

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENTAssessment
Year
2025-26[Where the data of the Return of Income in Form ITR-1(SAHA)], ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7
filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

PAN	AAACE9035E		
Name	EMBASSY CLASSIC PVT LTD		
Address	101/102, Embassy Chambers, No.5,, Vittal Mallya Road, Bangalore , Bangalore , 15-Karnataka, 91-INDIA, 560001		
Status	7-Private company	Form Number	ITR-6
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	353646971301025

Taxable Income and Tax Details	Current Year business loss, if any	1	3,87,75,004
	Total Income	1A	0
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	0
	Net tax payable	4	0
	Interest and Fee Payable	5	0
	Total tax, interest and Fee payable	6	0
	Taxes Paid	7	41,73,123
Accreted Income and Tax Detail	(+) Tax Payable /(-) Refundable (6-7)	8	(-) 41,73,120
	Accreted Income as per section 115TD	9	0
	Additional Tax payable u/s 115TD	10	0
	Interest payable u/s 115TE	11	0
	Additional Tax and interest payable	12	0
	Tax and interest paid	13	0
	(+) Tax Payable /(-) Refundable (12-13)	14	0

This return has been digitally signed by JAIKISHAN MOHANDAS VIRWANI in the capacity of Director having PAN AAQPV6280M from IP address 106.51.185.21 on 30-Oct-2025 16:13:47 at BANGALORE (Place) DSC SI.No & Issuer 3653440 & 4532663718581168806CN=IDSign sub CA for Consumers 2022,OU=Certifying Authority,O=QCID Technologies Private Limited,C=IN

System Generated

Barcode/QR Code



AAACE9035E06353646971301025fa1a88cf84297c7c6fbe10198083bbe2efb9d724

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

S. JANARDHAN & ASSOCIATES

CHARTERED ACCOUNTANTS

VIJAY BHATIA, B.com., F.C.A.,
BALAKRISHNA S.BHAT, B.com., F.C.A.,
B. ANAND, B.Sc., F.C.A.,



Apt. No. 103 & 106
Embassy Centre
No. 11, Crescent Road
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22202709

E-mail : ca.sjassociates@gmail.com

INDEPENDENT AUDITOR'S REPORT

To the members of EMBASSY CLASSIC PRIVATE LIMITED

Opinion

We have audited the accompanying financial statements of **EMBASSY CLASSIC PRIVATE LIMITED** (hereinafter referred as "the Company"), which comprise the balance sheet as at 31st March 2025, the statement of profit and loss and the cash flow statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March 2025, its loss and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the independence requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules there under, and We have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole and in forming our opinion thereon, and we do not provide a separate opinion on these matters.



Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.

Other Information

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Business Responsibility Report but does not include the financial statements and our auditor's report thereon.

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

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's Responsibility for the accompanying Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so. The Board of Directors are also responsible for overseeing the Company's financial reporting process.



Auditor's Responsibility for the accompanying Financial Statements

1. Our responsibility is to express an opinion on these financial statements based on our audit.
2. We have taken into account, the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.
3. We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards and pronouncement require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement
4. An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.
5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the **Annexure "A"**, a statement on the matters specified in the paragraph 3 and 4 of the order.
2. As required by Section 143 (3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - (b) In our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - (c) The balance sheet, the statement of profit and loss and the cash flow statement dealt with by this Report are in agreement with the books of accounts;



(d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;

(e) On the basis of the written representations received from the directors as on 31st March 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March 2025 from being appointed as a director in terms of Section 164 (2) of the Act;

(f) The Company is exempted from getting an audit opinion with respect to the adequacy of the Internal Financial Controls over financial reporting of the company and the operating effectiveness of such controls vide notification dated June 13, 2017 (G.S.R. 583(E)) as issued by the Ministry of Corporate Affairs; and

(g) with respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements;

ii. As confirmed to us by the management, there are no provision to be created against any long-term contracts including derivative contracts for which there were any material foreseeable losses; and

iii. As confirmed to us by the management, there has been no amount, required to be transferred, to the Investor Education and Protection Fund by the Company.

iv. a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;



c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to my notice that has caused me to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

v. As stated in Notes to the financial statement:

a) There was no dividend which has been proposed in the previous year, declared and paid by the company during the year.

b) The Board of Directors of the Company has not proposed any dividend for the year which is subject to the approval of the members at the ensuing Annual General Meeting.

vi. As part of our audit of the financial statements of the company for the year ended 31st March 2025, we have reviewed the accounting software used by the company to maintain its books of account, in accordance with Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.

