRs) (refer note 35)	498.48	810.00
Prepaid expenses	1.10	1.34
	<u>639.75</u>	<u>982.52</u>



Embassy One Developers Private Limited

Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)
(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

13 Equity share capital
(a) Equity share capital

	As at 31 March 2025	As at 31 March 2024
Authorised		
186,648,886 (31 March 2024: 140,000,000) Class A equity shares of ₹ 10 each	1,866.49	1,400.00
103,351,114 (31 March 2024: Nil) Class C equity shares of ₹ 10 each	1,033.51	-
10,000,000 (31 March 2024: 10,000,000) redeemable preference shares of ₹ 10 each	100.00	100.00
	3,000.00	1,500.00
Issued, subscribed and fully paid-up capital		
157,606,616 (31 March 2024: 132,727,280) Class A equity shares of ₹ 10 each	1,576.07	1,327.27
103,351,114 (31 March 2024: Nil) Class C equity shares of ₹ 10 each	1,033.51	-
	2,609.58	1,327.27

(b) Reconciliation of the number of equity shares outstanding at the beginning and at the end of the year is as given below:

	As at 31 March 2025		As at 31 March 2024	
	Number of shares	Amount (₹)	Number of shares	Amount (₹)
Number of equity shares outstanding at the beginning of the year	132,727,280	1,327.27	132,727,280	1,327.27
Add: Shares issued on account of conversion during the year	128,230,450	1,282.31	-	-
Number of equity shares outstanding at the end of the year	260,957,730	2,609.58	132,727,280	1,327.27

(c) Details of shares held by shareholders holding more than 5% of the aggregate shares in the Company as per the members register:

Name of the shareholder	As at 31 March 2025		As at 31 March 2024	
	% of holding	Number of shares	% of holding	Number of shares
WWD Pearl Limited, Mauritius	-	-	55.00%	73,000,000
Embassy Property Developments Private Limited	-	-	45.00%	59,727,280
Embassy Developments Limited (including nominee shares)	100.00%	260,957,730	-	-

(d) Details of shares held by promoters

Details of shares held by the promoters through group companies is as below:

	Number of shares	% of Total Shares	% Change during the year
As at 31 March 2025			
Embassy Developments Limited (including nominee shares)	260,957,730	100%	100%
WWD Pearl Limited, Mauritius	-	-	-100%
Embassy Property Developments Private Limited	-	-	-100%
As at 31 March 2024			
WWD Pearl Limited, Mauritius	73,000,000	55%	-
Embassy Property Developments Private Limited	59,727,280	45%	-

(e) Rights, entitlements and obligations attached to equity shares:
Equity shares

- (i) Class A and Class C share represent ordinary equity share of face value of ₹ 10 each in the Company.
 - Each Class A equity shareholder is eligible for one vote per share held. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.
 - Each Class C equity shareholder is not eligible for voting rights.
 - All distributions made by the Company to its security holders will be made pro-rata in accordance with the security holders' percentage interest in the Company on fully dilutive basis and no party shall be entitled to seniority over the other in such payments.
- (ii) The equity shareholders WWD Pearl Limited and Embassy Property Developments Private Limited known as "promoters" along with the holders of Compulsory Convertible Debentures ("CCDs") known as "investors" together called as "security holders" had entered into an investment and shareholders agreement (ISHA) dated 06 October 2014:
The salient rights, preferences and restrictions of the equity shareholders as per ISHA include:
 - The equity shares and CCDs held by the stakeholders jointly known as "securities" were not transferable for one year from the date of the ISHA agreement dated 06 October 2014. Subsequent to the lock-in date, the securities were transferable with the right of first offer to the other stakeholder through execution of deed of adherence.
 - Promoters and investors have the power to appoint two directors each to the Board of Directors of the Company. The quorum for any meeting of the Board shall be the presence, in person, of such number of directors required under the Articles of Association, subject to the presence of at least one director each as nominated by the promoters and investors.
 - Promoters have right to nominate the chairman of the meetings, however the chairman shall not have a casting vote.



Embassy One Developers Private Limited**Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)**

(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

- (iii) As per the ISHA agreement, the Company has converted the series A, B and D CCDs to class A shares and the series C, E and F CCDs to class C shares by increasing the authorised capital. However, the Class C shares do not carry any voting rights.

(f) Buy back of shares and shares allotted by way of bonus shares

There are no bonus shares issued, shares issued for consideration other than cash and shares bought back during the period of five years immediately preceeding the reporting date.

- (g) The Securities Swap and Subscription Agreement dated 12 November 2020 and addendum agreement dated 24 January 2025, has been executed among WWD Pearl Limited, BREP Asia SG Indian Holding (NQ) Co I Pte. Ltd., BREP VII SG Indian Holding (NQ) Co I Pte. Ltd., BREP Asia SBS Holding-NQ Co IV Ltd, BREP VII SBS Holding-NQ Co IV Ltd, the Company and Nam Estates Private Limited (amalgamated with Embassy Developments Limited). Pursuant to the Securities Swap and Subscription Agreement dated 12 November 2020 and addendum agreement dated 24 January 2025, WWD Pearl Limited, BREP Asia SG Indian Holding (NQ) Co I Pte. Ltd., BREP VII SG Indian Holding (NQ) Co I Pte. Ltd., BREP Asia SBS Holding-NQ Co IV Ltd, BREP VII SBS Holding-NQ Co IV Ltd, have transferred their equity shares to Nam Estates Private Limited (amalgamated with Embassy Developments Limited), therefore, losing control (both solely/jointly) over the Company w.e.f. 24 January 2025.

14 Equity component of compulsory convertible debentures

Equity component of compulsory convertible debentures : 31 March 2025: Nil (31 March 2024: 352,144,447) compulsory convertible debentures of ₹ 10 each fully paid up

	As at 31 March 2025	As at 31 March 2024
	-	3,474.64
	-	3,474.64

Particulars of convertible debentures held by entities:

(i) Series A - compulsory convertible debentures

Name of debenture holders	As at 31 March 2025		As at 31 March 2024	
	Number of debentures	Amount (₹)	Number of debentures	Amount (₹)
a) BREP VII SG City View Holding (NQ) Pte Ltd	-	-	15,040,560	150.41
b) BREP Asia SBS City View Holding (NQ) Ltd	-	-	285,742	2.86
c) BREP VII SBS City View Holding (NQ) Ltd	-	-	82,040	0.82
d) BREP Asia SG City View Holding (NQ) Pte Ltd	-	-	60,204,658	602.04
e) Embassy Property Developments Private Limited	-	-	59,387,000	593.87
	-	-	135,000,000	1,350.00

(ii) Series B - compulsory convertible debentures

Name of debenture holders	As at 31 March 2025		As at 31 March 2024	
	Number of debentures	Amount (₹)	Number of debentures	Amount (₹)
a) Embassy Property Developments Private Limited	-	-	52,570,000	525.70
	-	-	52,570,000	525.70

Terms of the Series A and Series B compulsory convertible debentures

Interest rate	0.50% p.a (31 March 2024: 0.50% p.a).
Conversion terms	a) On or before the expiry of 20 years from the closing date i.e., 18 November 2007. b) 1 Class A equity shares to be issued for 10 Series A and Series B CCDs on mandatory and compulsory conversion [Class A Equity shares: CCDs - 1:10].
Conversion date	The Series A and Series B debentures have been converted into Class A Equity shares, before maturity, on 07 December 2024.

