



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

January 18, 2022

**Submitted electronically through the BSE listing centre portal**

Dear Sir,

**Sub: Disclosure of Related Party Transactions on standalone basis for the Half Year ended September 30, 2021 pursuant to Regulation 23(9) of the SEBI (Listing obligations and Disclosure Requirements) Regulations 2015 (“LODR”)**

**Ref: Scrip Code: 973358.**

We wish to inform you that the Board of Directors of the Company has approved the unaudited financial results along with the Limited Review Report from the auditors for the Half year ended September 30, 2021 at the Board Meeting held on January 06, 2022 pursuant to Regulation 52(1) of SEBI LODR.

In accordance with the provisions of Regulation 23(9) of the LODR, we are enclosing herewith the disclosure of Related Party Transactions on a Standalone basis for the half year ended September 30, 2021.

Request you to take the same on record.

**Thanking you,  
For NAM ESTATES PRIVATE LIMITED**

**P.R. Ramakrishnan  
Director  
DIN: 00055416**

**Nam Estates Private Limited**  
**CIN:U85110KA1995PTC017950**

**Related party disclosures for the period ended Sep 30, 2021**

**(i) Names of related parties and description of relationship:**

**Enterprises where control exists**

Holding company	JV Holding Private Limited
Intermediate holding company	Embassy Property Developments Private Limited (upto April 1, 2020)
Subsidiary companies	Embassy Infra Developers Private Limited Embassy Orange Developers Private Limited Embassy Realty Ventures Private Limited Vigor Developments Private Limited Embassy-Columbia Pacific ASL Private Limited Embassy One Commercial Property Developments Private Limited Logus Projects Private Limited Summit Developments Private Limited Embassy East Business Parks Private Limited
Joint venture company	Embassy One Developers Private Limited
Investment in partnership firm / consortium	Embassy Investment MGT Services LLP Grove Ventures

**(ii) Other related parties with whom transactions have taken place during the year**

1. Enterprises owned or significantly influenced by individuals having substantial voting interest and their relatives	Lounge Hospitality LLP OMR Investments LLP
2. Enterprises owned or significantly influenced by holding or ultimate holding company	Babbler Marketing Private Limited Bangalore Paints Private Limited Embassy Real Estate Developments Private Limited Embassy Property Developments Private Limited (from April 1, 2020) Embassy Services Private Limited Udhyaman Investments Private Limited Embassy Inn Private Limited Embassy Office Parks Management Private Limited
3. Key management personnel	Rajesh Ramchand Bajaj P.R. Ramakrishnan Karan Virwani (w.e.f 18/12/2020) Aditya Virwani (w.e.f 18/12/2020)

**(iii) Details of related party transactions during the year**

**(Rs. In Lakhs)**

<b>Particulars</b>	<b>Period ended Sep 30, 2021</b>
<b>Proceeds from sale of plots</b>	Udhyaman Investments Private Limited 167.29
<b>Dividend Income</b>	Embassy Infra Developers Private Limited Grove Ventures 1,227.25 1,227.25
<b>Interest Income</b>	Embassy Property Developments Private Limited 134.93
<b>Finance Cost</b>	Embassy East Business Parks Private Limited 100.00
<b>Business promotion</b>	Lounge Hospitality LLP JV Holdings Private Limited 134.10 0.02
<b>Software Charges</b>	Embassy Property Developments Private Limited 155.26

<b>Repairs and maintenance</b>	Embassy Services Private Limited	964.73
	Embassy Property Developments Private Limited	175.58
<b>Other reimbursements</b>	Embassy Office Parks Management Private Limited	5.31
<b>Business Consultancy Services</b>	J V Holdings Private Limited	81.94
<b>Contribution to Partner's Capital Account</b>	Embassy Investment Management Services LLP	495.00
<b>Contribution to Partner's Current Account</b>	Embassy Investment Management Services LLP	72.57
<b>Revenue from operations - share of profit/ (loss) in partnership firm</b>	Embassy Investment Management Services LLP	(55.07)