Based on our audit procedures and findings, we conclude that the Company, has not consistently used accounting software that maintains an audit trail (edit log) for all transactions recorded in the software, thereby not fully complying with Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.

For S. Janardhan & Associates

Chartered Accountants

(Firm Reg No. 005310S)



A handwritten signature in blue ink, appearing to read "Vijay Bhatia".

Vijay Bhatia

Partner

Membership No. 201862

UDIN: 25201862BMIFES6649

Bengaluru, India

03rd September, 2025

ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date to the members of **EMBASSY CLASSIC PRIVATE LIMITED** for the year ended March 31, 2025)

We report that:

1) In respect of its Property, Plant and Equipment and Intangible Assets:

- (a) (A) The company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and equipment.
- (B) The Company has maintained the proper records showing full particulars of intangible assets.

(b) The Company has a regular programme of physical verification of its Property, Plant and equipment by which Property, Plant and equipment are verified in a phased manner over a period of three years. In accordance with this programme, certain Property, Plant and equipment were verified during the year and no material discrepancies were noticed on such verification. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets.

(c) According to the information and explanations given to us and on the basis of our examination of the records of the company, the title deeds of all the immovable properties are held in the name of the company.

(d) The company has not revalued its Property, Plant and Equipment and intangible assets (including the right of use Assets) or investment property during the year ended March 31, 2025.

(e) There are no proceedings initiated or pending against the company for holding any Benami property under the Benami Property Transactions Act, 1988 and rules made thereunder.

- ii) (a) In our opinion and according to the information and explanations given to us, physical verification of inventories has been conducted at reasonable intervals by the management during the year. In our opinion and according to the information and explanations given to us during the course of the audit, the coverage and procedure for such physical verification of inventories followed by the management are reasonable and appropriate and no material discrepancies were noticed in any class of inventories as compared to the books of account.

(b) The Company has not been sanctioned working capital limits in excess of RS. 5 crores, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.

- iii) The Company has not made any investments in, provided any guarantee or security or granted loans or advances in the nature of loans, secured or unsecured to Companies, firms, Limited Liability Partnerships or any other parties as such the provisions of clause (iii) (a) to (f) of the said Order are not applicable.



- iv) In our opinion and according to the information and explanations given to us, the Company has not granted any loans or advances secured or unsecured to Companies, Firms, Limited Liability Partnerships or to other parties as provided in section 185 and 186 of the Act. Therefore, the provisions of clause (iv) of the said Order are not applicable to the Company.
- v) In our opinion and according to the information and explanations given to us, during the year, the Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.
- vi) The Central Government has not prescribed the maintenance of Cost records under section 148(1) of the Act, for any of the services of the company are not applicable and as such clause 3(vi) of the Order is not applicable.
- vii) According to the information and explanations given to us during the course of the audit and on the basis of our examination of the records of the company in respect of the statutory dues:
- a. The company is regular in depositing undisputed statutory dues including Goods and service Tax, Provident Fund, Employees' State insurance, Income tax, Sales Tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues with the appropriate authorities during the year. According to the information and explanations given to us during the course of the audit, no undisputed amounts payable in respect of the aforesaid dues were outstanding as at 31st March 2025 for a period of more than six months from the date they became payable.
- (b) According to the information and explanations given to us, there are no material dues of income-tax, goods and services tax, customs duty, cess and any other statutory dues which have not been deposited with the appropriate authorities on account of any dispute.
- viii) According to the information and explanations given to us by the management, during the year there were no transactions not recorded in the books of account that have been surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961 and hence Clause 3(viii) of the Order for reporting whether the previously unrecorded income has been properly recorded in the books of account during the year is not applicable.
- ix) a) In our opinion and according to the information and explanations given to us during the course of the audit, the company has not defaulted in repayment of loans or in the payment of interest thereon to any lenders.



b) According to the information and explanations given to us during the course of the audit and on the basis of our audit procedures, the company has not been declared willful defaulter by any bank or financial institution or government or any government authority.

c) The Company has not taken any term loan during the year and there are no outstanding term loans during the year and hence, reporting under clause 3(ix)(c) of the Order is not applicable.

d) According to the information and explanations given to us during the course of the audit and the audit procedures performed by us, and on an overall examination of the financial statements of the company, funds raised on short term basis have, prima facie, not been used during the year for long term purposes by the company.

e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiary during the year.

f) The company has not raised any loans during the year on the pledge of securities held in its subsidiary and hence provisions of Clause 3(ix)(f) is not applicable.

x) (a) The company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.