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Embassy One Developers Private Limited
Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)

(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

(iii) Series C - compulsory convertible debentures

Name of debenture holders	As at 31 March 2025		As at 31 March 2024	
	Number of debentures	Amount (₹)	Number of debentures	Amount (₹)
a) Embassy Property Developments Private Limited	-	-	30,090,000	300.90
	-	-	30,090,000	300.90
Terms of the Series C compulsory convertible debentures				
Interest rate	0.50% p.a (31 March 2024: 0.50% p.a).			
Conversion terms	a) On or before the expiry of 20 years from the closing date i.e., 18 November 2007. b) 1 Class C equity shares to be issued for 1 Series C CCDs on mandatory and compulsory conversion [Class C Equity shares : CCDs - 1:1].			
Conversion date	The Series C debentures have been converted into Class C Equity shares, before maturity, on 07 December 2024.			

(iv) Series D - compulsory convertible debentures

Name of debenture holders	As at 31 March 2025		As at 31 March 2024	
	Number of debentures	Amount (₹)	Number of debentures	Amount (₹)
a) BREP Asia SG City View Holding (NQ) Pte Ltd	-	-	48,747,304	487.47
b) BREP VII SG City View Holding (NQ) Pte Ltd	-	-	12,178,239	121.78
c) BREP Asia SBS City View Holding (NQ) Ltd	-	-	231,363	2.31
d) BREP VII SBS City View Holding (NQ) Ltd	-	-	66,427	0.66
	-	-	61,223,333	612.22
Terms of the Series D compulsory convertible debentures				
Interest rate	0.50% p.a (31 March 2024: 0.50% p.a).			
Conversion terms	a) 9 years from the date of allotment (i.e., 21 December 2014) and further extended by 1 year. b) 1 Class A equity shares to be issued for 10 Series D CCDs on mandatory and compulsory conversion [Class A Equity shares: CCDs - 1:10].			
Conversion date	The Series D debentures have been converted into Class A Equity shares on 07 December 2024 upon maturity.			

(v) Series E - compulsory convertible debentures

Name of debenture holders	As at 31 March 2025		As at 31 March 2024	
	Number of debentures	Amount (₹)	Number of debentures	Amount (₹)
a) BREP Asia SG City View Holding (NQ) Pte Ltd	-	-	29,282,354	292.82
b) BREP VII SG City View Holding (NQ) Pte Ltd	-	-	7,315,431	73.15
c) BREP Asia SBS City View Holding (NQ) Ltd	-	-	138,979	1.39
d) BREP VII SBS City View Holding (NQ) Ltd	-	-	39,903	0.40
	-	-	36,776,667	367.76
Terms of the Series E compulsory convertible debentures				
Interest rate	0.50% p.a (31 March 2024: 0.50% p.a).			
Conversion terms	a) 9 years from the date of allotment i.e., 12 November 2014 (Number of debentures - 24,500,000) and 27 November 2014 (Number of debentures - 12,276,667) and further extended by 1 year. b) 1 Class C equity shares to be issued for 1 Series E CCDs on mandatory and compulsory conversion [Class C Equity shares : CCDs - 1:1].			
Conversion date	The Series E debentures have been converted into Class C Equity shares on 07 December 2024 upon maturity.			

(vi) Series F - compulsory convertible debentures

Name of debenture holders	As at 31 March 2025		As at 31 March 2024	
	Number of debentures	Amount (₹)	Number of debentures	Amount (₹)
a) BREP Asia SG City View Holding (NQ) Pte Ltd	-	-	15,978,374	159.78
b) BREP VII SG City View Holding (NQ) Pte Ltd	-	-	3,991,778	39.92
c) BREP Asia SBS City View Holding (NQ) Ltd	-	-	74,547	0.75
d) BREP VII SBS City View Holding (NQ) Ltd	-	-	21,747	0.22
e) Embassy Property Developments Private Limited	-	-	16,418,001	164.18
	-	-	36,484,447	364.85
Terms of the Series F compulsory convertible debentures				
Interest rate	0.50% p.a (31 March 2024: 0.50% p.a).			
Conversion terms	a) On or before the expiry of 9 years from the date of allotment i.e., 26 October 2016. b) 1 Class C equity shares to be issued for 1 Series F CCDs on mandatory and compulsory conversion [Class C Equity shares : CCDs - 1:1].			
Conversion date	The Series E debentures have been converted into Class C Equity shares on 07 December 2024.			



Embassy One Developers Private Limited
Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)

(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

	As at 31 March 2025	As at 31 March 2024
15 Other equity		
Securities premium		
Opening balance at the beginning of the year	-	-
Add: Due to conversion of compulsory convertible debentures	2,192.33	-
Closing balance at the end of the year	2,192.33	-
Retained earnings		
Opening balance at the beginning of the year	(5,322.58)	(4,626.11)
Add: Transferred from statement of profit and loss for the year	(465.97)	(696.47)
Closing balance at the end of the year	(5,788.55)	(5,322.58)
At the end of the year	(3,596.22)	(5,322.58)

Nature and purpose of reserves:
Securities premium:

The security premium is the amount paid by shareholder over and above the face value of equity share. Securities premium can be utilised as per the provisions of the Companies Act, 2013.

Retained earnings:

The cumulative gain or loss arising from the operations is accumulated under the heading of retained earnings. At the end of the period, the profit/(loss) after tax is transferred from the statement of profit and loss to the retained earnings account.

16 Non-current borrowings
Secured:
Term loans from financial institutions

PNB Housing Finance Limited (refer note A below)

Less: amount disclosed under current borrowings (refer note 19)

-	1,595.40
-	(1,595.40)
-	-

Unsecured:

Liability component of compulsory convertible debentures (refer note 14)

-	124.93
---	--------

Unsecured:

Unlisted, non-convertible, redeemable debentures (refer note B to F below)

Less: amount disclosed under current borrowings (refer note 19)

3,112.11	2,766.17
(3,112.11)	(1,937.26)
-	953.84

A) Construction finance (including short term borrowings) from PNB Housing Finance Limited (PNBHFL) having an outstanding balance amounting to ₹ Nil (31 March 2024 : ₹ 1,595.40) were secured by:

- First and exclusive charge by way of registered memorandum of entry (MOE) of unsold residential units on south and north tower along with undivided interest on project land measuring 281,770 sqft and structure thereon.

- Hypothecation and escrow of total receivables (sold and unsold) of the project.

- Letter of comfort from Embassy Property Development Private Limited.

a) The amount sanctioned under the facility was ₹ 7,000.

b) The purpose of the Facility was for the construction and development of the project - residential units of south and north towers.

c) The Facility carried a floating rate of interest currently 15.70% p.a.

d) The Facility was to be repaid in 42 monthly instalments after the moratorium period of 18 months from December 2020.

e) During the year, the Company has re-negotiated the terms of term loan repayment with the financial institution and have got an approved moratorium of 8 months starting from July 2023 in relation to the repayment of principle of the loans dues.

Note 1: The above amounts include ₹ Nil (31 March 2024: ₹ 1,595.40) of loan balance disclosed as current borrowings under note 19.

Note 2: This loan has been completely repaid in full as on 05 March 2025.

B) In October 2021, the Company had issued 120,000 zero coupon, unlisted, unsecured, redeemable, non-convertible debentures of face value of ₹ 0.01 each amounting to ₹ 1,200 on a private placement basis. It has been subscribed by WWD Pearl Limited and Embassy Property Developments Private Limited (refer note 13 h) (₹ 600 each).

The term of the debentures shall be 3 years from the date of allotment. The debentures have to be repaid with a redemption premium such that the debenture holders receive an IRR of 12% p.a. The debentures do not carry any voting rights.

C) In January 2022, the Company had issued 37,000 zero coupon, unlisted, unsecured, redeemable, non-convertible debentures of face value of ₹ 0.01 each amounting to ₹ 370, on a private placement basis. It has been subscribed by BREP VII SG City View Holding (NQ) Pte Ltd and BREP Asia SG City View Holding (NQ) Pte Ltd (₹ 296 and ₹ 74 respectively).

The term of the debentures shall be 2 years from the date of allotment. The debentures do not carry any voting rights.



