

Form No. MGT-7

Annual Return (other than OPCs and Small Companies)

[Pursuant to sub-section (1) of section 92 of the Companies Act, 2013 and sub-rule (1) of rule 11 of the Companies (Management and Administration) Rules, 2014]

All fields marked in * are mandatory

Refer instruction kit for filing the form



Form language

☒ English ☐ Hindi

I REGISTRATION AND OTHER DETAILS

i *Corporate Identity Number (CIN)

L45101HR2006PLC095409

ii (a) *Financial year for which the annual return is being filed (From date) (DD/MM/YYYY)

01/04/2025

(b) *Financial year for which the annual return is being filed (To date) (DD/MM/YYYY)

31/03/2026

(c) *Type of Annual filing

☒ Original

☐ Revised

(d) SRN of MGT-7 filed earlier for the same financial years

iii

Particulars	As on filing date	As on the financial year end date
Name of the company	EMBASSY DEVELOPMENTS LIMITED	EMBASSY DEVELOPMENTS LIMITED
Registered office address	Office No 01-1001, WeWork, Blue One Square Udyog Vihar Phase 4 Rd,NA,Gurugram,Gurgaon,Haryana,India,122016	Office No 01-1001, WeWork, Blue One Square Udyog Vihar Phase 4 Rd,NA,Gurugram,Gurgaon,Haryana,India,122016
Latitude details	28.4955	28.4955
Longitude details	77.0849	77.0849

(a) *Photograph of the registered office of the Company showing external building and name prominently visible

RO_PhotoGraph.pdf

(b) *Permanent Account Number (PAN) of the company

AA*****4F

(c) *e-mail ID of the company

*****tarial@ibrealstate.com

(d) *Telephone number with STD code

01*****59

(e) Website										
iv *Date of Incorporation (DD/MM/YYYY)	04/04/2006									
v (a) *Class of Company (as on the financial year end date) (Private company/Public Company/One Person Company)	Public company									
(b) *Category of the Company (as on the financial year end date) (Company limited by shares/Company limited by guarantee/Unlimited company)	Company limited by shares									
(c) *Sub-category of the Company (as on the financial year end date) (Indian Non-Government company/Union Government Company/State Government Company/ Guarantee and association company/Subsidiary of Foreign Company)	Indian Non-Government company									
vi *Whether company is having share capital (as on the financial year end date)	☒ Yes ☐ No									
vii (a) Whether shares listed on recognized Stock Exchange(s)	☒ Yes ☐ No									
(b) Details of stock exchanges where shares are listed										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">S. No.</th> <th style="width: 50%;">Stock Exchange Name</th> <th style="width: 40%;">Code</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>National Stock Exchange (NSE)</td> <td>A1024 - National Stock Exchange (NSE)</td> </tr> <tr> <td>2</td> <td>Bombay Stock Exchange (BSE)</td> <td>A1 - Bombay Stock Exchange (BSE)</td> </tr> </tbody> </table>		S. No.	Stock Exchange Name	Code	1	National Stock Exchange (NSE)	A1024 - National Stock Exchange (NSE)	2	Bombay Stock Exchange (BSE)	A1 - Bombay Stock Exchange (BSE)
S. No.	Stock Exchange Name	Code								
1	National Stock Exchange (NSE)	A1024 - National Stock Exchange (NSE)								
2	Bombay Stock Exchange (BSE)	A1 - Bombay Stock Exchange (BSE)								
viii Number of Registrar and Transfer Agent	1									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">CIN of the Registrar and Transfer Agent</th> <th style="width: 20%;">Name of the Registrar and Transfer Agent</th> <th style="width: 30%;">Registered office address of the Registrar and Transfer Agents</th> <th style="width: 30%;">SEBI registration number of Registrar and Transfer Agent</th> </tr> </thead> <tbody> <tr> <td>L72400MH2017PLC444072</td> <td>KFIN TECHNOLOGIES LIMITED</td> <td>301, The Centrium, 3rd Floor, 57,, Lal Bahadur Shastri Road, Nav Pada, Kurla (West), Mumbai, Mumbai, Maharashtra, India, 400070</td> <td>INR000000221</td> </tr> </tbody> </table>		CIN of the Registrar and Transfer Agent	Name of the Registrar and Transfer Agent	Registered office address of the Registrar and Transfer Agents	SEBI registration number of Registrar and Transfer Agent	L72400MH2017PLC444072	KFIN TECHNOLOGIES LIMITED	301, The Centrium, 3rd Floor, 57,, Lal Bahadur Shastri Road, Nav Pada, Kurla (West), Mumbai, Mumbai, Maharashtra, India, 400070	INR000000221	
CIN of the Registrar and Transfer Agent	Name of the Registrar and Transfer Agent	Registered office address of the Registrar and Transfer Agents	SEBI registration number of Registrar and Transfer Agent							
L72400MH2017PLC444072	KFIN TECHNOLOGIES LIMITED	301, The Centrium, 3rd Floor, 57,, Lal Bahadur Shastri Road, Nav Pada, Kurla (West), Mumbai, Mumbai, Maharashtra, India, 400070	INR000000221							
ix * (a) Whether Annual General Meeting (AGM) held	☐ Yes ☒ No									
(b) If yes, date of AGM (DD/MM/YYYY)										
(c) Due date of AGM (DD/MM/YYYY)	30/09/2026									
(d) Whether any extension for AGM granted	☐ Yes ☒ No									
(e) If yes, provide the Service Request Number (SRN) of the GNL-1 application form filed for extension										

(f) Extended due date of AGM after grant of extension (DD/MM/YYYY)

(g) Specify the reasons for not holding the same

Scheduled to be held on September 8, 2026

II PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

i *Number of business activities

1

S. No.	Main Activity group code	Description of Main Activity group	Business Activity Code	Description of Business Activity	% of turnover of the company
1	L	Real Estate activities	68	Real Estate activities	92

III PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES (INCLUDING JOINT VENTURES)

i *No. of Companies for which information is to be given

184

S. No.	CIN /FCRN	Other registration number	Name of the company	Holding/ Subsidiary/Associate/Jo int Venture	% of shares held
1	U45400DL2007PLC167615		ELENA CONSTRUCTIONS LIMITED	Subsidiary	100.00
2	U45201DL2006PLC146528		EQUINOX INDIA ASSETS LIMITED	Subsidiary	100.00
3	U45203MH2006PLC304067		SERIDA ENGINEERING LIMITED	Subsidiary	100.00
4	U70109DL2006PLC151748		AEDOS REAL ESTATE COMPANY LIMITED	Subsidiary	100.00
5	U45400MH2007PLC309632		ALBASTA INFRASTRUCTURE LIMITED	Subsidiary	100.00
6	U45400MH2007PLC305224		ALBASTA REAL ESTATE LIMITED	Subsidiary	100.00
7	U45400DL2007PLC169083		CITRA DEVELOPERS LIMITED	Subsidiary	100.00