(b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally convertible) and hence reporting under clause 3(x)(b) of the Order is not applicable.

xi) (a) To the best of our knowledge and belief and according to the information and explanations given to us during the course of the audit no fraud by the Company or any fraud on the Company has been noticed or reported during the year.

(b) To the best of our knowledge and belief and according to the information and explanations given to us during the course of the audit, no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government during the year and upto the date of this report.

(c) As represented to us by the management and on the basis of our audit procedures there are no whistle blower complaints received by the company during the year.

xii) The Company is not a Nidhi Company and hence reporting under sub clauses (a) to (c) of clause 3(xii) of the Order is not applicable.



- xiii) In our opinion according to the information and explanations provided to us and based on our examination of the records of the company, the Company is not required to appoint Audit Committee as per the Section 177 of the Act. The Company is in compliance with Section 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of such related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- xiv) The Company does not require to appoint an internal auditor as per Section 138 of the Companies Act read with Rule 13 of the Companies (Accounts) Rules, 2014 and hence reporting under Clause 3 (xiv) (a) to (b) are not applicable. Further we are of the opinion that the company does not have an internal audit system commensurate with the size of the Company and the nature of its business.
- xv) According to the information and explanations given to us during the course of the audit and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with its directors and hence provisions of section 192 of the Companies Act 2013 are not applicable and accordingly clause 3(xv) of the Order is not applicable.
- xvi) (a) According to the information and explanations given to us during the course of the audit and on the basis of our examination of the financial statements of the company in our opinion the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.
- (b) In our opinion on the basis of our examination of the financial statements and representations made by the company it has not conducted any Non-Banking Financial or Housing Finance activities during the year.
- (c) According to the information and explanations given to us during the course of the audit and on the basis of our examination of the financial statements of the company and representations made by the company, in our opinion the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.
- (d) According to the information and explanations given to us during the course of the audit and as represented to us by the company in our opinion, there is no core investment company within Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable.
- xvii) The company has not incurred cash losses during the financial year covered by our audit and the immediately preceding financial year.
- xviii) There has been no resignation of Statutory Auditors of the Company during the year and accordingly reporting under clause 3(xviii) is not applicable.



- xix) According to the information and explanations given to us during the course of the audit and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- xx) The provisions of Corporate Social Responsibility as mentioned under section 135 of the Act are not applicable to the Company for the year. Therefore, the requirements to report on clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable to the Company.
- xxi) The company is not required to prepare consolidated financial statements and hence clause 3(xxi) of the Order regarding qualifications or adverse remarks by the auditors of the companies included in the consolidated financial statements is not applicable.

For S Janardhan and Associates

Chartered Accountants

(Firm's Registration No. 005310S)



A handwritten signature in blue ink, appearing to read "Vijay Bhatia".

Vijay Bhatia

(Partner)

Membership No. 201862

UDIN: 25201862BMIFES6649

Bengaluru, India

03rd September, 2025

EMBASSY CLASSIC PRIVATE LIMITED

#101/102, Embassy Chambers, No 5, Vittal Mallya Road, Bangalore-560001

Statement of Total Income for the Assessment Year 2025-26

Status	: Private Limited Company
Previous Year	: 31st March, 2025
Date of Incorporation	: 23-10-1996
PAN	: AAACE9035E
Assessing Officer	: DCIT/Circle 2(1)(2), Bangalore
PAN+DOI	: aaace9035e23101996

