



November 29<sup>th</sup>, 2022

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

Dear Sirs,

**Sub: Disclosure of Related Party Transactions for the Half year ended September 30, 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 financial results along with the limited review Report for the half year ended September 30, 2022, at the Board Meeting held on November 14, 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 for the half year ended on September 30, 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**

Nam Estates Private Limited

CIN:U85110KA1995PTC017950

Notes to standalone financial statements for the period ended September 30, 2022

(all amounts in ₹ millions unless otherwise stated)

**Related party transactions**

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

**Enterprises where control exists**

|   |  |
|---|--|
| Holding company                             | JV Holding Private Limited   |
| Subsidiary companies                        | Ardor Projects Private Limited<br>Birch Real Estate Private Limited<br>Basal Projects Private Limited<br>Cohort Projects Private Limited<br>Embassy East Business Parks Private Limited<br>Embassy Infra Developers Private Limited<br>Embassy One Commercial Property Developments Private Limited<br>Embassy Orange Developers Private Limited<br>Embassy Realty Ventures Private Limited<br>Logus Projects Private Limited<br>RGE Constructions & Developments Private Limited<br>Saphire Realtors Private Limited<br>Summit Developments Private Limited<br>Vigor Developments Private Limited |
| Joint venture company                       | Embassy One Developers Private Limited<br>Embassy Columbia Pacific ASL Private Limited (w.e.f.....)  |
| Investment in partnership firm / consortium | Embassy Investment MGT Services LLP<br>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<br>OMR Investments LLP<br>Paedium Security Services LLP<br>Embassy Knowledge Infrastructure Projects Private Limited<br>Next Level Experiences LLP   |
| 2. Enterprises owned or significantly influenced by holding company  | Babbler Marketing Private Limited<br>Bangalore Paints Private Limited<br>Embassy Real Estate Developments and Services Private Limited<br>Embassy Property Developments Private Limited<br>Embassy Services Private Limited (formerly known as embassy property services private limited)<br>Embassy Inn Private Limited<br>Embassy Interiors Private Limited<br>Embassy Office Parks Management Services Private Limited<br>EPDPL Co-Living Operations Private Limited<br>Quadron Business Parks Private Limited<br>Udhyan Investments Private Limited<br>Squadron Developers Private Limited<br>Technique Control Facility Management Private Limited<br>We Work India Management Private Limited |
| 3. Key management personnel  | Rajesh Ramchand Bajaj<br>P.R. Ramakrishnan<br>Karan Virwani<br>Aditya Virwani<br>Richa Saxena - Company Secretary   |
| 4. Key management personnel of holding company   | Narpat Singh Choraria   |
| 5. Relative of Key management personnel of above   | Manisha Rajesh Bajaj<br>Anmol Rajesh Bajaj<br>Jitu Family Trust   |

Nam Estates Private Limited  
CIN:U85110KA1995PTC017950  
Notes to standalone financial statements for the period ended September 30, 2022  
(all amounts in ₹ millions unless otherwise stated)