Embassy One Developers Private Limited
Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)

(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

- D) In June 2023, the Company has issued 56,700 zero coupon, unlisted, unsecured, redeemable, non-convertible debentures of face value of ₹ 0.01 each amounting to ₹ 567, on a private placement basis. It has been subscribed by WWD Pearl Limited and Embassy Property Developments Private Limited (refer note 13 h) (₹ 283.5 each).
The term of the debentures shall be 2 years from the date of allotment. The debentures have to be repaid with a redemption premium such that the debenture holders receive an IRR of 18% p.a. The debentures do not carry any voting rights.
- E) In June 2023, the Company has issued 8,700 zero coupon, unlisted, unsecured, redeemable, non-convertible debentures of face value of ₹ 0.01 each amounting to ₹ 87, on a private placement basis. It has been subscribed by BREP Asia SG Indian Holding (NQ) Co I Pte. Ltd, BREP VII SG Indian Holding (NQ) Co I Pte. Ltd, BREP Asia SBS Holding-NQ Co IV Ltd and BREP VII SBS Holding-NQ Co IV Ltd (₹ 69.28, ₹ 17.30, ₹ 0.32 and ₹ 0.10 respectively).
The term of the debentures shall be 2 years from the date of allotment. The debentures have to be repaid with a redemption premium such that the debenture holders receive an IRR of 18% p.a. The debentures do not carry any voting rights.
- F) In June 2023, the Company has issued 7,000 zero coupon, unlisted, unsecured, redeemable, non-convertible debentures of face value of ₹ 0.01 each amounting to ₹ 70, on a private placement basis. It has been subscribed by BREP Asia SG Indian Holding (NQ) Co I Pte. Ltd, BREP VII SG Indian Holding (NQ) Co I Pte. Ltd, BREP Asia SBS Holding-NQ Co IV Ltd and BREP VII SBS Holding-NQ Co IV Ltd (₹ 55.74, ₹ 13.92, ₹ 0.26 and ₹ 0.08 respectively).
The term of the debentures shall be 2 years from the date of allotment. The debentures do not carry any voting rights.

	As at 31 March 2025	As at 31 March 2024
17 Other non-current financial liabilities		
Retention dues	29.74	39.74
	<u>29.74</u>	<u>39.74</u>
18 Non-current provisions		
Provision for gratuity (refer note 34)	0.35	0.40
Provision for compensated absences	0.10	-
	<u>0.45</u>	<u>0.40</u>
19 Current borrowings		
Secured		
- Loans from financial institutions (refer note d below)	583.35	-
Unsecured		
- Loans from related parties (refer note 35 and note (a) to (c) below)	4,993.38	3,532.39
Current maturities of non-current borrowings (refer note 16)		
- From financial institutions	-	1,595.40
- Unlisted, non-convertible, redeemable debentures	3,112.11	1,937.26
	<u>8,688.84</u>	<u>7,065.05</u>

Note:
Repayment and Interest terms

- (a) ₹ 1,363.57 (31 March 2024: ₹ 293.84) is outstanding to Embassy Property Developments Private Limited, a related party, inclusive of accrued interest (refer note 35).
The loan is repayable in full on demand along with interest, if any.
The loan carries an interest rate of 12% p.a. on the principal value where the interest is accrued annually.
- (b) ₹ 3,256.20 (31 March 2024: ₹ 3,283.55) is outstanding to Basal Projects Private Limited, a related party, inclusive of accrued interest (refer note 35).
The loan is repayable in full on demand along with interest, if any.
The loan carries an interest rate of 6% p.a. on the principal value where the interest is accrued annually.
- (c) ₹ 373.61 (31 March 2024: Nil) is outstanding to Citra Properties Limited, a related party (refer note 35).
The loan is repayable in full on demand and carries a nil rate of interest.
- (d) ₹ 583.35 (31 March 2024: Nil) is outstanding to Shine Star Build-cap Private Limited, a non-banking financial company, which is secured by:
- First and exclusive charge by way of registered memorandum of entry (MOE) of unsold residential units on south and north tower along with undivided interest on project land measuring 379,608.41 sq ft and structure thereon.
- Hypothecation and escrow of total receivables (sold and unsold) of the project.
The facility is a general purpose corporate loan, which is repayable in 50 days from the date of disbursement.
The amount sanctioned under the facility shall be ₹ 600 and is personally guaranteed by Mr. Jitendra Virwani.
The loan carries an interest rate of 16% p.a. on the principal value, payable on monthly basis.

	As at 31 March 2025	As at 31 March 2024
20 Trade payables		
Trade payables		
- to micro enterprises and small enterprises (refer note 20 b)	195.41	150.36
- to creditors other than micro enterprises and small enterprises (refer note A)	397.70	461.68
	<u>593.11</u>	<u>612.04</u>
Note A:		
- to related parties (refer note 35)	193.66	127.17
- to others	204.04	334.51
	<u>397.70</u>	<u>461.68</u>



Embassy One Developers Private Limited

Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)
(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

20 Trade payables (Cont'd)
a. Outstanding for following periods from due date of payments

	Unbilled dues	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
As at 31 March 2025						
Dues to micro and small enterprises	-	45.89	13.46	23.76	112.30	195.41
Dues to creditors other than micro and small enterprises	87.59	132.46	82.97	51.02	43.66	397.70
As at 31 March 2024						
Dues to micro and small enterprises	-	14.30	23.76	23.35	88.95	150.36
Dues to creditors other than micro and small enterprises	116.15	128.79	64.05	118.21	34.48	461.68

b. Note:

The Ministry of Micro, Small and Medium Enterprises has issued an office memorandum dated 26 August 2008 which recommends that the Micro and Small Enterprises should mention in their correspondence with its customers the Entrepreneurs Memorandum Number as allocated after filing of the Memorandum in accordance with the 'Micro, Small and Medium Enterprises Development Act, 2006' ('the MSMED Act'). Accordingly, the disclosure in respect of the amounts payable to such enterprises has been made in the financial statements based on information received and available with the Company. The Company has dues to micro and small enterprises as at 31 March 2025 which is depicted as follows:

	As at 31 March 2025	As at 31 March 2024
The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;		
(a) (i) Principal	195.41	150.36
(ii) Interest	-	-
(b) The amount of interest paid by the Company in terms of Section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amounts of the payment made to the supplier beyond the appointed day during the year*;		
(i) Interest	-	-
(ii) Payment	-	-
(c) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006.	-	-
(d) The amount of interest accrued and remaining unpaid at the end of the year.	-	-
(e) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under Section 23 of the Micro, Small and Medium Enterprises Development Act, 2006.	-	-

* No interest has been paid by the Company during the year. The Company has not received any claim for interest during the year ended 31 March 2025 and 31 March 2024.