8	U45400MH2007PLC305443		ELENA PROPERTIES LIMITED	Subsidiary	100.00
9	U45400MH2007PLC305444		FORNAX CONSTRUCTIONS LIMITED	Subsidiary	100.00
10	U45400MH2007PLC309631		FORNAX REAL ESTATE LIMITED	Subsidiary	100.00
11	U45400DL2007PLC163015		APESH CONSTRUCTIONS LIMITED	Subsidiary	100.00
12	U70109MH2006PLC304065		ATHENA BUILDWELL LIMITED	Subsidiary	100.00
13	U45201MH2006PLC303682		CATHERINE BUILDERS & DEVELOPERS LIMITED	Subsidiary	100.00
14	U70109MH2006PLC303678		CERES INFRASTRUCTURE LIMITED	Subsidiary	100.00
15	U70109MH2006PLC303680		CERES PROPERTIES LIMITED	Subsidiary	100.00
16	U45201MH2006PLC304066		LAVONE INFRASTRUCTURE PROJECTS LIMITED	Subsidiary	100.00
17	U45400DL2007PLC169295		INDIABULLS PROJECTS LIMITED	Subsidiary	100.00
18	U45200DL2006PLC154693		INDIABULLS INDUSTRIAL INFRASTRUCTURE LIMITED	Subsidiary	89.01
19	U70109MH2006PLC302080		FAMA ESTATE LIMITED	Subsidiary	100.00
20	U70109MH2006PLC302087		FAMA INFRASTRUCTURE LIMITED	Subsidiary	100.00
21	U70200MH2011PLC304069		LINNET INFRASTRUCTURE LIMITED	Subsidiary	100.00
22	U70100MH2011PLC305627		LINNET REAL ESTATE LIMITED	Subsidiary	100.00
23	U70200MH2011PLC304068		LINNET CONSTRUCTIONS LIMITED	Subsidiary	100.00
24	U70109MH2006PLC303679		JUVENTUS CONSTRUCTIONS LIMITED	Subsidiary	100.00
25	U70109DL2006PLC151258		JUVENTUS INFRASTRUCTURE LIMITED	Subsidiary	100.00

26	U70109MH2006PLC303683		JUVENTUS LAND DEVELOPMENT LIMITED	Subsidiary	100.00
27	U45201MH2006PLC309628		KENNETH BUILDERS & DEVELOPERS LIMITED	Subsidiary	100.00
28	U45400DL2007PLC169264		INDIABULLS REALTY COMPANY LIMITED	Subsidiary	100.00
29	U70109MH2006PLC304147		HERMES PROPERTIES LIMITED	Subsidiary	100.00
30	U45201MH2006PLC303674		EQUINOX INDIA COMMERCIAL ESTATE LIMITED	Subsidiary	100.00
31	U45201MH2005PLC303676		EQUINOX INDIA LAND HOLDINGS LIMITED	Subsidiary	100.00
32	U70109MH2006PLC303675		DIANA LAND DEVELOPMENT LIMITED	Subsidiary	100.00
33	U45400DL2008PLC172632		SERIDA INFRASTRUCTURE LIMITED	Subsidiary	100.00
34	U45400DL2008PLC172631		SERIDA PROPERTIES LIMITED	Subsidiary	100.00
35	U45400DL2007PLC169359		VARALI DEVELOPERS LIMITED	Subsidiary	100.00
36	U45400MH2007PLC306586		VARALI INFRASTRUCTURE LIMITED	Subsidiary	100.00
37	U45400DL2008PLC172626		VONNIE REAL ESTATE LIMITED	Subsidiary	100.00
38	U70109MH2006PLC310435		ATHENA LAND DEVELOPMENT LIMITED	Subsidiary	100.00
39	U70109MH2006PLC309265		NILGIRI INFRASTRUCTURE PROJECTS LIMITED	Subsidiary	100.00
40	U70109DL2006PLC150370		VINDHYACHAL DEVELOPERS LIMITED	Subsidiary	100.00
41	U45400DL2007PLC163019		ALBINA REAL ESTATE LIMITED	Subsidiary	100.00
42	U70109MH2006PLC303681		AMADIS LAND DEVELOPMENT LIMITED	Subsidiary	100.00
43	U70101MH2006PLC303677		EQUINOX INDIA LANDCON LIMITED	Subsidiary	100.00

44	U70101DL2006PLC148912		IVONNE INFRASTRUCTURE LIMITED	Subsidiary	100.00
45	U70109DL2006PLC150633		KARAKORAM PROPERTIES LIMITED	Subsidiary	100.00
46	U70109DL2006PLC150256		LAVONE BUILDERS AND DEVELOPERS LIMITED	Subsidiary	100.00
47	U70100MH2011PLC309291		LINNET DEVELOPERS LIMITED	Subsidiary	100.00
48	U70101MH2011PLC309230		LORENA DEVELOPERS LIMITED	Subsidiary	100.00
49	U70102MH2011PLC305650		MAJESTA BUILDERS LIMITED	Subsidiary	100.00
50	U45200DL2007PLC157424		MANJOLA INFRASTRUCTURE LIMITED	Subsidiary	100.00
51	U70109MH2011PLC305639		NERISSA DEVELOPERS LIMITED	Subsidiary	100.00
52	U70101MH2006PLC305640		NILGIRI INFRAESTATE LIMITED	Subsidiary	100.00
53	U74120DL2007PLC167612		LAVONE MANAGEMENT SERVICES LIMITED	Subsidiary	100.00
54	U45201DL2005PLC139676		BRIDGET ESTATE LIMITED	Subsidiary	100.00
55	U70109DL2006PLC151747		KAILASH BUILDWELL LIMITED	Subsidiary	100.00
56	U70109DL2006PLC150515		KALTHA DEVELOPERS LIMITED	Subsidiary	100.00
57	U45400DL2008PLC178305		LORITA DEVELOPERS LIMITED	Subsidiary	100.00
58	U70102MH2011PLC304089		MAJESTA INFRASTRUCTURE LIMITED	Subsidiary	100.00
59	U18204DL2007PLC169358		PAIDIA INFRASTRUCTURE LIMITED	Subsidiary	100.00
60	U45400DL2007PLC169356		PLATANE INFRASTRUCTURE LIMITED	Subsidiary	100.00
61	U40300DL2007PLC169092		SENTIA DEVELOPERS LIMITED	Subsidiary	100.00