(iii) Details of related party transactions during the year

| Particulars  | Party name   | Period ended<br>September 30, 2022 | Year ended<br>March 31, 2022 |
|--|--|------------------------------------|------------------------------|
| <b>Advance received/(repaid) for proposed joint development</b>      |  |                                    |                              |
| Embassy Property Developments Private Limited                        |  |                                    |                              |
| <b>Proceeds from sale of land and properties under construction</b>  |  |                                    |                              |
|  | Udhyaman Investments Private Limited                     | -                                  | 16.73                        |
|  | Manisha Rajesh Bajaj                                     | -                                  | -                            |
|  | Anmol Rajesh Bajaj                                       | -                                  | -                            |
|  | Rajesh Bajaj   | -                                  | -                            |
|  | Embassy Infra Developers Private Limited                 | -                                  | 20.95                        |
| <b>Facility rental</b>   | Embassy Knowledge Infra Projects Private Limited         | 6.00                               | 1.47                         |
| <b>Other operating income</b>  |  |                                    |                              |
| <b>Business consultancy fees income</b>                              |  |                                    |                              |
|  | RGE Constructions and Developments Private Limited       | -                                  | 12.53                        |
|  | Grove Ventures   | 5.52                               | 6.23                         |
| <b>Interest Income</b>   |  |                                    |                              |
|  | Embassy Property Developments Private Limited            | -                                  | 13.49                        |
|  | Embassy One Developers Private Limited                   | 3.95                               | 5.08                         |
|  | Embassy Columbia Pacific ASL Private Limited             | 8.72                               | -                            |
| <b>Profit on sale of investments</b>                                 | Embassy Realty Ventures Private Limited                  | -                                  | 144.75                       |
| <b>Profit on sale of investment property</b>                         | Embassy Columbia Pacific ASL Private Limited             | 301.51                             | -                            |
| <b>Dividend income</b>   |  |                                    |                              |
|  | Embassy Infra Developers Private Limited                 | -                                  | 122.73                       |
|  | Grove Ventures   | -                                  | 122.73                       |
| <b>Share of profit and loss from partnership firm</b>                | Grove Investments  | -                                  | 48.93                        |
| <b>Finance Cost</b>  |  |                                    |                              |
|  | Embassy East Business Parks Private Limited              | -                                  | 11.80                        |
|  | Basal Projects Private Limited                           | 35.11                              | 0.48                         |
|  | Embassy One Developers Private Limited                   | 16.91                              | 0.49                         |
| <b>Advertisement &amp; business promotion expenses</b>               |  |                                    |                              |
|  | JV Holdings Private Limited                              | 99.04                              | 52.32                        |
|  | Lounge Hospitality LLP                                   | -                                  | -                            |
|  | Manyata Promoters Private Limited                        | 0.11                               | -                            |
|  | Next Level Experiences LLP                               | 0.08                               | -                            |
|  | Quadron Business Park Private Limited                    | 0.07                               | -                            |
| <b>Marketing Expenses</b>  | Embassy Property Developments Private Limited            | 2.24                               | -                            |
| <b>Software and internet usage charges</b>                           |  |                                    |                              |
|  | Embassy Property Developments Private Limited            | 4.34                               | 23.47                        |
|  | JV Holdings Private Limited                              | 0.19                               | -                            |
| <b>Repairs and maintenance</b>                                       |  |                                    |                              |
|  | Embassy Services Private Limited                         | 167.63                             | 294.07                       |
|  | Embassy Interiors Private Limited                        | -                                  | -                            |
|  | Lounge Hospitality LLP                                   | 38.85                              | 79.02                        |
|  | Bangalore Paints Private Limited                         | (0.05)                             | -                            |
|  | Basal Projects Private Limited                           | (4.18)                             | -                            |
|  | Paledium Security Services LLP                           | 0.70                               | 2.18                         |
| <b>Rent</b>  |  |                                    |                              |
|  | Embassy Property Developments Private Limited            | -                                  | 20.55                        |
|  | We Work India Management Private Limited                 | 12.67                              | 7.67                         |
| <b>Revenue from operations - share of loss from partnership firm</b> | Embassy Investment Management Services LLP               | -                                  | 19.98                        |
| <b>Guarantee Expense</b>   |  |                                    |                              |
|  | JV Holdings Private Limited                              | 6.43                               | 9.24                         |
|  | Embassy Property Developments Private Limited            | 11.69                              | 16.55                        |
|  | OMR Investments LLP                                      | 6.43                               | 9.24                         |
|  | Udhyaman Investments Private Limited                     | 11.69                              | 16.55                        |
|  | Embassy Infra Developers Private Limited                 | 11.69                              | 16.55                        |
|  | Grove Ventures   | 11.69                              | 16.55                        |
| <b>Project Cost</b>  |  |                                    |                              |
|  | Babbler Marketing Private Limited                        | 21.40                              | 11.26                        |
|  | Technique Control Facility Management Private Limited    | 0.63                               | 0.65                         |
|  | Bangalore Paints Private Limited                         | 22.25                              | 34.17                        |
|  | Embassy Infra Developers Private Limited                 | -                                  | 22.99                        |
| <b>Reimbursement of project cost and expenses</b>                    | Embassy Property Developments Private Limited            | -                                  | 39.11                        |
| <b>Travel and conveyance expenses</b>                                |  |                                    |                              |
|  | Embassy Office Parks Management Services Private Limited | 0.11                               | 1.27                         |
|  | Embassy Property Developments Private Limited            | 1.39                               | 6.69                         |