(iii) **Details of related party transactions during the year**

Particulars	Period ended Sep 30, 2021
<b>Loan given/(repaid)</b>	
	Embassy Property Developments Private Limited (13,726.36)
	Grove Ventures 6,543.95
	JV Holdings Private Limited 86.95
	RGE Constructions & Developments Private Limited 123.00
	Summit Developments Private Limited 1,824.02
<b>Loan taken</b>	
	Embassy East Business Parks Private Limited 82,047.54
	Udhyaman Investments Private Limited 15,230.36
<b>Demand raised for sale of plots</b>	Udhyaman Investments Private Limited 34.27
<b>Stake purchase/Investments in Shares/CCDs</b>	
	Vigor Developments Private Limited 1.00
	Embassy-Columbia Pacific ASL Private Limited 1.00
	Logus Projects Private Limited 1.00
	OMR Investments LLP 6,822.42
	Embassy Inn Developers Private Limited 14,435.50
<b>Issue of CCDs</b>	OMR Investments LLP 6,822.42
<b>Sale of ORCDs</b>	Embassy Realty Ventures Private Limited 200.86
<b>Sale of FCCDs</b>	Embassy Realty Ventures Private Limited 1,241.67
<b>Sale of shares (Class A &amp; B)</b>	Embassy Realty Ventures Private Limited 4.97
<b>Business Transfer Agreement</b>	Udhyaman Infra Private Limited (Net off Assets & Liabilities) 50.00

The Company has no transaction with Key Managerial Personnel

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

Particulars	As at 30 Sep 2021
<b>Loans - current</b>	
	Grove Ventures 6,543.95
	JV Holdings Private Limited 86.95
	RGE Constructions & Developments Private Limited* 17,861.47
	Summit Developments Private Limited 1,824.02
<b>Interest accrued and not due - current</b>	Embassy Property Developments Private Limited 134.93
	RGE Constructions and Developments Private Limited* 4,550.95
<b>Current Account Balance with Partnership Firm</b>	Embassy Investment Management Services LLP 72.57
<b>Receivable towards sale of Shares/Debentures</b>	Embassy Realty Ventures Private Limited 1,447.50
<b>Other receivable from related parties - current</b>	Embassy Infra Developers Private Limited 485.86
	Embassy Real Estate Development Private Limited 1.47
	Embassy Columbia Pacific ASL Private Limited 2.19

<b>Advance for supply of goods and rendering of services</b>	Babbler Marketing Private Limited	136.30
	Embassy Orange Developers Private Limited	10.00
	Bangalore Paints Private Limited	263.90
<b>Trade receivables</b>	Udhyaman Investments Private Limited	-
	Embassy Infra Developers Private Limited	9,676.90
<b>Other financial assets</b>	Project Surplus receivable	8,557
<b>Retention money towards project cost</b>	Babbler Marketing Private Limited	80.09
	Bangalore Paints Private Limited	31.13
<b>Liability component of optionally convertible debentures</b>	Embassy Property Developments Private Limited	28,580.70
<b>Borrowings - current</b>	Udhyaman Investments Private Limited	24,368.64
	Embassy East Business Parks Private Limited	82,047.54
<b>Trade payables</b>	Embassy Services Private Limited	2,472.96
	Embassy Interiors Private Limited	41.21
	Lounge Hospitality LLP	161.05
	Grove Ventures	62.65
	JV Holdings Private Limited	-
	Embassy Property Developments Private Limited	1,132.77
	We Work India Management	0.19
	Embassy Infra Developers Private Limited	20.00
	Embassy Office Parks Management Private Limited	5.55
	Embassy Infra Developers Private Limited	0.32
	Grove Ventures	10.00
	Babbler Marketing Private Limited	149.57
	Bangalore Paints Private Limited	115.30
<b>Other payables</b>	Embassy Property Developers Private Limited	87,772.52
	Udhyaman Infra Private Limited	50.00
<b>Current Account Balance with partnership firm</b>	Grove Ventures	1,282.59
<b>Payable for purchase of stake/investment</b>	Embassy Property Developments Private Limited	2.00
	Embassy Office Developers Private Limited	15.00
<b>Outstanding value of corporate guarantee received</b>	JV Holdings Private Limited	29,083.33
	Embassy Property Development Private Limited	54,083.33
	Embassy Infra Developers Private Limited	54,083.33
	Udhyaman Infra Private Limited	54,083.33
	Grove Ventures	54,083.33
	OMR Investments LLP	29,083.33

Note:

\* Partly acquired through demerger.