62	U45400DL2007PLC169360		SENTIA INFRASTRUCTURE LIMITED	Subsidiary	100.00
63	U70109MH2007PLC303664		SEPSET DEVELOPERS LIMITED	Subsidiary	100.00
64	U45400MH2007PLC304086		DEVONA DEVELOPERS LIMITED	Subsidiary	100.00
65	U45400MH2007PLC304087		DEVONA INFRASTRUCTURE LIMITED	Subsidiary	100.00
66	U70100MH2011PLC304088		EDESIA DEVELOPERS LIMITED	Subsidiary	100.00
67	U70109MH2011PLC305409		LORENA CONSTRUCTIONS LIMITED	Subsidiary	100.00
68	U70109MH2011PLC305629		LORENA INFRASTRUCTURE LIMITED	Subsidiary	100.00
69	U70101MH2011PLC305630		LORENA REAL ESTATE LIMITED	Subsidiary	100.00
70	U70109DL2006PLC151256		LUCINA BUILDWELL LIMITED	Subsidiary	100.00
71	U70200MH2011PLC308875		MAJESTA DEVELOPERS LIMITED	Subsidiary	100.00
72	U70100MH2011PLC308862		NERISSA CONSTRUCTIONS LIMITED	Subsidiary	100.00
73	U70109MH2011PLC308876		NERISSA INFRASTRUCTURE LIMITED	Subsidiary	100.00
74	U70101MH2006PLC308863		NILGIRI INFRASTRUCTURE DEVELOPMENT LIMITED	Subsidiary	100.00
75	U45201MH2005PLC308864		NILGIRI LAND DEVELOPMENT LIMITED	Subsidiary	100.00
76	U70109DL2006PLC151146		SELENE BUILDWELL LIMITED	Subsidiary	100.00
77	U45400DL2007PLC163103		VARALI PROPERTIES LIMITED	Subsidiary	100.00
78	U45400DL2007PLC163012		VARALI CONSTRUCTIONS LIMITED	Subsidiary	100.00

79	U70100MH2007PLC304094		VARALI REAL ESTATE LIMITED	Subsidiary	100.00
80	U70101DL2014PLC266384		FAMA REAL ESTATE LIMITED	Subsidiary	100.00
81	U70109DL2006PLC151538		ATHENA INFRASTRUCTURE LIMITED	Subsidiary	100.00
82	U45400MH2007PLC310096		SOPHIA CONSTRUCTIONS LIMITED	Subsidiary	100.00
83	U70102DL2007PLC157384		EQUINOX INDIA INFRAESTATE LIMITED	Subsidiary	100.00
84	U70109MH2011PLC303671		LORENA BUILDERS LIMITED	Subsidiary	100.00
85	U45400MH2007PLC303672		DEVONA PROPERTIES LIMITED	Subsidiary	100.00
86	U45400MH2007PLC303665		AIRMID PROPERTIES LIMITED	Subsidiary	100.00
87	U45300MH2007PLC303666		ALBASTA PROPERTIES LIMITED	Subsidiary	100.00
88	U45400MH2007PLC304643		APESH PROPERTIES LIMITED	Subsidiary	100.00
89	U70109MH2007PLC304095		APESH REAL ESTATE LIMITED	Subsidiary	100.00
90	U70101DL2006PLC148875		EQUINOX INDIA BUILDCON LIMITED	Subsidiary	100.00
91	U70200MH2011PLC303669		LINNET PROPERTIES LIMITED	Subsidiary	100.00
92	U45200MH2008PLC304145		MABON INFRASTRUCTURE LIMITED	Subsidiary	100.00
93	U45200MH2008PLC310445		MABON CONSTRUCTIONS LIMITED	Subsidiary	100.00
94	U70200MH2011PLC308878		MAJESTA PROPERTIES LIMITED	Subsidiary	100.00
95	U70109DL2006PLC150361		FAMA BUILDERS AND DEVELOPERS LIMITED	Subsidiary	100.00
96	U70109DL2006PLC151130		FAMA CONSTRUCTION LIMITED	Subsidiary	100.00

97	U70109DL2006PLC151746		FAMA LAND DEVELOPMENT LIMITED	Subsidiary	100.00
98	U45400DL2007PLC163094		CITRA PROPERTIES LIMITED	Subsidiary	100.00
99	U70109DL2006PLC151147		SELENE CONSTRUCTIONS LIMITED	Subsidiary	100.00
100	U70109MH2006PLC304148		ATHENA BUILDERS AND DEVELOPERS LIMITED	Subsidiary	100.00
101	U70100MH2011PLC305645		EDESIA CONSTRUCTIONS LIMITED	Subsidiary	100.00
102	U70200MH2011PLC310106		EDESIA INFRASTRUCTURE LIMITED	Subsidiary	100.00
103	U70109DL2006PLC151703		KARAKORAM BUILDWELL LIMITED	Subsidiary	100.00
104	U45200MH2007PLC309185		LENUS INFRASTRUCTURE LIMITED	Subsidiary	100.00
105	U45200DL2008PLC172643		ASHKIT CONSTRUCTIONS LIMITED	Subsidiary	100.00
106	U45200MH2007PLC305643		MARIANA PROPERTIES LIMITED	Subsidiary	100.00
107	U70100MH2011PLC305646		NERISSA PROPERTIES LIMITED	Subsidiary	100.00
108	U70100MH2011PLC305642		NERISSA REAL ESTATE LIMITED	Subsidiary	100.00
109	U45400DL2007PLC163003		SENTIA REAL ESTATE LIMITED	Subsidiary	100.00
110	U70109DL2006PLC151749		TRITON INFRASTRUCTURE LIMITED	Subsidiary	100.00
111	U70109DL2006PLC150016		ZEUS BUILDERS AND DEVELOPERS LIMITED	Subsidiary	100.00
112	U70109MH2006PLC308866		ZEUS ESTATE LIMITED	Subsidiary	100.00
113	U70109MH2006PLC308865		VINDHYACHAL INFRASTRUCTURE LIMITED	Subsidiary	100.00
114	U70109DL2006PLC151143		TEFIA LAND DEVELOPMENT LIMITED	Subsidiary	100.00

115	U45400DL2007PLC163009		SOPHIA REAL ESTATE LIMITED	Subsidiary	100.00
116	U70109MH2006PLC309629		SELENE INFRASTRUCTURE LIMITED	Subsidiary	100.00
117	U70109MH2006PLC309630		SELENE LAND DEVELOPMENT LIMITED	Subsidiary	100.00
118	U70200DL2014PLC267441		TAPIR CONSTRUCTIONS LIMITED	Subsidiary	100.00
119	U45400DL2007PLC163165		AIRMID REAL ESTATE LIMITED	Subsidiary	100.00
120	U45400MH2007PLC309312		ANGLES CONSTRUCTIONS LIMITED	Subsidiary	100.00
121	U45201MH2006PLC305631		BRIDGET BUILDERS AND DEVELOPERS LIMITED	Subsidiary	100.00
122	U70109MH2006PLC304648		CERES CONSTRUCTIONS LIMITED	Subsidiary	100.00
123	U70109MH2006PLC309315		CERES ESTATE LIMITED	Subsidiary	100.00
124	U70109MH2006PLC305633		CERES LAND DEVELOPMENT LIMITED	Subsidiary	100.00
125	U45400MH2007PLC305634		CORUS REAL ESTATE LIMITED	Subsidiary	100.00
126	U70109DL2006PLC151132		DIANA INFRASTRUCTURE LIMITED	Subsidiary	100.00
127	U70109MH2006PLC309316		FAMA PROPERTIES LIMITED	Subsidiary	100.00
128	U70109DL2006PLC150017		GALIUM BUILDERS AND DEVELOPERS LIMITED	Subsidiary	100.00
129	U45200MH2007PLC309317		EQUINOX INDIA COMMERCIAL PROPERTIES LIMITED	Subsidiary	100.00
130	U70109DL2006PLC149700		DEVONA CONSTRUCTIONS LIMITED	Subsidiary	100.00
131	U70109DL2006PLC150359		JUVENTUS PROPERTIES LIMITED	Subsidiary	100.00
132	U45200MH2007PLC309319		LENUS PROPERTIES LIMITED	Subsidiary	100.00