Nam Estates Private Limited  
CIN:U85110KA1995PTC017950  
Notes to standalone financial statements for the period ended September 30, 2022  
(all amounts in ₹ millions unless otherwise stated)

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

| Particulars  | Period ended<br>September 30, 2022 | Year ended<br>March 31, 2022 |
|--|------------------------------------|------------------------------|
| <b>Other reimbursements</b>  |                                    |                              |
| Embassy Infra Developers Private Limited   | -                                  | 2.20                         |
| RGE Constructions and Development Private Limited  | 0.01                               | -                            |
| Embassy Property Developments Private Limited  | -                                  | 12.90                        |
| We Work India Management Private Limited   | -                                  | -                            |
| JV Holdings Private Limited  | -                                  | -                            |
| Embassy Real Estate Developments Private Limited   | -                                  | -                            |
| 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  | 1.12                               | 5.81                         |
| <b>Purchase of Investments</b>   |                                    |                              |
| Embassy Buildcon LLP (purchase of shares of Embassy Realty Ventures Private Limited)   | -                                  | -                            |
| Embassy Property Developments Private Limited (purchase of shares of Embassy Orange Developers Private Limited)  | -                                  | -                            |
| Embassy Property Developments Private Limited (purchase of stake in Embassy Investment MGT Services LLP)   | -                                  | -                            |
| 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                       |
| <b>Sale of Investments</b>   |                                    |                              |
| Embassy Realty Ventures Private Limited (Sale of stake in RGE Constructions Private Limited - Equity shares, ORCDs and FCCDs)                                    | -                                  | 144.75                       |
| Embassy Realty Ventures Private Limited (Sale of shares in India Bulls Real Estate Limited)  | -                                  | 9,615.71                     |
| <b>Issuance of CCDs</b>  |                                    |                              |
| OMR Investments LLP  | -                                  | 682.24                       |
| <b>Investment in Joint Venture</b>   |                                    |                              |
| Embassy Columbia Pacific ASL Private Limited   | 33.05                              | -                            |
| <b>Investment in CCDs</b>  |                                    |                              |
| Embassy Columbia Pacific ASL Private Limited   | 187.29                             | -                            |
| <b>Proceeds from Sale of Investment Property</b>   |                                    |                              |
| Embassy Columbia Pacific ASL Private Limited   | 345.80                             | -                            |
| <b>Contribution to Partner's Capital Account</b>   |                                    |                              |
| Embassy Investment Management Services LLP   | -                                  | 49.50                        |
| <b>Contribution to Partner's Current Account</b>   |                                    |                              |
| Embassy Investment Management Services LLP   | 14.55                              | 3.28                         |
| Grove Ventures   | (44.57)                            | 310.39                       |
| <b>Inter corporate deposit given/(repaid)</b>  |                                    |                              |
| JV Holdings Private Limited  | (20.24)                            | 20.24                        |
| RGE Constructions & Developments Private Limited   | 292.67                             | 51.85                        |
| Summit Developments Private Limited  | 0.50                               | 200.60                       |
| Embassy Columbia Pacific ASL Private Limited   | (0.23)                             | 0.23                         |
| Embassy East Business Parks Private Limited  | 534.08                             | 436.45                       |
| Embassy Infra Developers Private Limited   | 8.53                               | -                            |
| Embassy Orange Developers Private Limited  | 637.98                             | -                            |
| <b>Intercorporate deposit Loan (taken)/repaid to borrower</b>  |                                    |                              |
| Udhyan Investments Private Limited   | 2,537.34                           | (181.46)                     |
| Summit Developments Private Limited  | -                                  | (548.18)                     |
| Embassy One Developers Private Limited   | (26.08)                            | -                            |
| Udhyan Investments Private Limited   | -                                  | -                            |
| Udhyan Investments Private Limited   | -                                  | -                            |
| <b>Loan taken over under Business Transfer Agreement</b>   |                                    |                              |
| Embassy Inn Private Limited (Inter-Corporate deposit with Udhyan Investments Private Limited)  | -                                  | (1,442.05)                   |
| <b>Other non-financial liabilities - Advance received for land acquisition</b>   |                                    |                              |
| Embassy East Business Parks Private Limited  | -                                  | 8,394.12                     |
| Embassy Orange Developers Private Limited  | (4,109.45)                         | -                            |
| Embassy Knowledge Infrastructure Projects Private Limited  | (1,000.00)                         | -                            |
| <b>Novation of Joint Development</b>   |                                    |                              |
| Logus Projects Private Limited   | -                                  | 1,000.00                     |
| <b>Business Transfer Agreement</b>   |                                    |                              |
| Udhyan Investments Private Limited (Net off Asset & Liabilities)   | -                                  | 5.00                         |
| Vigor Developments Private Limited (Net off Asset & Liabilities)   | -                                  | 83.51                        |

