



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

June 28th, 2022

Dear Sirs,

Sub: Disclosure of Related Party Transactions on Consolidated Basis for the Half year ended March 31, 2022, 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 audited financial results along with the Auditor Report for the half year ended March 31, 2022, at the Board Meeting held on June 13, 2022, pursuant to Regulation 33 of the SEBI LODR.

In accordance with the provisions of Regulation 23(9) of the LODR, we are enclosing herewith the disclosure of Related Party Transactions on a consolidated basis for the half year ended on March 31, 2022. The said disclosure has also been published on the website of the Company.

Request you to take the same on record.

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

**Richa Saxena
Company Secretary
A17163**

(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	Ardor Projects Private Limited Basal Projects Private Limited Embassy Columbia Pacific ASL Private Limited Embassy East Business Parks Private Limited Embassy Infra Developers Private Limited Embassy One Commercial Property Developments Private Limited Embassy Orange Developers Private Limited Embassy Realty Ventures Private Limited Logus Projects Private Limited RGE Constructions & Developments Private Limited Saphite Realtors Private Limited Summit Developments Private Limited Vigor Developments 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 Embassy Inn Private Limited Embassy Interiors Private Limited Embassy Office Parks Management Private Limited Quadron Business Parks Private Limited Udhyan Investments Private Limited Manyata Promoters Private Limited We Work India 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)
4. Key management personnel of holding company	Narpat Singh Choraria
5. Relative of Key management personnel of above	Manisha Rajesh Bajaj Anmol Rajesh Bajaj Jitu Family Trust

(iii) Details of related party transactions during the year

Particulars		For the year ended March 31, 2021	For the year ended March 31, 2021
Proceeds from sale of plots	Udhyan Investments Private Limited	16.73	70.16
	Manisha Rajesh Bajaj	-	52.00
	Anmol Rajesh Bajaj	-	52.00
	Rajesh Bajaj	-	16.64
	Embassy Infra Developers Private Limited	20.95	-
Brokerage income	Narpat Singh Choraria	-	0.55
Guarantee fee income	Embassy Property Developments Private Limited	-	18.00
Dividend Income	Embassy Infra Developers Private Limited	122.73	-
	Grove Ventures	122.73	-
Share of profit and loss from partnership firm	Grove Investments	48.93	10.19
Interest Income	Embassy Property Developments Private Limited	13.49	83.29
	Embassy One Developers Private Limited	5.08	-
Rent Income	Embassy Knowledge Infra Projects Private Limited	1.47	-
BCS Fee	RGE Constructions and Developments Private Limited	12.53	-
	Grove Ventures	6.23	-
Legal and professional fees	JV Holdings Private Limited	-	-
	Lounge Hospitality LLP	-	41.42
Business promotion and Advertisement Charges	JV Holdings Private Limited	52.32	4.78
Software Charges/(IT & Hardware)	Embassy Property Developments Private Limited	23.47	-
Repairs and maintenance	Embassy Services Private Limited	294.07	151.23
	Embassy Interiors Private Limited	0.62	0.43
	Lounge Hospitality LLP	79.02	43.77
Security Charges	Paledium Security Services LLP	2.18	2.07
Project Cost	Babblers Marketing Pvt Ltd	-	39.50
Rent	Embassy Property Developments Private Limited	20.55	-
	We Work India Management Private Limited	7.67	-
Finance Cost	Embassy East Business Parks Private Limited	11.80	-
	Basal Projects Private Limited	0.48	-
	Embassy One Developers Private Limited	0.49	-
Guarantee Expense	JV Holdings Private Limited	9.24	-
	Embassy Property Developments Private Limited	16.55	-
	OMR Investments LLP	9.24	-
	Udhyan Investments Private Limited	16.55	-
	Embassy Infra Developers Private Limited	16.55	-
	Grove Ventures	16.55	-
Project Cost	Babblers Marketing Private Limited	11.26	-
	Technique Control Facility Management Private Limited	0.65	-
	Bangalore Paints Private Limited	34.17	-
	Embassy Infra Developers Private Limited	22.99	-
Reimbursement of project cost and expenses	Embassy Property Developments Private Limited	39.11	3.06
Travel and conveyance expenses	Embassy Office Parks Management Private Limited	1.27	-
	Embassy Property Developments Private Limited	6.69	-
Other reimbursements	Embassy Infra Developers Private Limited	2.20	0.03
	RGE Constructions and Development Private Limited	-	0.01
	Embassy Property Developments Private Limited	12.90	13.78
	We Work India Management Private Limited	-	0.02
	JV Holdings Private Limited	-	0.09
	Embassy Real Estate Developments Private Limited	-	7.50
	RGE Constructions and Developments Private Limited	0.01	-
	Quadron Business Parks Private Limited	0.01	-
	Grove Ventures	1.00	-
	Manyata Promoters Private Limited	0.01	-
	Udhyan Investments Private Limited	2.00	-
	Embassy East Business Parks Private Limited	5.81	-
Purchase of Investments	Embassy Buildcon LLP (purchase of shares of Embassy Realty Ventures Private Limited)	-	20.00
	Embassy Property Developments Private Limited (purchase of shares of Embassy Orange Developers Private Limited)	-	0.10
	Embassy Property Developments Private Limited (purchase of stake in Embassy Investment MGT Services LLP)	49.50	0.10