133	U70109DL2006PLC150010		LUCINA BUILDERS AND DEVELOPERS LIMITED	Subsidiary	100.00
134	U70100MH2011PLC309320		MAJESTA CONSTRUCTIONS LIMITED	Subsidiary	100.00
135	U70109MH2006PLC312526		MAKALA INFRASTRUCTURE LIMITED	Subsidiary	100.00
136	U45400MH2007PLC308881		MARIANA REAL ESTATE LIMITED	Subsidiary	100.00
137	U70101DL2006PLC148645		NILGIRI BUILDWELL LIMITED	Subsidiary	100.00
138	U70109MH2006PLC309321		NILGIRI INFRASTRUCTURE LIMITED	Subsidiary	100.00
139	U45201MH2006PLC309322		NILGIRI LAND HOLDINGS LIMITED	Subsidiary	100.00
140	U45201MH2006PLC309634		NILGIRI LANDS LIMITED	Subsidiary	100.00
141	U70101MH2003PLC310111		NOBLE REALTORS LIMITED	Subsidiary	100.00
142	U70100MH2011PLC310112		PARMIDA PROPERTIES LIMITED	Subsidiary	100.00
143	U70109DL2006PLC150265		SELENE PROPERTIES LIMITED	Subsidiary	100.00
144	U45400DL2007PLC163018		SEPSET REAL ESTATE LIMITED	Subsidiary	100.00
145	U70109MH2006PLC310113		SHIVALIK PROPERTIES LIMITED	Subsidiary	100.00
146	U70109DL2006PLC150229		SYLVANUS PROPERTIES LIMITED	Subsidiary	100.00
147	U70109DL2006PLC151129		TRITON BUILDWELL LIMITED	Subsidiary	100.00
148	U70109MH2006PLC310114		TRITON PROPERTIES LIMITED	Subsidiary	100.00
149	U70109DL2006PLC151133		VINDHYACHAL BUILDWELL LIMITED	Subsidiary	100.00
150	U70109MH2006PLC309325		VINDHYACHAL LAND DEVELOPMENT LIMITED	Subsidiary	100.00

151	U70109MH2006PLC309871		ZEUS BUILDWELL LIMITED	Subsidiary	100.00
152	U70109DL2006PLC151260		LUCINA LAND DEVELOPMENT LIMITED	Subsidiary	100.00
153	U70109DL2006PLC150362		LUCINA PROPERTIES LIMITED	Subsidiary	100.00
154	U70109DL2006PLC150402		ZEUS PROPERTIES LIMITED	Subsidiary	100.00
155	U70109DL2006PLC151127		LUCINA ESTATE LIMITED	Subsidiary	100.00
156	U45201HR2005PTC077760		SKY FOREST PROJECTS PRIVATE LIMITED	Subsidiary	100.00
157	U74999MH2017PTC302943		SPERO PROPERTIES AND SERVICES PRIVATE LIMITED	Subsidiary	100.00
158	U70109KA2021PLC146385		VIGOR DEVELOPMENTS LIMITED	Subsidiary	100.00
159	U70101TN2007PTC064100		RGE CONSTRUCTIONS AND DEVELOPMENT PRIVATE LIMITED	Subsidiary	100.00
160	U45209HR2009PLC135122		EQUINOX DEVELOPMENTS LIMITED	Subsidiary	100.00
161	U68100KA2024PTC192093		SION EDEN DEVELOPERS PRIVATE LIMITED	Subsidiary	100.00
162	U70200KA2011PLC057054		SUMMIT DEVELOPMENTS LIMITED	Subsidiary	100.00
163	U51101KA1973PLC002298		EMBASSY EAST BUSINESS PARK LIMITED	Subsidiary	100.00
164	U62100KA2018PLC109810		EMBASSY REALTY VENTURES LIMITED	Subsidiary	100.00
165	U70109KA2020PLC133636		EMBASSY INFRA DEVELOPERS LIMITED	Subsidiary	100.00
166	U70200KA2020PLC138589		EMBASSY ORANGE DEVELOPERS LIMITED	Subsidiary	100.00
167	U70109KA2021PLC144814		LOGUS PROJECTS LIMITED	Subsidiary	100.00
168	U70109KA2021PLC153406		ARDOR PROJECTS LIMITED	Subsidiary	100.00

169	U68200KA2022PLC157829		CEREUS VENTURES LIMITED	Subsidiary	100.00
170	U70109KA2022PLC162251		VIRTUOUS DEVELOPMENTS LIMITED	Subsidiary	100.00
171	U70109KA2018PLC135028		EMBASSY ONE COMMERCIAL PROPERTY DEVELOPMENTS LIMITED	Subsidiary	100.00
172	U92100KA1997NPL022353		EMBASSY INTERNATIONAL RIDING SCHOOL	Subsidiary	100.00
173	U45202KA2007PLC084541		EMBASSY ONE DEVELOPERS LIMITED	Subsidiary	100.00
174	U70109KA2021PLC153854		BASAL PROJECTS LIMITED	Subsidiary	100.00
175	U70109KA2022PLC158624		COHORT PROJECTS LIMITED	Subsidiary	100.00
176	U68100KA2023PLC172723		REQUE DEVELOPERS LIMITED	Subsidiary	100.00
177	U70100KA2022PLC158620		SQUADRON DEVELOPERS LIMITED	Subsidiary	100.00
178		075640 C1/GBL	M Holdco 1 Limited	Subsidiary	100.00
179		075660 C1/GBL	M Holdco 2 Limited	Subsidiary	100.00
180		075661 C1/GBL	M Holdco 3 Limited	Subsidiary	100.00
181		HE 212425	Navilith Holdings Limited	Subsidiary	100.00
182		HE 244006	Brenformexa Limited	Subsidiary	100.00
183		017404V	Dev Property Development Limited	Subsidiary	100.00
184	U70109KA2021PTC146952		EMBASSY-COLUMBIA PACIFIC ASL PRIVATE LIMITED	Joint Venture	50.00

IV SHARE CAPITAL, DEBENTURES AND OTHER SECURITIES OF THE COMPANY

i SHARE CAPITAL

(a) Equity share capital

Particulars	Authorised Capital	Issued capital	Subscribed capital	Paid Up capital
Total number of equity shares	6601350000.00	1390633433.00	1390633433.00	1390633433.00
Total amount of equity shares (in rupees)	13202700000.00	2781266866.00	2781266866.00	2781266866.00