21 Other current financial liabilities

	As at 31 March 2025	As at 31 March 2024
Interest accrued but not due		9.61
- on term loans	-	-
- on compulsory convertible debentures	145.82	-
Security deposits	0.61	2.22
Retention dues	67.87	94.52
Other payables	27.68	27.40
	241.98	133.75

22 Other current liabilities

	As at 31 March 2025	As at 31 March 2024
Advance received for sale of properties (refer note 35)	329.54	1,217.23
Statutory dues	25.55	68.20
Employee related payables	-	1.50
	355.09	1,286.93

23 Current provisions

	As at 31 March 2025	As at 31 March 2024
Provision for gratuity (refer note 34)	0.01	0.01
Provision for compensated absences	0.02	0.12
Provision for onerous contracts (refer note A below)	37.66	38.93
	37.69	39.06

Note A: Movement of provision for onerous contracts

	As at 31 March 2025	As at 31 March 2024
Opening balance	38.93	99.80
Additions during the year	6.90	-
Adjustment on account of sale of units	(8.17)	(60.87)
Closing balance	37.66	38.93



Embassy One Developers Private Limited

Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)
(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

	Year ended 31 March 2025	Year ended 31 March 2024	
24 Revenue from operations			
Income from sale of properties (refer note 35)	947.16	373.37	
Income from maintenance services	-	29.03	
	947.16	402.40	
(a) Disaggregation of revenue			
The disaggregated revenues from contracts with customers by customer type and contract type best depicts how the nature, amount, timing and uncertainty of our revenues and cash flows are affected by industry, market and other economic factors.			
	Time of revenue recognition		
Proceeds from sale of properties	Point in time	947.16	373.37
Income from maintenance services	Point in time	-	29.03
		947.16	402.40
(b) Net revenues based on customer are as follows:			
Related parties		-	-
Other parties		947.16	373.36
		947.16	373.37
(c) Contract liabilities			
Advance received for sale of properties (refer note 22)		329.54	1,217.23
		329.54	1,217.23
(d) Significant changes in contract liabilities balance during the year			
Advances received for sale of properties			
Opening balance		1,217.23	1,413.55
Additions during the year		59.47	177.05
Adjustment on account of revenue recognized during the year		(947.16)	(373.37)
Closing balance		329.54	1,217.23
(e) Income from sale of properties of ₹ 608.54 (31 March 2024: ₹ 280.13), included in total revenue, which arose from one and four of the Company's largest customers respectively. No other single customers contributed 10% or more to the Company's revenue during the current year ended 31 March 2025 and previous year ended 31 March 2024.			
25 Other income			
Interest income			
on loans given to related parties (refer note 35)		61.36	63.40
on fixed deposits		1.82	8.21
on tax refund		0.77	0.38
Other non-operating income			
Liabilities written back		54.31	-
Rental income		1.45	0.86
Net gain on foreign currency transactions		-	0.03
Miscellaneous income		0.64	0.76
		120.35	73.64

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Embassy One Developers Private Limited

Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)
(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

	Year ended 31 March 2025	Year ended 31 March 2024
26 Employee benefits expense		
Salaries and wages	9.35	12.44
Contribution to provident and other funds	0.53	0.49
Staff welfare expenses	-	1.37
	9.88	14.30
27 Finance costs		
Interest expense on		
- debentures	363.02	297.47
- borrowings from related party (refer note 35)	151.27	195.01
- borrowings from financial institutions	95.09	226.15
	609.38	718.63
28 Other expenses		
Maintenance expense	56.32	52.04
Selling and marketing expenses	20.90	29.04
Rates and taxes	21.45	8.73
Provision for doubtful balances	27.06	-
Loss on derecognition of compulsory convertible debentures	13.64	-
Legal and professional fees (refer note (a) below)	10.45	9.32
Power and fuel	8.50	10.25
Insurance	3.64	4.22
Net loss on foreign currency transactions	0.92	-
Miscellaneous expenses	1.32	4.37
	164.20	117.98
(a) Payment to auditor (excluding taxes)		
As auditors		
- for statutory audit	1.80	1.80
	1.80	1.80
29 Expenditure on corporate social responsibility activities		
The Company does not meet the criteria as specified under sub-section (1) of section 135 of the Act read with the Companies (Corporate Social Responsibility Policy) Rules, 2014 and accordingly the Company is not required to spend any amount on activities related to corporate social responsibility for the year ended 31 March 2025 and 31 March 2024.		

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Embassy One Developers Private Limited**Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)**

(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

30 Contingent liabilities and commitments**A) Contingent liabilities**

Claims against the Company not acknowledged as debt:

- Income tax [note (i)]

- Other tax matters [note (ii)]

As at	As at
31 March 2025	31 March 2024

10.49

85.27

10.49

85.27

Notes:

(i) The Company has received an income tax demand of ₹ 10.49 for AY 2016-17 due to disallowance of business loss on grounds of non-commencement of business. The Company has filed an appeal against the same and is pending for hearing with CIT Appeals, Bengaluru.

(ii) The Company has received a rectification order against non-payment of VAT of ₹ 85.27 (inclusive of interest and penalty) on imported/un-registered items as per E-Sugam. The Company has filed a writ petition with Karnataka High Court on 10 February 2023 challenging the jurisdiction of rectification order, since mistakes is not apparent from records and re-assessment is already completed and now re-assessment is time barred, 15% pre-deposit of ₹ 12.79 has been made on 17 April 2023 as per court's instructions.

(iii) As per RERA regulations, if a promoter is unable to complete or give possession of an apartment, plot or building in accordance with the terms of agreement for sale, or as the case may be, duly completed by the date specified therein, he shall be liable to interest on demand of the allottee. Further, this point has been absorbed in the construction agreement stating that a compensation would be payable to the allottee till the date of delivery in case of any delay caused. Accordingly, with respect to such litigations, the management is of the opinion that the possibility of claim from the allottees are remote, the same has not been disclosed as a contingent liability.

B) Further, there are no commitments as on 31 March 2025 and 31 March 2024.

31 Earnings per share (EPS)

Basic earnings per share amounts are calculated by dividing the loss for the year attributable to equity holders by the weighted average number of equity shares outstanding during the year.

Diluted earnings per share amounts are calculated by dividing the loss attributable to equity holders (after adjusting for saving in interest or dividend expenses, net of taxes) by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares.

The following reflects the loss and weighted average number of shares data used in the computation:

	Year ended 31 March 2025	Year ended 31 March 2024
Loss for the year attributable to equity shareholders	(466.22)	(696.33)
Weighted average number of equity shares for calculating basic and diluted earnings per share	260.96	260.96
Basic earnings per share	(1.79)	(2.67)
Dilutive earnings per share	(1.79)	(2.67)

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Embassy One Developers Private Limited

Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)
(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

32 Segment information

An operating segment is a component of the Company that engages in business activities from which it may earn revenues and incur expenses and for which discrete financial information is available. The operating segments' operating results are reviewed by the Chief Operating Decision Maker (Board of Directors) to make decisions about resources to be allocated to the segments and assess their performance. The Company's business activities fall within one component (namely, "residential construction and related interiors"). Accordingly, separate disclosures per the requirements of Ind AS 108, Operating Segments, are not considering necessary. Further, the Company operates only in India. Hence, no disclosure for geographical segment is considered necessary.

33 Taxes:
(a) Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate:

	Year ended 31 March 2025	Year ended 31 March 2024
Loss before tax	(466.22)	(696.33)
Tax at the Indian tax rate of 26% (31 March 2024: 26%)	(121.22)	(181.05)
Effect of:		
Temporary differences for which deferred tax is not recognised	8.25	(14.86)
Tax impact of items which will never be allowed	0.66	1.39
Unused tax loss for which deferred tax is not recognised	112.31	194.52
Income tax expense reported in the statement of profit and loss	-	-

(b) Unrecognised deferred tax assets

Deferred tax assets have not been recognised in respect of the following items, because it is not probable that future taxable profit will be available against which the Company can use the benefits therefrom:

	As at 31 March 2025	As at 31 March 2024
Carry forward business loss	431.95	2,464.66
	431.95	2,464.66

(c) Expiration of losses carried forward

31 March 2026	-	142.48
31 March 2029	-	50.09
31 March 2030	-	492.48
31 March 2031	-	1,031.57
31 March 2032	-	748.04
31 March 2033	431.95	-
	431.95	2,464.66

* Unabsorbed depreciation loss amounting to ₹ 9.38 (31 March 2024: ₹ 9.38) can be carried forward indefinitely.

* All brought forward losses, incurred prior to the current financial year lapsed on 31 March 2025 due to change in shareholding, as per Section 79 of the Income Tax Act, 1961.

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Embassy One Developers Private Limited

Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)

(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

34 Employee benefits**A. Gratuity**

The Company has a defined benefit gratuity plan. Under this plan, every employee who has completed five years or more of service gets a gratuity on departure at 15 days of (last drawn basic salary) for each completed year of service. The defined benefit gratuity plan is not funded.