Nam Estates Private Limited

CIN:U85110KA1995PTC017950

Notes to standalone financial statements for the period ended September 30, 2022

(all amounts in ₹ millions unless otherwise stated)

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

| Particulars  | As at<br>Sept 30, 2022 | As at<br>March 31, 2022 |
|--|------------------------|-------------------------|
| <b>Other non-current assets - Capital advances others</b>            |                        |                         |
| Babblers Marketing Private Limited                                   | -                      | 0.06                    |
| <b>Trade receivables</b>   |                        |                         |
| Udhyan Investments Private Limited                                   | -                      | 30.56                   |
| Embassy Infra Developers Private Limited                             | 1,126.84               | 1,126.84                |
| Embassy Knowledge Infrastructure Projects Private Limited            | 8.06                   | 1.58                    |
| RGE Constructions & Developments Private Limited                     | 13.47                  | 14.79                   |
| Vigor Developments Private Limited                                   | -                      | 0.06                    |
| Jitendra Virwani   | 0.00                   | 0.00                    |
| Ammol Rajesh Bajaj   | 58.99                  | 58.99                   |
| Rajesh Bajaj   | (0.27)                 | (0.27)                  |
| Narpat Singh Choraria  | 7.81                   | 7.83                    |
| Jitu Family Trust  | 25.22                  | 25.22                   |
| Ardor Projects Private Limited                                       | 0.07                   | -                       |
| <b>Current Loans - Inter corporate deposit</b>                       |                        |                         |
| JV Holdings Private Limited  | -                      | 20.24                   |
| RGE Constructions & Developments Private Limited                     | 2,118.37               | 1,825.70                |
| Summit Developments Private Limited                                  | 201.10                 | 200.60                  |
| Embassy Infra Developers Private Limited                             | 8.53                   | -                       |
| Embassy Columbia Pacific ASL Private Limited                         | -                      | 0.23                    |
| Embassy East Business Parks Private Limited                          | 1,098.23               | 564.15                  |
| Embassy Orange Developers Private Limited                            | 637.98                 | -                       |
| <b>Current Other financial assets - Interest accrued and not due</b> |                        |                         |
| Embassy Property Developments Private Limited                        | -                      | -                       |
| RGE Constructions and Developments Private Limited                   | 455.09                 | 455.09                  |
| Embassy One Developers Private Limited                               | 9.03                   | 5.08                    |
| Embassy Columbia Pacific ASL Private Limited                         | 8.72                   | -                       |
| <b>Capital Account Balance with Partnership Firm</b>                 |                        |                         |
| Embassy Investment Management Services LLP                           | 49.60                  | 49.60                   |
| Grove Ventures   | 99.00                  | 99.00                   |
| <b>Current Account Balance with Partnership Firm</b>                 |                        |                         |
| Embassy Investment Management Services LLP                           | 17.83                  | 3.28                    |
| Grove Ventures   | 665.19                 | 709.76                  |