Particulars	Rs.	Rs.
<u>Income from House Property: Embassy Heights Rent (Unit 502, C Block, Unit 102 Mezzanine Floor, Cafeteria & Parking)</u>		
Gross Annual Value		22,295,827
Less : Local Taxes Paid (Property tax)		1,759,503
Net Annual Value		20,536,324
<u>Less : Deduction u/s 24</u>		
(a) 30% of Net Annual Value	6,160,897	
(b) Interest expenses allowable	-	6,160,897
Income From House Property		14,375,427
<u>Income from Business :</u>		
Loss as per Statement of Profit and Loss		(45,012,576)
<u>Add : Expenses debited to Statement of Profit and Loss not allowable</u>		
Depreciation as per Companies Act, 2013	11,917,067	
Disallowance u/s 40A(7) Gratuity	1,166,528	
Disallowance u/s 43(B) Bonus	1,281,612	
<u>Add : Expenses debited to Statement of Profit and Loss but taxable under other heads</u>		
Expense considered under House Property		
- Property Tax - Embassy Heights	1,759,503	
Expenses considered under Capital Gain		
- Loss on sale of Investment	3,889,450	
		20,014,160
		(24,998,416)
<u>Less : Expenses allowable as deduction but not debited to Statement of Profit and Loss</u>		
Depreciation under IT Act, 1961 (Other than Buildings Let Out)	4,574,575	
Allowance under Payment Basis - u/s 43B (Disallowed Earlier paid in CY)		
- Bonus	1,281,612	
- Gratuity	-	
<u>Less : Income credited to Statement of Profit and Loss but taxable under other heads</u>		
Income considered under House Property		
- Rental Income -Embassy Heights	22,295,827	
Income considered under Capital Gain		
- Profit on sale of Share	1,581,152	
Income considered under Other Sources		
- Interest on Income Tax Refund	243,943	
- Interest Received on FD	455,526	
- Dividend received	2,476	
		30,435,111
Income From Business		(55,433,527)
<u>Income from Capital Gains:</u>		
Long term Capital Loss on sale of Investment	(3,889,450)	
<u>Income from Long term Capital Loss:</u>		
		(3,889,450)
Short term Capital Gain on sale of shares	1,581,152	
Income from short term Capital Gains:		1,581,152

EMBASSY CLASSIC PRIVATE LIMITED
#101/102, Embassy Chambers, No 5, Vittal Mallya Road, Bangalore-560001
Statement of Total Income for the Assessment Year 2025-26

<u>Income from Other Sources :</u>		
-Interest from income Tax Refund		243,943
- Interest Received on FD		455,526
-Dividend		2,476
Income from Other Sources		701,945
ABSTRACT OF GROSS TOTAL INCOME		
Income from House Property		14,375,427
Income from Business		(55,433,527)
Income from long term Capital Loss		(3,889,450)
Income from Short term Capital Gain		1,581,152
Income from Other Sources		701,945
Gross Total Income		(42,664,453)
Rounded off under Section 288A		(42,664,450)
B/F		(42,664,450)
Tax under Sec-115BAA @ 22%		-
Short-term capital gain taxable @15%		-
Add: Surcharge 10%		-
Tax + Surcharge		-
Add: Health & Education Cess @ 4%		-
Tax Payable		-
<u>Less: Tax Deducted at Source:AS PER 26AS</u>		
u/s 194C	383,614	
u/s 194I(b)	2,059,909	
u/s 194JB	1,522,726	
u/s 194A	45,553	
u/s 194K	71	
u/s 194IA	161,250	
		4,173,123
		(4,173,123)
<u>Add: Interest under Section :</u>		
a) 234 B		-
b) 234 C		-
Balance Payable/(Refundable)		(4,173,123)
Rounded off under Section 288B		(4,173,120)

EMBASSY CLASSIC PRIVATE LIMITED

#101/102, Embassy Chambers, No 5, Vittal Mallya Road, Bangalore-560001

(CIN: U70101KA1996PTC021306)