The following tables summarise the components of net benefit expense recognised in the statement of profit and loss and amounts recognised in the balance sheet for the respective plans.

Changes in the present value of the defined benefit obligation are as follows:

	As at 31 March 2025	As at 31 March 2024
Opening defined benefit obligation	0.41	0.45
Interest cost	0.03	0.03
Current service cost	0.17	0.11
Benefits paid	-	(0.32)
Actuarial (gain)/ loss on obligation	(0.25)	0.14
Closing defined benefit obligation	0.36	0.41

B. The amounts recognised in the balance sheet are as follows:

Present value of the obligation at the end of the year	0.36	0.41
Fair value of plan assets	-	-
Liability recognised in the balance sheet	0.36	0.41

C. (i) Expense recognized in the statement of profit and loss

Current service cost	0.17	0.11
Interest cost on defined benefit obligation	0.03	0.03
Net benefit expense	0.20	0.14

C. (ii) Remeasurements recognised in other comprehensive income

Actuarial (gain)/ loss on arising from change in financial assumption	(0.15)	0.07
Actuarial (gain)/ loss on arising from experience adjustment	(0.10)	0.07
	(0.25)	0.14

D. Sensitivity analysis of the defined benefit obligation**Impact of the change in discount rate**

Present value of obligation at the end of the period	0.36	0.41
Impact due to increase of 0.50 %	(0.03)	(0.03)
Impact due to decrease of 0.50 %	0.03	0.03

Impact of the change in salary increase

Present value of obligation at the end of the period	0.36	0.41
Impact due to increase of 0.50 %	0.03	0.03
Impact due to decrease of 0.50 %	(0.03)	(0.03)

Sensitivities due to mortality and withdrawals are not material and hence impact of change not calculated.

Sensitivities as to rate of inflation, rate of increase of pensions in payment, rate of increase of pensions before retirement and life expectancy are not applicable being a lump sum benefit on retirement.

E. The principal assumptions used in determining gratuity obligations for the Company's plans are shown below:

	As at 31 March 2025	As at 31 March 2024
Discount rate	6.65%	7.10%
Salary growth rate	5.00%	8.00%
Demographic assumptions		
Mortality rate	100% of IALM 2012-14	100% of IALM 2012-14
Retirement age	60 Years	60 Years
Attrition / Withdrawal rates, based on age: (per annum)		
Upto 30 years	31.58%	31.58%
31 - 44 years	5.26%	5.26%
Above 44 years	-	-

The estimates of future salary increases, considered in actuarial valuation, take account of inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.



Embassy One Developers Private Limited

Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)
(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

35 Related parties disclosures

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

A. Holding company

Embassy Developments Limited (w.e.f. 24 January 2025)

B. Enterprises who exercise joint control

Embassy Property Developments Private Limited, India (till 24 January 2025)

JV Holding Private Limited, India (till 24 January 2025)

WWD Pearl Limited, Mauritius (till 24 January 2025) - refer note (d) below

BREP Asia SG City View Holding (NQ) Pte. Limited, Singapore (till 24 January 2025) - refer note (d) below

BREP VII SG City View Holding (NQ) Pte Limited, Singapore (till 24 January 2025) - refer note (d) below

BREP Asia SBS City View Holding (NQ) Limited, Cayman Island (till 24 January 2025) - refer note (d) below

BREP VII SBS City View Holding (NQ) Limited, Cayman Island (till 24 January 2025) - refer note (d) below

BREP Asia SG Indian Holding (NQ) Co I Pte. Ltd., Singapore (till 24 January 2025) - refer note (d) below

BREP VII SG Indian Holding (NQ) Co I Pte. Ltd., Singapore (till 24 January 2025) - refer note (d) below

BREP Asia SBS Holding-NQ Co IV Ltd, Cayman Island (till 24 January 2025) - refer note (d) below

BREP VII SBS Holding-NQ Co IV Ltd, Cayman Island (till 24 January 2025) - refer note (d) below

C. Key management personnel (KMP)

Shailendra Konanur Subbaraya

Rajesh Kaimal

Maria Rajesh

Swarna R Malharikar

Grishma Chouhan

Aditya Virwani

Asheesh Mohita

Siddharth Nawal

Sweta Singh

Whole-time director (w.e.f. 07 March 2025)

Director

Director (w.e.f. 07 March 2025)

Chief financial officer (w.e.f. 31 March 2025)

Company secretary (w.e.f. 10 March 2025)

Director (till 24 February 2025)

Director (till 07 March 2025)

Director (till 07 March 2025)

Company Secretary (till 17 February 2025)

D. Other related parties with whom transactions have taken place during the year**Fellow subsidiaries**

Citra Properties Limited (w.e.f. 24 January 2025)

Basal Projects Private Limited (w.e.f. 24 January 2025)

Fellow subsidiaries of enterprise who exercise joint control over the Company

Embassy Services Private Limited (till 24 January 2025)

Quadron Business Park Private Limited (till 24 January 2025)

Technique Control Facility Management Private Limited (till 24 January 2025)

Nam Estates Private Limited (refer note (a) below) (till 24 January 2025)

Basal Projects Private Limited (till 24 January 2025)

Entities where KMP or related parties of the KMP are in common or exercise significant influence/ control

Embassy Property Developments Private Limited, India (w.e.f. 24 January 2025)

JV Holding Private Limited, India (w.e.f. 24 January 2025)

Embassy Services Private Limited (w.e.f. 24 January 2025)

Quadron Business Park Private Limited (w.e.f. 24 January 2025)

Technique Control Facility Management Private Limited (w.e.f. 24 January 2025)

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

CBE Developers LLP

(ii) The following is a summary of related party transactions

	Year ended 31 March 2025	Year ended 31 March 2024
Loans received back		
Nam Estates Private Limited (refer note (a) below)	-	130.87
Embassy Developments Limited	48.29	-
Loans given		
Nam Estates Private Limited (refer note (a) below)	-	64.50
Embassy Developments Limited	567.71	-
Borrowings taken		
Embassy Property Developments Private Limited	1,322.70	172.08
Basal Projects Private Limited	-	158.80
Citra Properties Limited	373.61	-
Repayment of borrowings		
Embassy Property Developments Private Limited	386.59	-



Embassy One Developers Private Limited

Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)
(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

35 Related parties disclosures (Cont'd)

	Year ended 31 March 2025	Year ended 31 March 2024
Issue of non convertible debentures (NCD)		
Embassy Property Developments Private Limited (refer note (c) below)	-	283.50
WWD Pearl Limited	-	283.50
BREP Asia SG Indian Holding (NQ) Co I Pte. Ltd.	-	125.02
BREP VII SG Indian Holding (NQ) Co I Pte. Ltd.	-	31.22
BREP Asia SBS Holding-NQ Co IV Ltd	-	0.58
BREP VII SBS Holding-NQ Co IV Ltd	-	0.18
Interest income on loans given		
Nam Estates Private Limited (refer note (a) below)	-	63.40
Embassy Developments Limited	61.36	-
Interest on compulsory convertible debentures (CCDs)		
Embassy Property Developments Private Limited (refer note (c) below)	5.45	6.49
BREP Asia SG City View Holding (NQ) Pte Ltd	5.30	6.45
BREP VII SG City View Holding (NQ) Pte Ltd	1.32	1.61
BREP Asia SBS City View Holding (NQ) Ltd	0.03	0.03
BREP VII SBS City View Holding (NQ) Ltd	0.01	0.01
Interest on non-convertible debentures (NCDs)		
Embassy Property Developments Private Limited (refer note (c) below)	158.93	128.61
WWD Pearl Limited	128.59	128.32
BREP Asia SG Indian Holding (NQ) Co I Pte. Ltd.	24.81	20.62
BREP VII SG Indian Holding (NQ) Co I Pte. Ltd.	6.87	5.15
BREP Asia SBS Holding-NQ Co IV Ltd	0.18	0.14
BREP VII SBS Holding-NQ Co IV Ltd	0.05	0.04
Interest on borrowings		
Embassy Property Developments Private Limited	151.27	18.56
Basal Projects Private Limited	-	176.44
Maintenance expense		
Embassy Services Private Limited	43.06	11.74
Technique Control Facility Management Private Limited	4.26	-
Quadron Business Park Private Limited	1.69	0.12
Power and fuel		
Embassy Services Private Limited	7.92	13.43
Selling and marketing expenses		
Quadron Business Park Private Limited	-	0.02
Income from sale of properties		
CBE Developers LLP	608.54	75.17