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

Particulars		For the year ended March 31, 2021	For the year ended March 31, 2021
Purchase of Investments	Embassy Property Developments Private Limited (purchase of stake in Vigor Developments Private Limited)	0.10	-
	Embassy Property Developments Private Limited (purchase of stake in Logus Projects Private Limited)	0.10	-
	Embassy Inn Private Limited (purchase of stake in Embassy One Developers Private Limited - Equity shares and all series of Compulsorily convertible debentures)	1,443.55	-
	OMR Investments LLP (purchase of 68,22,419 compulsorily convertible debentures in Embassy Infra Developers Private Limited)	682.24	-
Sale of Investments	Embassy Realty Ventures Private Limited (Sale of stake in RGE Constructions Private Limited - Equity shares, Optionally Redeemable Debentures and Fully convertible Embassy Realty Ventures Private Limited (Sale of shares in India Bulls Real Estate Limited)	144.75	-
		9,615.71	-
Issuance of Compulsorily Convertible Debentures	OMR Investments LLP	682.24	-
Contribution to Partner's Capital Account	Embassy Investment Management Services LLP	49.50	0.00
Contribution to Partner's Current Account	Embassy Investment Management Services LLP	3.28	-
	Grove Ventures	310.39	-
Revenue from operations - share of profit/ (loss) in partnership firm	Embassy Investment Management Services LLP	(19.98)	(1.47)
	Grove Ventures	48.93	-
Loan given/(repaid)	Embassy Property Developments Private Limited	-	-
	JV Holdings Private Limited	20.24	-
	RGE Constructions & Developments Private Limited	51.85	1,773.85
	Summit Developments Private Limited	200.60	-
	Embassy Columbia Pacific ASL Private Limited	0.23	-
	Embassy East Business Parks Private Limited	436.45	127.70
Loan (taken)/repaid to borrower	Udhyan Investments Private Limited	(181.46)	(913.83)
	Summit Developments Private Limited	(548.18)	-
Loan taken over under Business Transfer Agreement	Embassy Inn Private Limited (Inter-Corporate deposit with Udhyan Investments Private Limited)	(1,442.05)	-
Novation of Borrowings	Embassy East Business Parks Private Limited	8,394.12	-
Novation of Joint Development	Logus Projects Private Limited	1,000.00	-
Business Transfer Agreement	Udhyan Investments Private Limited (Net off Asset & Liabilities)	5.00	-
	Vigor Developments Private Limited (Net off Asset & Liabilities)	83.51	-

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

Particulars		As at 31 March 2022	As at 31 March 2021
Other non-current assets - Capital advances others	Babbler Marketing Private Limited	0.06	44.66
Trade receivables	Udhyan Investments Private Limited	30.56	14.51
	Embassy Infra Developers Private Limited	1,126.84	1,172.02
	Embassy Knowledge Infrastructure Projects Private Limited	1.58	-
	RGE Constructions & Developments Private Limited	14.79	-
	Vigor Developments Private Limited	0.06	-
	Jitendra Virwani	0.00	-
	Anmol Rajesh Bajaj	58.99	-
	Rajesh Bajaj	(0.27)	(0.27)
	Narpat Singh Choraria	7.83	-
	Jitu Family Trust	25.22	-