Balance Sheet as at 31.03.2025

PARTICULARS	Note No.	31.03.2025 Rs.	31.03.2024 Rs.
EQUITY AND LIABILITIES			
Shareholders' Funds			
(a) Share Capital	3	20,000,000	20,000,000
(b) Reserves and Surplus	4	153,592,123	197,855,299
Non-current liabilities			
(a) Long-term borrowings	5	254,389,599	189,889,253
(b) Deferred tax liabilities (Net)		-	-
(c) Other Long term liabilities	6	255,826,506	261,122,106
(d) Long-term provisions	7	6,613,650	5,505,935
Current liabilities			
(a) Short-term borrowings		-	-
(b) Trade payables	8	809,883	4,882,912
(c) Other current liabilities	9	19,856,684	24,812,592
(d) Short-term provisions	10	3,067,514	3,093,848
TOTAL		714,155,960	707,161,946
ASSETS			
Non-current assets			
(a) Property, Plant and Equipment and Intangible Assets			
(i) Property, Plant and Equipment	11	126,232,297	134,568,948
(ii) Intangible assets		-	-
(iii) Capital work-in-progress		-	-
(b) Non-current Investments	12	13,532,937	55,162,994
(c) Deferred tax assets (Net)	13	5,027,300	4,277,900
(d) Long-term loans and advances	14	144,215,299	122,569,249
(e) Other non-current assets		-	-
Current Assets			
(a) Current Investments		-	-
(b) Inventories	15	337,428,179	330,045,822
(c) Trade receivables	16	9,412,396	12,309,694
(d) Cash and cash equivalents	17	36,319,642	21,262,041
(e) Short-term loans and advances	18	41,987,910	25,381,688
(f) Other current assets	19	-	1,583,610
TOTAL		714,155,960	707,161,946

Significant Accounting Policies

2.1

The accompanying notes are an integral part of the financial statements.

For and on behalf of the Board of Directors of
'Embassy Classic Private Limited'

As per our report of even date
for **S.Janardhan and Associates**
Chartered Accountants
ICAI Firms' Registration No.0053105


JAIKISHAN VIRWANI

Director
DIN:0000645065


SIDHANT VIRWANI

Director
DIN:0008489469




VIJAY BHATIA

Partner
Membership No. 201862
UDIN: 25201862BMIFES6649
Date : 03-09-2025
Place: Bengaluru, India

Date : 03-09-2025

Place: Bengaluru, India

EMBASSY CLASSIC PRIVATE LIMITED

#101/102, Embassy Chambers, No 5, Vittal Mallya Road, Bangalore-560001

(CIN: U70101KA1996PTC021306)

Statement of Profit and Loss for the period ended 31.03.2025

PARTICULARS	Note No.	31.03.2025 Rs.	31.03.2024 Rs.
Revenue from operations(Gross)	20	20,663,904	31,712,601
Other Income	21	39,925,041	77,469,798
Total Income		60,588,945	109,182,400
Expenses:			
Project Expenses	22	10,879,352	12,077,663
Changes in inventories of finished goods, work-in-progress & Stock-in-Trade	23	(7,382,357)	(3,598,481)
Employee benefits expense	24	39,988,713	29,309,832
Finance costs	25	19,927,885	20,653,972
Depreciation and amortization expense	26	11,917,067	8,476,023
Other expenses	27	30,270,861	31,799,544
Total Expenses		105,601,521	98,718,553
Profit/(loss) before exceptional items and tax		(45,012,576)	10,463,847
Exceptional items		-	-
Profit/(loss) before extraordinary items and tax		(45,012,576)	10,463,847
Extraordinary Items		-	-
Profit/(loss) before Tax		(45,012,576)	10,463,847
Tax expense:			
(1) Current tax		-	-
(2) Deferred tax charge	13	(749,400)	(140,900)
Profit/(loss) for the year from continuing operations		(44,263,176)	10,604,747
Profit/(loss) for the period		(44,263,176)	10,604,747
Earnings/(loss) per equity share [nominal value of share ₹10 (PY: ₹10)]	28		
(1) Basic & Diluted		(22.13)	5.30

Significant Accounting Policies

2.1

The accompanying notes are an integral part of the financial statements.

For and on behalf of the Board of Directors of
'Embassy Classic Private Limited'


JAIKISHAN VIRWANI

Director
DIN:0000645065


SIDHANT VIRWANI

Director
DIN:0008489469

As per our report of even date
for S.Janardhan and Associates
Chartered Accountants
ICAI Firms' Registration No.0053105




VIJAY BHATIA

Partner
Membership No. 201862
UDIN: 25201862BMIFES6649
Date : 03-09-2025
Place: Bengaluru, India