(iii) Balances receivable from and payable to related parties:

	As at 31 March 2025	As at 31 March 2024
Loan to related party**		
Nam Estates Private Limited (refer note (a) below)	-	1,078.01
Embassy Developments Limited	1,659.19	-
Loan from related party**		
Embassy Property Developments Private Limited	1,363.57	293.84
Basal Projects Private Limited	3,256.20	3,238.55
Citra Properties Limited	373.61	-
Non convertible debentures (NCD) including interest		
Embassy Property Developments Private Limited (refer note (c) below)	1,253.22	1,097.24
WWD Pearl Limited	-	1,119.93
Basal Projects Private Limited	370.00	370.00
BREP Asia SG Indian Holding (NQ) Co I Pte. Ltd.	-	142.55
BREP VII SG Indian Holding (NQ) Co I Pte. Ltd.	-	35.60
BREP Asia SBS Holding-NQ Co IV Ltd	-	0.66
BREP VII SBS Holding-NQ Co IV Ltd	-	0.21



Embassy One Developers Private Limited

Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)
(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

	As at 31 March 2025	As at 31 March 2024
35 Related parties disclosures (Cont'd)		
Advance for purchase of transferrable development rights (TDRs)		
Embassy Property Developments Private Limited	448.20	810.00
Interest accrued but not due on compulsory convertible debentures (CCDs)		
BREP VII SG City View Holding (NQ) Pte Ltd	-	14.15
BREP Asia SBS City View Holding (NQ) Ltd	-	0.27
BREP VII SBS City View Holding (NQ) Ltd	-	0.08
BREP Asia SG City View Holding (NQ) Pte Ltd	-	56.64
Embassy Developments Limited	24.54	-
Embassy Property Developments Private Limited (refer note (c) below)	42.79	60.98
Trade payables		
Embassy Property Developments Private Limited	20.49	20.49
Embassy Services Private Limited	164.01	95.92
Quadron Business Park Private Limited, India	4.92	7.71
JV Holding Private Limited	3.11	3.05
Technique Control Facility Management Private Limited	1.13	-
Advance received for sale of properties		
CBE Developers LLP	-	617.62
Compulsory convertible debentures (equity and liability component)		
Embassy Property Developments Private Limited (refer note (c) below)	-	1,618.28
BREP Asia SG City View Holding (NQ) Pte Ltd	-	1,582.26
BREP VII SG City View Holding (NQ) Pte Ltd	-	395.29
BREP Asia SBS City View Holding (NQ) Ltd	-	7.51
BREP VII SBS City View Holding (NQ) Ltd	-	2.16

Notes:

(a) As on 24 January 2025, Nam Estates Private Limited amalgamated with Embassy Developments Limited.

(b) On 01 August 2020, Embassy Inn Private Limited has entered into Securities Purchase Agreement with Nam Estates Private Limited (amalgamated with Embassy Developments Limited) whereby the debentures of the Company held by Embassy Inn Private Limited will be transferred to Nam Estates Private Limited (amalgamated with Embassy Developments Limited).

(c) A scheme of arrangement for the merger of "Embassy Inn Private Limited" (Transferor Company) into "Embassy Property Developments Private Limited" (Transferee Company) under the sections 230 to 232 and other applicable provisions of the Companies Act, 2013 has been approved by the National Company Law Tribunal (Bengaluru Bench) on 30 September 2023. The Scheme became effective from the appointed date April 01 2021 upon filing of the certified copies of the NCLT Orders with the respective Jurisdictional Registrar of Companies. Pursuant to the Scheme becoming effective, the transferor Company is merged with the transferee Company with effect from April 01 2021 i.e. the Appointed Date.

(d) The Securities Swap and Subscription Agreement dated 12 November 2020 and addendum agreement dated 24 January 2025, has been executed among WWD Pearl Limited, BREP Asia SG Indian Holding (NQ) Co I Pte. Ltd., BREP VII SG Indian Holding (NQ) Co I Pte. Ltd., BREP Asia SBS Holding-NQ Co IV Ltd, BREP VII SBS Holding-NQ Co IV Ltd, the Company and Nam Estates Private Limited (amalgamated with Embassy Developments Limited).

Pursuant to the Securities Swap and Subscription Agreement dated 12 November 2020 and addendum agreement dated 24 January 2025, WWD Pearl Limited, BREP Asia SG Indian Holding (NQ) Co I Pte. Ltd., BREP VII SG Indian Holding (NQ) Co I Pte. Ltd., BREP Asia SBS Holding-NQ Co IV Ltd, BREP VII SBS Holding-NQ Co IV Ltd, have transferred their Equity Shares to Nam Estates Private Limited (amalgamated with Embassy Developments Limited), therefore, losing control (both solely/jointly) over the Company w.e.f. 24 January 2025.

** Includes interest accrued and due on loan to / from related party (current and non-current).

Note 1: Related party transactions are conducted on terms equivalents to those prevailing in an arm's length transaction.

Note 2: Refer note 19 for the guarantees received by the Company.

Note 2: Embassy Developments Limited ("Holding company") has given financial support to the Company to meet its financial commitments for 12 months from the date of these financial statements.

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36 Financial instruments

A. Accounting classification and fair value

The carrying value and fair value of financial instruments by categories are as below:

As at 31 March 2025	Note	Carrying value	Fair value			Total
			Level 1	Level 2	Level 3	
Financial assets measured at amortised cost:						
Other non-current financial assets	4	3.59	-	-	-	3.59
Loans	10	1,659.19	-	-	-	1,659.19
Cash and cash equivalents	9	49.83	-	-	-	49.83
Other current financial assets	11	1.58	-	-	-	1.58
		1,714.19	-	-	-	1,714.19
Financial liabilities measured at amortised cost:						
Borrowings (including current maturities)	16 and 19	8,688.84	-	-	-	8,688.84
Interest accrued but not due						
- on compulsory convertible debentures	21	145.82	-	-	-	145.82
Retention dues	17 and 21	97.61	-	-	-	97.61
Trade payables	20	593.11	-	-	-	593.11
Other financial liabilities	21	28.29	-	-	-	28.29
		9,553.67	-	-	-	9,553.67
As at 31 March 2024	Note	Carrying value	Fair value			Total
			Level 1	Level 2	Level 3	
Financial assets measured at amortised cost:						
Other non-current financial assets	4	5.37	-	-	-	5.37
Loans	10	1,078.01	-	-	-	1,078.01
Cash and cash equivalents	9	58.96	-	-	-	58.96
Other current financial assets	11	119.01	-	-	-	119.01
		1,261.35	-	-	-	1,261.35
Financial liabilities measured at amortised cost:						
Borrowings (including current maturities)	16 and 19	8,018.89	-	-	-	8,018.89
Interest accrued but not due						
- on term loans	21	9.61	-	-	-	9.61
Retention dues	17 and 21	134.26	-	-	-	134.26
Trade payables	20	612.04	-	-	-	612.04
Other financial liabilities	21	29.62	-	-	-	29.62
		8,804.42	-	-	-	8,804.42

The Company has not disclosed the fair values for financial instruments such as loans, cash and cash equivalents, other financial assets, other financial liabilities and trade payables because their carrying amounts are a reasonable approximation of fair value.