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

Particulars	As at	
	31 March 2022	31 March 2021
Current Loans - Inter corporate deposit		
Embassy Property Developments Private Limited	-	-
Grove Ventures	-	-
JV Holdings Private Limited	20.24	-
RGE Constructions & Developments Private Limited	1,825.70	1,773.85
Summit Developments Private Limited	200.60	-
Embassy Columbia Pacific ASL Private Limited	0.23	-
Embassy East Business Parks Private Limited	564.15	127.70
Current Other financial assets - Interest accrued and not due		
Embassy Property Developments Private Limited	-	77.04
RGE Constructions and Developments Private Limited	455.09	455.09
Embassy One Developers Private Limited	5.08	-
Current Account Balance with Partnership Firm		
Embassy Investment Management Services LLP	3.28	-
Grove Ventures	709.76	399.38
Current Other financial assets - Receivable towards sale of Shares/Debentures		
Embassy Realty Ventures Pvt. Ltd.	144.75	-
Logus Projects Private Limited	1,000.00	-
Vigor Developments Private Limited	83.51	-
Current Other financial assets - Project surplus receivable		
Grove Ventures	817.45	0.86
Current Other financial assets - other receivable from related parties		
Embassy Infra Developers Private Limited	-	-
Embassy Real Estate Development Private Limited	0.96	-
Embassy Orange Developers Private Limited	1.00	1.00
Other current assets - Advance for supply of goods and rendering of services		
Babbler Marketing Private Limited	36.94	14.02
Bangalore Paints Private Limited	31.22	25.73
We Work India Management Private Limited	-	0.02
Embassy Services Private Limited	0.11	-
Embassy Infra Developers Private Limited	-	0.03
Non current Borrowings - Liability component of Optionally convertible debentures		
Embassy Property Developments Private Limited	4,850.80	2,783.73
Current Borrowings		
Udhyan Investments Private Limited	2,537.34	913.83
Basal Projects Private Limited	565.10	-
Embassy One Developers Private Limited	1,057.31	-
Summit Developments Private Limited	-	548.18
Trade payables		
Embassy Services Private Limited	480.43	436.54
Embassy Interiors Private Limited	2.47	4.19
Lounge Hospitality LLP	60.88	5.88
JV Holdings Private Limited	-	1.29
Embassy Property Developments Private Limited	-	71.04
We Work India Management Private Limited	7.00	-
Embassy Office Parks Management Private Limited	1.30	-
Embassy Infra Developers Private Limited	25.45	-
RGE Constructions and Developments Private Limited	0.01	-
Quadron Business Parks Private Limited	-	-
Manyata Promoters Private Limited	0.01	-
Babbler Marketing Private Limited	17.43	49.51
Bangalore Paints Private Limited	12.26	19.85
Paledium Security Services LLP	0.96	0.34
Other financial Liabilities - Interest accrued but not due		
Basal Projects Private Limited	0.48	-
Embassy One Developers Private Limited	0.49	-
Other financial Liabilities - Payable for purchase of stake/investment		
Embassy Property Developments Private Limited	-	-
Embassy Office Developers Private Limited	1.50	-
Other financial Liabilities - Other payables		
Embassy Property Developers Private Limited	5,107.57	9,766.06
Embassy Infra Developers Private Limited	13.37	-
Udhyan Investments Private Limited	5.00	-

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

Particulars		As at 31 March 2022	As at 31 March 2021
Other non-financial liabilities - Advance received for land acquisition	Embassy East Business Parks Private Limited	8,394.12	-
Other non-financial liabilities - Advance received from customers	Anmol Rajesh Bajaj	-	0.77
Outstanding value of security received (refer note 1 below)	Embassy Property Developments Private Limited	-	Loan outstanding Rs 8,393.62 millions
Outstanding value of security and guarantee received (refer note 2 below)	JV Holdings Private Limited		-
	Embassy Property Development Private Limited		-
	Embassy Infra Developers Private Limited	Loan outstanding Rs	-
	Udhyan Investments Private Limited	17,450.00 millions	-
	Grove Ventures		-
	OMR Investments LLP		-
Outstanding value of security and guarantee received (refer note 3 below)	Embassy Property Development Private Limited		-
	Embassy Infra Developers Private Limited	Debenture outstanding Rs	-
	Udhyan Investments Private Limited	10,000 millions	-
	Grove Ventures		-
Outstanding value of security and guarantee received (refer note 4 below)	Embassy Property Development Private Limited	-	-
	Udhyan Investments Private Limited	-	-
	Grove Ventures	-	-
Outstanding value of security and guarantee given (refer note 5 below)	Embassy Property Development Private Limited	-	-
Other equity component of compulsorily convertible debentures	OMR Investments LLP	682.24	-

Note:

- (1) As part of Scheme of Arrangement, the loan from Indiabulls Housing Finance Limited has been demerged from Embassy Property Developments Private Limited ('EPDPL'). The loan has been secured against certain assets held by the Company, EPDPL and subsequently held by Embassy East Business Park Private Limited. Guarantee expense for the security provided has not been provided as on March 31, 2022 as the obligation under the loan of the Company ceases as 21 July, 2021 by virtue of Novation Agreement entered into between EPDPL and Embassy East Business Park Private Limited.
- (2) The Company has received Corporate Guarantee and certain security from the parties stated above for a loan taken from HDFC Limited during the year. The loan outstanding as on reporting date is Rs 17,450.00 million
- (3) The Company has received Corporate Guarantee and certain security from the parties stated above for listed, secured debentures issued during the year. The loan outstanding as on reporting date is Rs 10,000.00 million. The guarantee of Embassy Property Development Private Limited and Udhyan Infra Private Limited is till the date of approval of scheme of merger with Indiabulls Real Estate Limited.
- (4) The Company has received corporate guarantee and security from parties listed above for certain short term loans taken by the Company during the year. As on March 31, 2022 the loan for which corporate guarantee and security was received is nil, other than that stipulated in note 2 and 3 above.
- (5) The Company has provided corporate guarantee and security from parties listed above for certain short term loans taken by the said entities during the year. As on March 31, 2022 the loan for which corporate guarantee and security was received is nil, other than that stipulated in note 2 and 3 above or the asset againsts which it was secured was transferred to another entity.