Number of classes

1

Class of shares	Authorised Capital	Issued capital	Subscribed Capital	Paid Up capital
Equity Shares				
Number of equity shares	6601350000	1390633433	1390633433	1390633433
Nominal value per share (in rupees)	2	2	2	2
Total amount of equity shares (in rupees)	13202700000	2781266866	2781266866	2781266866

(b) Preference share capital

Particulars	Authorised Capital	Issued capital	Subscribed capital	Paid Up capital
Total number of preference shares	114000000.00	0.00	0.00	0.00
Total amount of preference shares (in rupees)	1140000000.00	0.00	0.00	0.00

Number of classes

1

Class of shares	Authorised Capital	Issued capital	Subscribed Capital	Paid Up capital
Preference				
Number of preference shares	114000000	0	0	0
Nominal value per share (in rupees)	10	10	10	10
Total amount of preference shares (in	1140000000.00	0.00	0	0

rupees)

(c) Unclassified share capital

Particulars	Authorised Capital
Total amount of unclassified shares	0

(d) Break-up of paid-up share capital

Particulars	Number of shares			Total Nominal Amount	Total Paid-up amount	Total premium
	Physical	DEMAT	Total			
(i) Equity shares						
At the beginning of the year	1161	1222536733	1222537894.00	2445075788	2445075788	
Increase during the year	0.00	168095539.00	168095539.00	336191078.00	336191078.00	18408142476.00
i Public Issues	0	0	0.00	0	0	
ii Rights issue	0	0	0.00	0	0	
iii Bonus issue	0	0	0.00	0	0	
iv Private Placement/ Preferential allotment	0	0	0.00	0	0	
v ESOPs	0	0	0.00	0	0	
vi Sweat equity shares allotted	0	0	0.00	0	0	
vii Conversion of Preference share	0	0	0.00	0	0	
viii Conversion of Debentures	0	0	0.00	0	0	
ix GDRs/ADRs	0	0	0.00	0	0	
x Others, specify						
Conversion of Warrants into Equity		168095539		336191078	336191078	18408142476
Decrease during the year	0.00	0.00	0.00	0.00	0.00	0
i Buy-back of shares	0	0	0.00	0	0	
ii Shares forfeited	0	0	0.00	0	0	
iii Reduction of share capital	0	0	0.00	0	0	

Particulars	Number of shares			Total Nominal Amount	Total Paid-up amount	Total premium
iv Others, specify NA	0	0	0.00	0	0	
At the end of the year	1161.00	1390632272.0 0	1390633433.0 0	2781266866.0 0	2781266866.0 0	
(ii) Preference shares						
At the beginning of the year	0	0	0.00	0	0	
Increase during the year	0.00	0.00	0.00	0.00	0.00	0
i Issues of shares	0	0	0.00	0	0	
ii Re-issue of forfeited shares	0	0	0.00	0	0	
iii Others, specify NA	0	0	0.00	0	0	
Decrease during the year	0.00	0.00	0.00	0.00	0.00	0
i Redemption of shares	0	0	0.00	0	0	
ii Shares forfeited	0	0	0.00	0	0	
iii Reduction of share capital	0	0	0.00	0	0	
iv Others, specify NA	0	0	0.00	0	0	
At the end of the year	0.00	0.00	0.00	0.00	0.00	

ISIN of the equity shares of the company

INE069I01010

ii Details of stock split/consolidation during the year (for each class of shares)

0

Class of shares		
Before split / Consolidation	Number of shares	
	Face value per share	

After split / consolidation	Number of shares	
	Face value per share	

iii Details of shares/Debentures Transfers since closure date of last financial year (or in the case of the first return at any time since the incorporation of the company)

☒ Nil

Number of transfers

Attachments:

1. Details of shares/Debentures Transfers

iv Debentures (Outstanding as at the end of financial year)

(a) Non-convertible debentures

*Number of classes

2

Classes of non-convertible debentures	Number of units	Nominal value per unit	Total value (Outstanding at the end of the year)
SeniorSecuredRedeemableUnratedUnlisted NCDs	27500	100000	2750000000.00
NA	0	0	0.00
Total	27500.00	100000.00	2750000000.00

Classes of non-convertible debentures	Outstanding as at the beginning of the year	Increase during the year	Decrease during the year	Outstanding as at the end of the year
SrSecuredNonCumulativeRedeemableTaxableUnlistedNCD	1200000000	0	1200000000	0.00
SeniorSecuredRedeemableUnratedUnlistedNCDs	0	2750000000	0	2750000000.00
Total	1200000000.00	2750000000.00	1200000000.00	2750000000.00

(b) Partly convertible debentures

*Number of classes

0

Classes of partly convertible debentures	Number of units	Nominal value per unit	Total value (Outstanding at the end of the year)
Total			

Classes of partly convertible debentures	Outstanding as at the beginning of the year	Increase during the year	Decrease during the year	Outstanding as at the end of the year
Total				

(c) Fully convertible debentures

*Number of classes

0

Classes of fully convertible debentures	Number of units	Nominal value per unit	Total value (Outstanding at the end of the year)
Total			

Classes of fully convertible debentures	Outstanding as at the beginning of the year	Increase during the year	Decrease during the year	Outstanding as at the end of the year
Total				

(d) Summary of Indebtedness

Particulars	Outstanding as at the beginning of the year	Increase during the year	Decrease during the year	Outstanding as at the end of the year
Non-convertible debentures	1200000000.00	2750000000.00	1200000000.00	2750000000.00
Partly convertible debentures	0.00	0.00	0.00	0.00

Fully convertible debentures	0.00	0.00	0.00	0.00
Total	1200000000.00	2750000000.00	1200000000.00	2750000000.00

v Securities (other than shares and debentures)

0

Type of Securities	Number of Securities	Nominal Value of each Unit	Total Nominal Value	Paid up Value of each Unit	Total Paid up Value
Total					

V Turnover and net worth of the company (as defined in the Companies Act, 2013)

i *Turnover

4121870000

ii * Net worth of the Company

113003522676

VI SHARE HOLDING PATTERN

A Promoters

S. No	Category	Equity		Preference	
		Number of shares	Percentage	Number of shares	Percentage
1	Individual/Hindu Undivided Family				
	(i) Indian	21401895	1.54	0	0.00
	(ii) Non-resident Indian (NRI)	0	0.00	0	0.00
	(iii) Foreign national (other than NRI)	0	0.00	0	0.00
2	Government				
	(i) Central Government	0	0.00	0	0.00
	(ii) State Government	0	0.00	0	0.00

	(iii) Government companies	0	0.00	0	0.00
3	Insurance companies	0	0.00	0	0.00
4	Banks	0	0.00	0	0.00
5	Financial institutions	0	0.00	0	0.00
6	Foreign institutional investors	0	0.00	0	0.00
7	Mutual funds	0	0.00	0	0.00
8	Venture capital	0	0.00	0	0.00
9	Body corporate (not mentioned above)	571727228	41.11	0	0.00
10	Others 	0	0.00	0	0.00
	Total	593129123.00	42.65	0.00	0

Total number of shareholders (promoters)