The borrowings of the Company do not have any comparable instrument having the similar terms and conditions with related security being mortgaged and hence the carrying value of the borrowings represents the best estimate of fair value.

B. Measurement of fair values

The section explains the judgement and estimates made in determining the fair values of the financial instruments that are:

- recognized and measured at fair value
- measured at amortized cost and for which fair values are disclosed in the financial statements.

To provide an indication about the reliability of the inputs used in determining fair value, the Company has classified its financial instruments into the three levels prescribed under the accounting standard. An explanation of each level is mentioned below:

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments, traded bonds and mutual funds that have quoted price. The fair value of all equity instruments which are traded in the stock exchanges is valued using the closing price as at the reporting period. The mutual funds are valued using the closing net asset value.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the counter derivatives) is determined using valuation techniques which maximize the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The Company has elected to measure all financial instruments, except investments, at amortized cost.



Embassy One Developers Private Limited**Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)**

(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

36 Financial instruments (Cont'd)**C. Financial risk management**

The Company is exposed to credit risk, liquidity risk and interest rate risk arising out of operations and the use of financial instruments. The Board of Directors have overall responsibility for establishment and review of the Company's risk management framework.

(i) Risk management framework

The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities.

The Company's management monitors compliance with the Company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company.

(ii) Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities and from its financing activities, including deposits with banks, inter-corporate deposits and other financial instruments.

The carrying amount of financial assets represents the maximum credit exposure.

The Company limits its exposure to credit risk by investing in liquid securities and maintaining bank balances only with counterparties that have good credit rating. The Company invests as per the guidelines approved by the Board to mitigate this risk. Cash is placed with reputable banks and the risk of default is considered remote.

	Period ended	Asset group	Estimated gross carrying amount at default	Expected probability of default	Expected credit losses	Carrying amount, net of impairment provision
Loss allowance measured at 12 month expected credit loss	31 March 2025	Security deposits	2.08	-	-	2.08
(Financial assets for which credit risk has not increased significantly since initial recognition)	31 March 2024	Security deposits	2.08	-	-	2.08

(iii) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows to ensure it has sufficient cash to meet operational needs. Such forecasting takes into consideration the Company's debt financing plans, covenant compliance and compliance with internal statement of financial position ratio targets. Usually the excess of funds is invested in short term mutual funds and fixed deposits. This is generally carried out in accordance with practice and limits set by the Company. These limits vary to take into account the liquidity of the market in which the Company operates.

Financing arrangements

The Company has undrawn borrowing facilities at the end of the reporting period amounting to ₹ 6,258.03 (31 March 2024: ₹ 6,794.18).

Maturities of financial liabilities

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted contractual cash flow, and include contractual interest payments.

As at 31 March 2025	Carrying amount	Total	Less than 1 year	1 to 5 years	More than 5 years
Non-derivative financial liabilities					
Borrowings (including current maturities)	8,688.84	8,897.59	8,897.59	-	-
Interest accrued but not due					
- on compulsory convertible debentures	145.82	145.82	145.82	-	-
Retention dues	97.61	97.61	67.87	29.74	-
Trade payables	593.11	593.11	593.11	-	-
Other financial liabilities	28.29	28.29	28.29	-	-
Total	9,553.67	9,762.42	9,732.68	29.74	-
As at 31 March 2024	Carrying amount	Total	Less than 1 year	1 to 5 years	More than 5 years
Non-derivative financial liabilities					
Borrowings (including current maturities)	8,018.89	8,318.42	7,163.51	1,154.91	-
Interest accrued but not due					
- on term loans	9.61	9.61	9.61	-	-
Retention dues	134.26	134.26	94.52	39.74	-
Trade payables	612.04	612.04	612.04	-	-
Other financial liabilities	29.62	29.62	29.62	-	-
Total	8,804.42	9,103.95	7,909.30	1,194.65	-



Embassy One Developers Private Limited
Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)

(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

36 Financial instruments (Cont'd)
(iv) Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices, which will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. Market risk comprises of currency risk, interest rate risk and price risk. The Company is primarily exposed to fluctuation in interest rates.

Currency risk

The Company is exposed to currency risk to the extent that there is a mismatch between the currencies in which sales, purchases and borrowings are denominated and the respective functional currencies of transacting parties. The functional currency of the Company is ₹.

(a) As at 31 March 2025, there were no outstanding forward contracts.

(b) As at 31 March 2025, there were no hedged foreign currency exposure.

(c) Exposure to foreign currency risk:

The summary quantitative data about the Company's exposure to currency risk as reported to the management is as follows.

	As at 31 March 2025	As at 31 March 2024
Financial liabilities		
Trade payables		
USD (amounts expressed in ₹)	48.08	42.76
Total financial liabilities	48.08	42.76
Net exposure in respect of recognised assets and liabilities	48.08	42.76

Sensitivity analysis

A reasonably possible strengthening (weakening) of the respective currencies against all other currencies at 31 March would have affected the measurement of financial instruments denominated in a foreign currency and affected equity and profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular interest rates, remain constant and ignores any impact of forecast sales and purchases.

	Profit or Loss		Equity, net of tax	
	Strengthening	Weakening	Strengthening	Weakening
31 March 2025	0.48	(0.48)	0.36	(0.36)
31 March 2024	0.43	(0.43)	0.32	(0.32)

Interest rate risk

Interest rate is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company manages its interest rate risk by having a balanced portfolio of fixed and variable rate of borrowings. The Company does not enter into any interest rate swaps.

Exposure to interest rate risk:

The interest rate profile of the Company's interest-bearing financial instruments as reported to the management of the Company is as follows:

	As at 31 March 2025	As at 31 March 2024
Fixed-rate instruments:		
Financial assets	1,662.50	1,081.02
Financial liabilities	8,688.84	6,423.50
	10,351.34	7,504.52
Variable-rate instruments:		
Financial assets	-	-
Financial liabilities	-	1,595.39
	-	1,595.39

Cash flow sensitivity analysis for variable-rate instruments

A reasonably possible change of 100 basis points in interest rates at the reporting date would have increased (decreased) profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency exchange rates, remain constant.

	Profit or loss		Equity, net of tax	
	Strengthening	Weakening	Strengthening	Weakening
31 March 2025				
Variable rate borrowings	-	-	-	-
31 March 2024				
Variable rate borrowings	(15.95)	15.95	(11.81)	11.81

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Embassy One Developers Private Limited
Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)

(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

37 Capital management

For the purpose of the Company's capital management, capital includes issued equity share capital, compulsory convertible debentures, share premium and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's capital management is to maximize the shareholder value.

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. Management monitors the return on capital, as well as the level of dividends to equity shareholders. The Board of Directors seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowing and the advantages and security afforded by a sound capital position.

The Company monitors capital using a ratio of 'adjusted net debt' to 'equity'. For this purpose, adjusted net debt is defined as total liabilities, comprising interest-bearing loans and borrowings less cash and cash equivalents. The Company's adjusted net debt to equity ratio at 31 March 2025 and 31 March 2024 is as follows:

	As at 31 March 2025	As at 31 March 2024
Total liabilities	9,946.91	10,130.81
Less: Cash and cash equivalents	49.83	58.96
Less: Fixed deposits with remaining maturity less than 12 months	-	118.60
Adjusted net debt	9,897.08	9,953.25
Total equity	(986.64)	(520.67)
Total equity	(986.64)	(520.67)
Adjusted net debt to equity ratio	(10.03)	(19.12)

38 Reconciliation of movements of liabilities to cash flows arising from financing activities:

	As at 01 April 2024	Proceeds	Cash flows Repayments (including other borrowings costs)	Interest expenses	Non-cash movement (Fair value changes)	As at 31 March 2025
Borrowings	8,018.89	2,296.31	(2,000.35)	373.49	0.50	8,688.84
Interest accrued but not due	9.61	-	(99.88)	235.89	-	145.82
Particulars	As at 01 April 2023	Proceeds	Cash flows Repayments (including other borrowings costs)	Interest expenses	Non-cash movement (Fair value changes)	As at 31 March 2024
Borrowings	7,350.01	879.37	(665.94)	458.15	(2.70)	8,018.89
Interest accrued but not due	16.64	-	(267.50)	260.47	-	9.61

- 39 (i) No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(ii) No funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(iii) The Company has complied with provisions of the Foreign Exchange Management Act, 1999 (42 of 1999) and Companies Act has been complied with for such transactions and the transactions are not violative of the Prevention of Money-Laundering act, 2002 (15 of 2003).