Nam Estates Private Limited

CIN:U85110KA1995PTC017950

Notes to standalone financial statements for the period ended September 30, 2022

(all amounts in ₹ millions unless otherwise stated)

|  |   |          |          |
|--|---|----------|----------|
| <b>Current Other financial assets - Receivable towards sale of Shares/Debentures</b>     |   |          |          |
|  | Embassy Realty Ventures Private Limited               | 144.75   | 144.75   |
|  | Logus Projects Private Limited                        | 999.94   | 1,000.00 |
|  | Vigor Developments Private Limited                    | 84.76    | 83.51    |
| <b>Current Other financial assets - Project surplus receivable</b>                       |   |          |          |
|  | Grove Ventures  | 817.45   | 817.45   |
| <b>Current Other financial assets - other receivable from related parties</b>            |   |          |          |
|  | Embassy Infra Developers Private Limited              | 3.62     | -        |
|  | Embassy Real Estate Development Private Limited       | 0.96     | 0.96     |
|  | Embassy Orange Developers Private Limited             | 1.00     | 1.00     |
|  | Embassy One Commercial Property Private Limited       | 0.11     | -        |
|  | Vigor Developments Private Limited                    | 0.06     | -        |
|  | Embassy Investment Management Services LLP            | 1.39     | -        |
|  | Technique Control Facility Management Private Limited | -        | -        |
|  | EPDPL Co-Living Operations Private Limited            | 1.50     | -        |
| <b>Other current assets - Advance for supply of goods and rendering of services</b>      |   |          |          |
|  | Babblar Marketing Private Limited                     | 36.24    | 36.94    |
|  | Bangalore Paints Private Limited                      | 23.05    | 31.22    |
|  | We Work India Management Private Limited              | 0.02     | -        |
|  | Embassy Services Private Limited                      | 0.11     | 0.11     |
|  | JV Holdings Private Limited                           | 15.33    | -        |
|  | Technique Control Facility Management Private Limited | 0.06     | -        |
|  | Embassy Infra Developers Private Limited              | -        | -        |
| <b>Unbilled Revenue</b>  | Grove Ventures  | 5.52     | -        |
| <b>Non current Borrowings - Liability component of Optionally convertible debentures</b> | Embassy Property Developments Private Limited         | 4,913.25 | 4,850.80 |
| <b>Current Borrowings - Intercorporate deposit</b>                                       |   |          |          |
|  | Udhyaman Investments Private Limited                  | -        | 2,537.34 |
|  | Basal Projects Private Limited                        | 565.10   | 565.10   |
|  | Embassy One Developers Private Limited                | 1,083.39 | 1,057.31 |
|  | Summit Developments Private Limited                   | -        | -        |

Nam Estates Private Limited

CIN:U85110KA1995PTC017950

Notes to standalone financial statements for the period ended September 30, 2022

(all amounts in ₹ millions unless otherwise stated)