8

B Public/Other than promoters

S. No	Category	Equity		Preference	
		Number of shares	Percentage	Number of shares	Percentage
1	Individual/Hindu Undivided Family				
	(i) Indian	299979305	21.57	0	0.00
	(ii) Non-resident Indian (NRI)	14785025	1.06	0	0.00
	(iii) Foreign national (other than NRI)	0	0.00	0	0.00
2	Government				
	(i) Central Government	0	0.00	0	0.00
	(ii) State Government	0	0.00	0	0.00

	(iii) Government companies	1500	0.00	0	0.00
3	Insurance companies	0	0.00	0	0.00
4	Banks	386	0.00	0	0.00
5	Financial institutions	7488788	0.54	0	0.00
6	Foreign institutional investors	103777776	7.46	0	0.00
7	Mutual funds	37727637	2.71	0	0.00
8	Venture capital	0	0.00	0	0.00
9	Body corporate (not mentioned above)	80723678	5.80	0	0.00
10	Others	253020215	18.19	0	0.00
	FDI IEPF Trusts etc.				
	Total	797504310.00	57.33	0.00	0

Total number of shareholders (other than promoters)

262124

Total number of shareholders (Promoters + Public/Other than promoters)

262132.00

Breakup of total number of shareholders (Promoters + Other than promoters)

Sl.No	Category	
1	Individual - Female	57315
2	Individual - Male	119559
3	Individual - Transgender	0
4	Other than individuals	85258
	Total	262132.00

C Details of Foreign institutional investors' (FIIs) holding shares of the company

77

Name of the FII	Address	Date of Incorporation	Country of Incorporation	Number of shares held	% of shares held
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BAILLIE GIFFORD PACIFIC FUND A SUB FUND OF BAILLIE GIFFORD OVERSEAS GROWTH FUNDS ICVC	CALTON SQUARE 1 GREENSIDE ROW EDINBURGH	01/04/2024	United Kingdom	35820015	2.58
PACIFIC HORIZON INVESTMENT TRUST PLC	MOOR HOUSE 120 LONDON WALL LONDON EC2Y 5ET UNITED KINGDOM	01/04/2024	United Kingdom	11186470	0.8
VANGUARD TOTAL INTERNATIONAL STOCK INDEX FUND	100 VANGUARD BOULEVARD MALVERN PA	01/04/2024	United States	7910784	0.57
CITIGROUP GLOBAL MARKETS MAURITIUS PRIVATE LIMITED	5th Floor Ebene Esplanade 24 Bank Street Cybercity Ebene	01/04/2024	Mauritius	7734598	0.56
VANGUARD EMERGING MARKETS STOCK INDEX FUND, A SERIES OF VANGUARD INTERNATIONAL EQUITY INDEX FUNDS	100 VANGUARD BOULEVARD MALVERN PA	01/04/2024	United States	6680394	0.48
BNP PARIBAS FINANCIAL MARKETS - ODI	1 RUE LAFFITTE PARIS	01/04/2024	France	4066102	0.29
VANGUARD FIDUCIARY TRUST COMPANY INSTITUTIONAL TOTAL INTERNATIONAL STOCK MARKET INDEX TRUST II	100 VANGUARD BOULEVARD MALVERN PENNSYLVANIA	01/04/2024	United States	3488478	0.25
SOCIETE GENERALE - ODI	29 BOULEVARD HAUSSMANN PARIS	01/04/2024	France	3410973	0.25
EMERGING MARKETS CORE EQUITY 2 PORTFOLIO OF DFA INVESTMENT DIMENSIONS GROUP INC.	6300 Bee Cave Road Building One Austin Texas 78746 USA	01/04/2024	United States	2452385	0.18
VANGUARD GLOBAL EX-U.S. REAL ESTATE INDEX FUND	100 VANGUARD BOULEVARD MALVERN PA	01/04/2024	United States	2433203	0.17

BAILLIE GIFFORD WORLDWIDE ASIA EX JAPAN FUND, A SUB FUND OF BAILLIE GIFFORD WORLDWIDE FUNDS PLC	30 Herbert Street Dublin Dublin	01/04/2024	Ireland	1698518	0.12
QUADRATURE TRADING VCC - SUB-FUND NO. 1	JPMorgan Chase Bank, N.A. India Sub Custody 3rd Flr,JP Morgan Tower,Off CST Road Kalina, Santacruz East, Mumbai	01/04/2024	India	1662213	0.12
VANGUARD FTSE ALL-WORLD EX-US SMALL-CAP INDEX FUND	100 VANGUARD BOULEVARD MALVERN PA	01/04/2024	United States	1641745	0.12
INDIA MAX INVESTMENT FUND LIMITED	365 ROYAL ROAD ROSE HILL MAURITIUS	01/04/2024	Mauritius	1150000	0.08
NOMURA SINGAPORE LIMITED	10 MARINA BOULEVARD MARINA BAY FINANCIAL CENTRE TOWER 2 36 01	01/04/2024	Singapore	1128000	0.08
MORGAN STANLEY ASIA (SINGAPORE) PTE. - ODI	2 Central Boulevard #22-01 West Tower IOI Central Boulevard Towers	01/04/2024	Singapore	988458	0.07
AMERICAN CENTURY ETF TRUST-AVANTIS EMERGING MARKET S EQUITY ETF	4500 MAIN STREET KANSAS CITY MISSOURI	01/04/2024	United States	963098	0.07
SPDR PORTFOLIO EMERGING MARKETS ETF	STATE STREET FINANCIAL CENTER ONE LINCOLN STREET BOSTON MA	01/04/2024	United States	822115	0.06
POLICE AND FIREMEN'S RETIREMENT SYSTEM OF NEW JERSEY - EMERGING MARKETS SMALL CAP - MANAGED BY WELLINGTON MANAGEMENT COMPANY LLP	HSBC SECURITIES SERVICES 11TH FLOOR, BLDG 3, NESCO - IT PARK NESCO COMPLEX, W.E. HIGHWAY GOREGAON (EAST), MUMBAI	01/04/2024	India	712643	0.05

VANGUARD FIDUCIARY TRUST COMPANY INSTITUTIONAL TOTAL INTERNATIONAL STOCK MARKET INDEX TRUST	100 VANGUARD BOULEVARD MALVERN PENNSYLVANIA	01/04/2024	United States	651400	0.05
DOVETAIL INDIA FUND CLASS 5 SHARES	4th Floor 19 Bank Street Cybercity Ebene	01/04/2024	Mauritius	590000	0.04
DIMENSIONAL EMERGING MARKETS CORE EQUITY 2 ETF OF DIMENSIONAL ETF TRUST	251 Little Falls Drive New Castle County Wilmington Delaware	01/04/2024	United States	516665	0.04
VANGUARD TOTAL WORLD STOCK INDEX FUND	100 VANGUARD BOULEVARD MALVERN PA	01/04/2024	United States	425000	0.03
THE EMERGING MARKETS SMALL CAP SERIES OF THE DFA INVESTMENT TRUST COMPANY	6300 Bee Cave Road Building One Austin Texas 78746 USA	01/04/2024	United States	422584	0.03
SAINT CAPITAL FUND	C/o Tri-Pro Administrators Ltd Level 5 Maeva Tower Bank Street Cybercity Ebene	01/04/2024	Mauritius	402500	0.03