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Embassy One Developers Private Limited
Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)
(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

40 Ratio analysis and its elements

Ratio	Numerator	Denominator	31 March 2025	31 March 2024	% Change	Reason for variance
Current ratio	Current assets	Current liabilities	0.90	1.04	-13%	Not applicable*
Debt-equity ratio	Total borrowings	Total equity	(8.81)	(15.40)	-43%	Refer note (a)
Debt service coverage ratio	Profit before tax and finance cost	Finance cost + Principal repayment made for non-current borrowings	0.06	0.02	290%	Refer note (b)
Return on equity ratio	Loss after tax	Average total equity	0.62	4.04	-85%	Refer note (c)
Inventory turnover ratio	Cost of properties sold	Average inventory	0.11	0.04	175%	Refer note (d)
Trade receivable turnover ratio	Revenue from operations	Average trade receivables	Not applicable	Not applicable	Not applicable	Not applicable
Trade payables turnover ratio	Cost of properties sold	Average trade payables	1.25	0.54	131%	Refer note (e)
Net capital turnover ratio	Revenue from operations	Current assets less current liabilities (excluding current maturities of non-current borrowings)	(0.93)	0.20	-565%	Refer note (f)
Net profit ratio	Net loss for the period	Total income	(0.44)	(1.46)	-70%	Refer note (g)
Return on capital employed	Profit before tax and finance cost	Net worth + Debt	0.02	0.00	525%	Refer note (g)
Return on investment	Income generated from invested funds	Average invested funds	0.04	0.06	-33%	Refer note (h)

Note:

- This is mainly due to increase in total borrowings and loss incurred during the current year.
- This is mainly due to increase in revenue from operations during the current year.
- This is mainly due to decrease in loss incurred during the current year and decrease in total equity.
- This is mainly due to increase in cost of properties sold during the current year.
- This is mainly due to increase in cost of properties sold during the current year.
- This is mainly due to increase in current liabilities in excess of current assets.
- This is mainly due to increase in revenue from operations and decrease in loss incurred during the current year.
- This is mainly due to loan given to related parties at nil rate of interest during the current year.

*The change in ratio is less than 25% as compared to previous year and hence no explanation required to be furnished.

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Embassy One Developers Private Limited

Material accounting policy information and other explanatory information to the financial statements for the year ended 31 March 2025 (Cont'd)

(All amounts are in Indian Rupees (₹) millions, unless otherwise stated)

41 Other statutory Information

- The Company does not have any benami property, where any proceeding has been initiated or pending against the Company for holding any benami property.
- The Company does not have any transactions and outstanding balances during the current as well previous year with Companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.
- The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- The Company has not traded or invested in crypto currency or virtual currency during the financial year.
- The Company has not defaulted in repayment of loans, or other borrowings or payment of interest thereon to any lender.
- The Company has not been declared as wilful defaulter by the bank or financial institution (as defined under Companies Act, 2013) or consortium thereof, in accordance with the guideline on wilful defaulter issued by the Reserve Bank of India.
- The Company does not have any transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- In the opinion of the board of directors, all assets have a value on realization in the ordinary course of the business at least equal to the amounts at which they are stated and provision for all known liabilities have been made.
- The Company did not have any long-term contracts including derivative contracts for which there were any foreseeable losses.
- The Company is engaged in business of providing infrastructural facilities as per section 186(11) read with Schedule III of the Act, accordingly disclosure as per section 186(4) of the Act is not applicable.

- 42** The Company has incurred net loss amounting to ₹ 466.22 during the year ended 31 March 2025 (31 March 2024: ₹ 696.33) and as of that date, it has negative retained earnings of ₹ 5,788.55 (31 March 2024: ₹ 5,322.58). The Company also has a negative net worth of ₹ 986.64 as at 31 March 2025 and its current liabilities exceeds the current assets by ₹ 1,021.34. The Company has an agreement with Basal Projects Private Limited, a fellow subsidiary, for credit of ₹ 5,000 million repayable on demand, out of which ₹ 3,822.39 is still undrawn. Also, the Company has entered into an inter-corporate deposit agreement with Embassy Property Developments Private Limited, a related party, for additional credit of ₹ 5,000 million which is repayable only on availability of project surplus. Further, Embassy Developments Limited (the Holding Company) has stated its intention to provide unconditional financial support to the Company and to enter into any financing arrangement as and when required to enable the Company to meet its obligations and continue its operations for a period of not less than 12 months from the financial year ended 31 March 2025. Accordingly, based on the above, the Company will be able to realize its assets and discharge its liabilities as recorded in these financial statements in the normal course of business. Consequently, the financial statements, have been prepared on a going concern basis.

43 Audit trail

The Ministry of Corporate Affairs (MCA) has prescribed a requirement for companies under the proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 inserted by the Companies (Accounts) Amendment Rules 2021 requiring companies, which uses accounting software for maintaining its books of account, shall use only such accounting software which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled.

The Company, in respect of the financial year commencing on 1 April 2024, has used an accounting software for maintaining books of account. The Company has enabled the feature of recording audit trail (edit log) except that the audit trail feature was not enabled for changes made using privileged access rights for direct data changes at the database level. Further, the Company has preserved the audit trail logs as per the statutory requirements for record retention in the accounting software except that audit trail logs at the database level has not been preserved by the Company for the period 1 April 2023 to 9 January 2024.

- 44** As per transfer pricing legislation under section 92 - 92F of the Income-tax Act, 1961, the Company is required to use certain specific methods in computing arm's length price of international transactions with associated enterprises and maintain documentation in this respect. Since law requires existence of such information and documentation to be contemporaneous in nature, the Company is in the process of conducting a transfer pricing study for the current financial year to ensure that the transactions with associate enterprises undertaken are at "Arms length basis". However, in the opinion of the management the same would not have a material impact on these financial statements. Accordingly, these financial statements do not include any adjustments for the transfer pricing implications, if any.

- 45** Previous year's comparatives have been regrouped wherever necessary to conform to the current year's presentation and any such reclassification/regrouping is immaterial to the users of the financial statements.

As per our report of even date attached.

For Walker Chandio & Co LLP

Chartered Accountants

Firm's registration number: 001076N/N600013

Madhu Sudan

Madhu Sudan Malpani

Partner

Membership number: 517440

Place: Gurugram

Date: 28 May 2025



For and on behalf of the Board of Directors of

Embassy One Developers Private Limited



Rajesh Kaimal

Rajesh Kaimal

Director

DIN: 03158687

Place: Bengaluru

Date: 28 May 2025

Shailendra K S

Shailendra K S

Whole Time Director

DIN: 07984647

Place: Bengaluru

Date: 28 May 2025

Swarna R. Malharikar

Swarna R Malharikar
Chief Financial Officer

Place: Bengaluru

Date: 28 May 2025

Grishma Chouhan

Grishma Chouhan
Company Secretary
ACS No: A68573

Place: Bengaluru

Date: 28 May 2025