Date : 03-09-2025
Place: Bengaluru, India

Cash flow statement for the year ended 31st March 2025

Particulars	March 31,2025	March 31,2024	
A. Cash Flow from Operating Activities			
Net Profit/(Loss) before Tax	(45,012,576)	10,463,847	
<u>Adjustments for:</u>			
Depreciation & Amortisation	11,917,067	8,476,023	
Interest expenses	19,927,885	20,653,972	
Profit on sale of Shares	1,581,152	11,253,924	
Dividend Income	2,476	190,660	
(Profit)/Loss on sale of asset	61,273	2,241	
Operating Profit/(Loss) before working capital changes	(11,522,723)	51,040,667	
<u>Movements in Working Capital:</u>			
Increase/(Decrease) in Trade Payables	(4,073,029)	(2,451,926)	
Increase/(Decrease) in Other Current Liabilities	(4,955,908)	2,120,883	
Increase/(Decrease) in Other Long Term Liabilities	(5,295,600)	(7,975,144)	
Increase/(Decrease) in Long Term Provisions	1,107,715	903,472	
Increase/(Decrease) in Short Term Provisions	(26,334)	332,129	
(Increase)/Decrease in Trade Receivables	2,897,298	1,191,160	
(Increase)/Decrease in Inventories	(7,382,357)	(3,598,481)	
(Increase)/Decrease in Short term Loans and advances	(16,606,222)	(8,809,838)	
(Increase)/Decrease in Long Term Loans and advances	(21,646,050)	(14,690)	
(Increase)/Decrease in Other Current assets	1,583,610	3,068,503	
Cash generated from/ (used in) Operations	(65,919,601)	35,806,735	
Taxes paid (Net of refunds)	-	-	
Net cash generated from/ (used in) operations before extraordinary items	(65,919,601)	35,806,735	
Net cash generated from/ (used in) operating activities	A	(65,919,601)	35,806,735
B Cash Flow from Investing Activities			
(Purchase) of Tangible/Intangible Assets & CWIP	(3,651,689)	(18,437,504)	
Sale of Tangible Assets	10,000	100,000	
Dividend Income	(2,476)	(190,660)	
Profit on sale of Shares	(1,581,152)	(11,253,924)	
Increase in investments	41,630,056	(1,548,309)	
Net Cash from/ (used in) Investing Activities	B	36,404,739	(31,330,397)
C Cash flow from Financing Activities			
Interest expenses	(19,927,885)	(20,653,972)	
Increase/(Repayment) of bank borrowings	64,500,346	(908,067)	
Net cash raised from/ (used in) Financing activities	C	44,572,461	(21,562,039)
Net increase in cash and cash equivalents - (A+B+C)	(A+B+C)	15,057,600	(17,085,701)
Add: Cash and Cash equivalents at the beginning of the year		21,262,041	38,347,742
Cash and Cash equivalents at the end of the year		36,319,641	21,262,041
Cash and Cash equivalents comprise of			
Cash in Hand		7,385,825	6,633,602
Balances with Banks		28,933,817	14,628,439
Total cash and cash equivalents (refer note 17)		36,319,642	21,262,041

Significant Accounting Policies

2.1

The accompanying notes are an integral part of the financial statements.

Notes :

1. The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in Accounting Standard (AS) - 3 on Cash Flow Statements as specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013.

2. Previous year's figure have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosure.

For and on behalf of the Board of Directors of
'Embassy Classic Private Limited'

As per our report of even date
for S.Janardhan and Associates
Chartered Accountants
ICAI Firms' Registration No.0053105


JAIKISHAN VIRWANI
Director
DIN:0000645065


SIDHANT VIRWANI
Director
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VIJAY BHATIA
Partner
Membership No. 201862
UDIN: 25201862BMIFES6649
Date : 03-09-2025
Place: Bengaluru, India

Date : 03-09-2025
Place: Bengaluru, India

SIGNIFICANT ACCOUNTING POLICIES FORMING PART OF FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31st March, 2025

1 Corporate Information

EMBASSY CLASSIC PRIVATE LIMITED (ECPL) was incorporated on 23/10/1996. ECPL is in the business of construction of residential & commercial properties and other related activities.

2 Method of Accounting:

The financial statements of the company have been prepared in accordance with Indian Generally Accepted Accounting Principles in India (Indian GAAP). The company has prepared these financial statements to comply in all material respects with the Companies (Accounts) Rules 2014 and the relevant provisions of the Companies Act, 2013. The financial statements have been prepared on an accrual basis and under Historical Cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those of previous year.

Summary of significant accounting policies

2.1 Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the results of operations during the reporting period. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates. Significant estimates used by the management in the preparation of these financial statements include computation of percentage completion for projects in progress, project cost, revenue and saleable area estimates, classification of assets and liabilities into current and non-current, estimates of the economic useful lives of fixed assets, provisions for bad and doubtful debts. Any revision to accounting estimates is recognised prospectively.