VII NUMBER OF PROMOTERS, MEMBERS, DEBENTURE HOLDERS

[Details of Promoters, Members (other than promoters), Debenture holders]

Details	At the beginning of the year	At the end of the year
Promoters	8	8
Members (other than promoters)	273960	262124
Debenture holders	4	1

VIII DETAILS OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A Composition of Board of Directors

Category	Number of directors at the beginning of the year	Number of directors at the end of the year	Percentage of shares held by directors as at the end of year
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	Executive	Non-executive	Executive	Non-executive	Executive	Non-executive
A Promoter	1	1	1	1	0.49	0.07
B Non-Promoter	2	4	2	4	0.00	0.00
i Non-Independent	2	0	2	0	0	0
ii Independent	0	4	0	4	0	0
C Nominee Directors representing	0	0	0	0	0.00	0.00
i. Banks and FIs	0	0	0	0	0	0
ii Investing institutions	0	0	0	0	0	0
iii Government	0	0	0	0	0	0
iv Small share holders	0	0	0	0	0	0
v Others	0	0	0	0	0	0
Total	3	5	3	5	0.49	0.07

*Number of Directors and Key managerial personnel (who is not director) as on the financial year end date

11

B (i) Details of directors and Key managerial personnel as on the closure of financial year

Name	DIN/PAN	Designation	Number of equity shares held	Date of cessation (after closure of financial year : If any) (DD/MM/YYYY)
RAJESH KAIMAL	03158687	Whole-time director	5000	
SHYAMM MARIWALA	00350235	Director	0	
JITENDRA MOHANDAS VIRWANI	00027674	Director	1034470	
ADITYA VIRWANI	06480521	Managing Director	6784475	
SACHIN SHAH	00387166	Whole-time director	0	
KULUMANI GOPALRATNAM KRISHNAMURTHY	00012579	Director	0	
TARANA LALWANI	01940572	Director	0	
JAVED TAPIA	00056420	Director	0	

VIKAS KHANDELWAL	AHAPK3225G	Company Secretary	115000	
SACHIN SHAH	AADPS9800K	CEO	0	
RAJESH KAIMAL	ADTPK3769N	CFO	5000	

B (ii) *Particulars of change in director(s) and Key managerial personnel during the year

0

Name	DIN/PAN	Designation at the beginning / during the financial year	Date of appointment/ change in designation/ cessation (DD/MM/YYYY)	Nature of change (Appointment/ Change in designation/ Cessation)

IX MEETINGS OF MEMBERS/CLASS OF MEMBERS/ BOARD/COMMITTEES OF THE BOARD OF DIRECTORS

A MEMBERS/CLASS /REQUISITIONED/NCLT/COURT CONVENED MEETINGS

*Number of meetings held

1

Type of meeting	Date of meeting (DD/MM/YYYY)	Total Number of Members entitled to attend meeting	Attendance	
			Number of members attended	% of total shareholding
Annual General Meeting	26/09/2025	271126	561	71.91

B BOARD MEETINGS

*Number of meetings held

6

S.No	Date of meeting (DD/MM/YYYY)	Total Number of directors as on the date of meeting	Attendance	
			Number of directors attended	% of attendance
1	29/05/2025	8	8	100
2	27/06/2025	8	8	100
3	11/08/2025	8	7	87.5

4	26/08/2025	8	6	75
5	06/11/2025	8	7	87.5
6	09/02/2026	8	8	100

C COMMITTEE MEETINGS

Number of meetings held

14

S.No	Type of meeting	Date of meeting (DD/MM/YYYY)	Total Number of Members as on the date of meeting	Attendance	
				Number of members attended	% of attendance
1	Audit Committee	29/05/2025	4	4	100
2	Audit Committee	11/08/2025	4	3	75
3	Audit Committee	26/08/2025	4	3	75
4	Audit Committee	06/11/2025	4	3	75
5	Audit Committee	09/02/2026	4	4	100
6	Nomination and remuneration Committee	29/05/2025	5	5	100
7	Nomination and remuneration Committee	11/08/2025	5	4	80
8	Nomination and remuneration Committee	26/08/2025	5	4	80
9	Nomination and remuneration Committee	03/12/2025	5	4	80
10	Nomination and remuneration Committee	09/02/2026	5	5	100
11	Stakeholders Relationship Committee	29/05/2025	4	3	75
12	Corporate Social Responsibility Meeting	26/08/2025	4	2	50
13	Risk Management Committee	29/05/2025	4	3	75
14	Risk Management Committee	06/11/2025	4	4	100

D ATTENDANCE OF DIRECTORS

S. No	Name of the Director	Board Meetings			Committee Meetings			Whether attended AGM held on
		Number of Meetings which director was entitled to attend	Number of Meetings attended	% of attendance	Number of Meetings which director was entitled to attend	Number of Meetings attended	% of attendance	 (Y/N/NA)
1	RAJESH KAIMAL	6	6	100	3	3	100	
2	SHYAMM MARIWALA	6	6	100	12	12	100	
3	JITENDRA MOHANDAS VIRWANI	6	4	66	11	5	45	
4	ADITYA VIRWANI	6	5	83	4	1	25	
5	SACHIN SHAH	6	6	100	4	4	100	
6	KULUMANI GOPALRATNAM KRISHNAMURTHY	6	5	83	11	10	90	
7	TARANA LALWANI	6	6	100	11	11	100	
8	JAVED TAPIA	6	6	100	5	5	100	

X REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL
☐ Nil

A *Number of Managing Director, Whole-time Directors and/or Manager whose remuneration details to be entered

3

S. No.	Name	Designation	Gross salary	Commission	Stock Option/ Sweat equity	Others	Total amount
1	ADITYA VIRWANI	Managing Director	118259989	0	0	0	118259989.00
2	RAJESH KAIMAL	Whole-time director	47624831	0	0	0	47624831.00
3	SACHIN SHAH	Whole-time director	58036011	0	0	0	58036011.00
	Total		223920831.00	0.00	0.00	0.00	223920831.00

B *Number of CEO, CFO and Company secretary whose remuneration details to be entered

1

S. No.	Name	Designation	Gross salary	Commission	Stock Option/ Sweat equity	Others	Total amount
1	VIKAS KHANDELWAL	Company Secretary	17780586	0	0	0	17780586.00
	Total		17780586.00	0.00	0.00	0.00	17780586.00

C *Number of other directors whose remuneration details to be entered

4

S. No.	Name	Designation	Gross salary	Commission	Stock Option/ Sweat equity	Others	Total amount
1	KULUMANI GOPALRATNAM KRISHNAMURTHY	Director	0	0	0	650000	650000.00
2	TARANA LALWANI	Director	0	0	0	750000	750000.00
3	JAVED TAPIA	Director	0	0	0	675000	675000.00
4	SHYAMM MARIWALA	Director	0	0	0	750000	750000.00
	Total		0.00	0.00	0.00	2825000.00	2825000.00