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

| Particulars  | As at<br>Sept 30, 2022                    | As at<br>March 31, 2022                    |
|--|---|--|
| <b>Trade payables</b>  |   |  |
| Embassy Services Private Limited   | 536.47                                    | 480.43                                     |
| Embassy Interiors Private Limited  | 2.47                                      | 2.47                                       |
| Lounge Hospitality LLP   | 41.16                                     | 60.88                                      |
| JV Holdings Private Limited  | 74.59                                     | -  |
| Embassy Property Developments Private Limited                                    | -   | -  |
| We Work India Management Private Limited   | -   | 7.00                                       |
| Embassy Office Parks Management Services Private Limited                         | 1.37                                      | 1.30                                       |
| Embassy Infra Developers Private Limited   | -   | 25.45                                      |
| RGE Constructions and Developments Private Limited                               | 0.05                                      | 0.01                                       |
| Manyata Promoters Private Limited  | -   | 0.01                                       |
| Babbler Marketing Private Limited  | 23.12                                     | 17.43                                      |
| Bangalore Paints Private Limited   | 13.69                                     | 12.26                                      |
| Paledium Security Services LLP   | 1.83                                      | 0.96                                       |
| Basal Projects Private Limited   | 42.46                                     | -  |
| Next Level Experiences LLP   | 0.08                                      | -  |
| Quadron Business Park Private Limited  | 0.07                                      | -  |
| <b>Other financial Liabilities - Interest accrued but not due</b>                |   |  |
| Basal Projects Private Limited   | 17.39                                     | 0.48                                       |
| Embassy One Developers Private Limited   | 35.59                                     | 0.49                                       |
| <b>Other financial Liabilities - Payable for purchase of stake/investment</b>    |   |  |
| Embassy Inn Private Limited  | 1.50                                      | 1.50                                       |
| <b>Other financial Liabilities - Other payables</b>                              |   |  |
| Embassy Property Developers Private Limited                                      | 4,575.66                                  | 5,107.57                                   |
| Embassy Infra Developers Private Limited   | -   | 13.37                                      |
| Udhyaman Investments Private Limited   | -   | 5.00                                       |
| Birch Real Estate Private Limited  | 0.06                                      | -  |
| Basal Projects Private Limited   | 0.06                                      | -  |
| Embassy One Commercial Private Limited   | 0.12                                      | -  |
| Saphire Realtors Private Limited   | 0.06                                      | -  |
| Ardor Projects Private Limited   | 0.06                                      | -  |
| <b>Other non-financial liabilities - Advance received for land acquisition</b>   |   |  |
| Embassy East Business Parks Private Limited                                      | 8,394.12                                  | 8,394.12                                   |
| Embassy Orange Developers Private Limited  | 4,109.45                                  | -  |
| Embassy Knowledge Infrastructure Projects Private Limited                        | 1,000.00                                  | -  |
| <b>Other non-financial liabilities - Advance received from customers</b>         |   |  |
| Anmol Rajesh Bajaj   | -   | -  |
| Narpat Singh Chorari   | 0.15                                      | -  |
| <b>Outstanding value of security received (refer note 1 below)</b>               |   |  |
| Embassy Property Developments Private Limited                                    | -   | -  |
| <b>Outstanding value of security and guarantee received (refer note 2 below)</b> |   |  |
| JV Holdings Private Limited  |   |  |
| Embassy Property Development Private Limited                                     |   |  |
| Embassy Infra Developers Private Limited   | Loan outstanding ₹<br>17,450.00 millions  | Loan outstanding ₹<br>17,450.00 millions   |
| Udhyaman Investments Private Limited   |   |  |
| Grove Ventures   |   |  |
| OMR Investments LLP  |   |  |
| <b>Outstanding value of security and guarantee received (refer note 3 below)</b> |   |  |
| Embassy Property Development Private Limited                                     |   |  |
| Embassy Infra Developers Private Limited   | Debenture outstanding ₹<br>9,450 millions | Debenture outstanding ₹<br>10,000 millions |
| Udhyaman Investments Private Limited   |   |  |
| Grove Ventures   |   |  |
| <b>Outstanding value of security and guarantee received (refer note 4 below)</b> |   |  |
| Embassy Property Development Private Limited                                     | -   | -  |
| Udhyaman Investments Private Limited   | -   | -  |
| Grove Ventures   | -   | -  |
| <b>Outstanding value of security and guarantee given (refer note 5 below)</b>    |   |  |
| Embassy Property Development Private Limited                                     | -   | -  |
| <b>Other equity component of compulsorily convertible debentures</b>             |   |  |
| OMR Investments LLP  | 682.24                                    | 682.24                                     |

**Nam Estates Private Limited**

**CIN:U85110KA1995PTC017950**

**Notes to standalone financial statements for the period ended September 30, 2022**

(all amounts in ₹ millions unless otherwise stated)

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 previous year. The loan outstanding as on reporting date is ₹ 17,450.00 millions.
- (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 ₹ 9,450.00 millions. 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) During the previous year ended March 31, 2022, 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) During the previous year ended March 31, 2022, 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 against which it was secured was transferred to another entity.
- (6) During the previous year ended March 31, 2022, the Company has completed acquisition of a business undertaking consisting primarily of plotted real estate development and its related assets and liabilities through a Business Transfer Agreement (BTA) with Udhyan Investments Private Limited (UIPL).

for and on behalf of the Board of Directors of

**Nam Estates Private Limited**

PANDITHACHOLANA  
LLUR  
RAMAKRISHNAN  
RAJAGOPALAN

Digitally signed by  
PANDITHACHOLANALLUR  
RAMAKRISHNAN RAJAGOPALAN  
Date: 2022.11.29 11:41:08 +05'30'

**P R Ramakrishnan**

Director

DIN: 00055416

Place: Bengaluru

Date: November 29, 2022