XI MATTERS RELATED TO CERTIFICATION OF COMPLIANCES AND DISCLOSURES

A *Whether the company has made compliances and disclosures in respect of applicable provisions of the Companies Act, 2013 during the year

☒ Yes

☐ No

B If No, give reasons/observations

XII PENALTY AND PUNISHMENT – DETAILS THEREOF

A *DETAILS OF PENALTIES / PUNISHMENT IMPOSED ON COMPANY/
DIRECTORS/OFFICERS

☒ Nil

Name of the company/ directors/ officers	Name of the court/ concerned Authority	Date of Order (DD/MM/YYYY)	Name of the Act and section under which penalised / punished	Details of penalty/ punishment	Details of appeal (if any) including present status

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B *DETAILS OF COMPOUNDING OF OFFENCES

☒ Nil

Name of the company/ directors/ officers	Name of the court/ concerned Authority	Date of Order (DD/MM/YYYY)	Name of the Act and section under which offence committed	Particulars of offence	Amount of compounding (in rupees)

XIII Details of Shareholder / Debenture holder

Number of shareholder/ debenture holder

262133

XIV Attachments

(a) List of share holders, debenture holders

Details of Shareholder or
Debenture holder-1.xlsm
Details of Shareholder or
Debenture holder-2.xlsm

(b) Optional Attachment(s), if any

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HOLDING_31.03.2026.xlsx

XV COMPLIANCE OF SUB-SECTION (2) OF SECTION 92, IN CASE OF LISTED COMPANIES

In case of a listed company or a company having paid up share capital of Ten Crore rupees or more or turnover of Fifty Crore rupees or more, details of company secretary in whole time practice certifying the annual return in Form MGT-8.

I/We certify that:

- (a) The return states the facts, as they stood on the date of the closure of the financial year aforesaid correctly and adequately.
- (b) Unless otherwise expressly stated to the contrary elsewhere in this return, the Company has complied with applicable provisions of the Act during the financial year.
- (c) The company has not, since the date of the closure of the last financial year with reference to which the last return was submitted or in the case of a first return since the date of incorporation of the company, issued any invitation to the public to subscribe for any securities of the company.
- (d) Where the annual return discloses the fact that the number of members, (except in case of one person company), of the company exceeds two hundred, the excess consists wholly of persons who under second proviso to clause (ii) of sub-section (68) of section 2 of the Act are not to be included in reckoning the number of two hundred.

I/ We have examined the registers, records and books and papers of

Embassy Developments
Limited

as required to be

maintained under the Companies Act, 2013 (the Act) and the rules made thereunder for the financial year ended on

(DD/MM/YYYY) 31/03/2026

In my/ our opinion and to the best of my information and according to the examinations carried out by me/ us and explanations furnished to me/ us by the company, its officers and agents, I/ we certify that:

A The Annual Return states the facts as at the close of the aforesaid financial year correctly and adequately.

B During the aforesaid financial year the Company has complied with provisions of the Act & Rules made there under in respect of:

- 1 its status under the Act;
- 2 maintenance of registers/records & making entries therein within the time prescribed therefor;
- 3 filing of forms and returns as stated in the annual return, with the Registrar of Companies, Regional Director, Central Government, the Tribunal, Court or other authorities within/beyond the prescribed time;
- 4 calling/ convening/ holding meetings of Board of Directors or its committees, if any, and the meetings of the members of the company on due dates as stated in the annual return in respect of which meetings, proper notices were given and the proceedings including the circular resolutions and resolutions passed by postal ballot, if any, have been properly recorded in the Minute Book/registers maintained for the purpose and the same have been signed;
- 5 closure of Register of Members / Security holders, as the case may be.
- 6 advances/loans to its directors and/or persons or firms or companies referred in section 185 of the Act;
- 7 contracts/arrangements with related parties as specified in section 188 of the Act;
- 8 issue or allotment or transfer or transmission or buy back of securities/ redemption of preference shares or debentures/ alteration or reduction of share capital/ conversion of shares/ securities and issue of security certificates in all instances;
- 9 keeping in abeyance the rights to dividend, rights shares and bonus shares pending registration of transfer of shares in compliance with the provisions of the Act
- 10 declaration/ payment of dividend; transfer of unpaid/ unclaimed dividend/other amounts as applicable to the Investor Education and Protection Fund in accordance with section 125 of the Act;
- 11 signing of audited financial statement as per the provisions of section 134 of the Act and report of directors is as per sub - sections (3), (4) and (5) thereof;
- 12 constitution/ appointment/ re-appointments/ retirement/ filling up casual vacancies/ disclosures of the Directors, Key Managerial Personnel and the remuneration paid to them;
- 13 appointment/ reappointment/ filling up casual vacancies of auditors as per the provisions of section 139 of the Act;
- 14 approvals required to be taken from the Central Government, Tribunal, Regional Director, Registrar, Court or such other authorities under the various provisions of the Act;
- 15 acceptance/ renewal/ repayment of deposits;
- 16 borrowings from its directors, members, public financial institutions, banks and others and creation/ modification/ satisfaction of charges in that respect, wherever applicable;
- 17 loans and investments or guarantees given or providing of securities to other bodies corporate or persons falling under the provisions of section 186 of the Act ;
- 18 alteration of the provisions of the Memorandum and/ or Articles of Association of the Company;

To be digitally signed by

Name

Riya Luthra

Date (DD/MM/YYYY)

14/08/2026

Place

New Delhi

Whether associate or fellow:

☐ Associate ☒ Fellow

Certificate of practice number

2*4*2

XVI Declaration under Rule 9(4) of the Companies (Management and Administration) Rules, 2014

* (a) DIN/PAN/Membership number of Designated Person

AHAPK3225G

* (b) Name of the Designated Person

VIKAS KHANDELWAL

Declaration

I am authorised by the Board of Directors of the Company vide resolution number* 13 dated* (DD/MM/YYYY) 14/08/2024 to sign this form and declare that all the requirements of Companies Act, 2013

and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. I further declare that:

1 Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the company.

2 All the required attachments have been completely and legibly attached to this form.

***To be digitally signed by**

***Designation**

(Director /Liquidator/ Interim Resolution Professional (IRP)/Resolution Professional (RP))

Director

***DIN of the Director; or PAN of the Interim Resolution Professional (IRP) or Resolution Professional (RP) or Liquidator**

0*1*8*8*

***To be digitally signed by**

☒ Company Secretary ☐ Company secretary in practice

***Whether associate or fellow:**

☒ Associate ☐ Fellow

Membership number

1*4*5

Certificate of practice number

Note: Attention is drawn to provisions of Section 448 and 449 of the Companies Act, 2013 which provide for punishment for false statement / certificate and punishment for false evidence respectively.

For office use only:

eForm Service request number (SRN)

eForm filing date (DD/MM/YYYY)

This eForm has been taken on file maintained by the Registrar of Companies through electronic mode and on the basis of statement of correctness given by the company