2.2 Inventory and Construction Work in Progress:

(i) Direct expenditure relating to construction activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the construction and real estate activity. Cost incurred/ items purchased specifically for projects are taken as consumed as and when incurred/ received.

(ii) The value of unsold units intended for immediate sale is considered as an inventory and is valued at Cost or Net Realisable Value whichever is less.

(iii) Work-in-progress - Real estate projects (including land inventory): Represents cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognised. Real estate work-in-progress is valued at lower of cost and net realizable value.

(iv) Finished goods - Flats: Valued at lower of cost and net realisable value.

(v) Land inventory: Valued at lower of cost and net realisable value. Land inventory which is under development or held for development/ sale in near future is classified as current asset. Land which held for undetermined use or for future development is classified as non current asset.

2.3 Cash Flow Statement:

Cash flows are reported using the indirect method, whereby net profit before tax is adjusted for the effects of transactions of non-cash nature and the changes during the period in inventories and operating receivables and payables. The cash flows from regular revenue generating (operating), investing and financing activities of the Company are shown separately.

2.4 Events Occurring After Balance Sheet Date :

Material events occurring after the date of Balance sheet are taken into cognizance.

2.5 Expenditure :

Expenses are accounted on the accrual basis and provisions are made for all known losses and liabilities.

2.6 Revenue Recognition:

Recognition of revenue from contractual projects is recognized on the basis of 'Percentage completion method' based on the stage of completion at the balance sheet date, taking into account the contractual price and revision thereto by estimating total revenue and total cost till completion of the contract. The percentage completion method is applied on a cumulative basis in each accounting period to the current estimates of contract revenue and contract costs, when the stage of completion of each project reaches a significant level, which is estimated to be at least 25% of the total estimated cost of the project. The profit so determined has been accounted for proportionate to the percentage of actual work done.

The estimates for sale value and contract costs are reviewed by management periodically and the cumulative effect of the changes in these estimates, if any, are recognised to the period which they can be measured.

Interest Income is recognised on time basis and is determined by the amount outstanding and the rate applicable.

Dividend income from mutual funds is recognised as and when the right to receive payments arises.

Lease income from Operating Lease is recognised based on the terms agreed with the tenants over the lease term.

2.7 Property, Plant and Equipment:

- Property, Plant and Equipment are stated at cost of acquisition including directly attributable costs for bringing the asset into intended use, less accumulated depreciation, amortization and impairment losses.

- Borrowing costs directly attributable to acquisition or construction of those Property, Plant and Equipment which necessarily take a substantial period of time to get ready for their intended use are capitalized.

- Expenditure directly relating to expansion is capitalized only if it increases the life or functionality of an asset beyond its original standard of performance.

Depreciation on Property, Plant and Equipment is provided based on the useful life of the asset in the manner prescribed in Schedule II to the Companies Act, 2013. Capitalised software costs is amortised over a period of three years.

2.8 Intangible Assets :

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Intangible assets are amortized on a straight line basis over a period of 3 years, which is estimated to be the useful life of the asset.

2.9 Foreign Currency Transactions:

Foreign currency transactions are accounted at the exchange rates prevailing on the date of the transactions. The difference between the rate at which foreign currency transactions are accounted and the rate at which they are realized is recognized in the profit & loss account. Monetary foreign currency assets at period-end are translated at the closing rate. The difference arising from the translation is recognized in the profit and loss account.

2.10 Investments:

Long-term investments are stated at cost. Provision for diminution in the value of long-term investments is made only if such decline is not temporary in the opinion of the management.

2.11 Employees Retirement Benefits:

a. Short term employee benefits being all those benefits payable within 12 months of rendering the services such as salaries, house rent allowance & expected cost of bonus are recognised in the period in which the employee renders the related services.

b. Provident fund: The Company contributes to the statutory provident fund of the Regional Provident Fund Commissioner, in accordance with Employees provident fund and Miscellaneous Provision Act, 1952. The plan is a defined contribution plan and contribution paid or payable is recognized as an expense in the period in which services are rendered by the employee.

c. Ex-gratia: Ex gratia payment to employees is accounted on payment basis

d. Gratuity: The liability for gratuity is provided on the basis of actuarial valuation, as at Balance Sheet date, carried out by an independent actuary.

2.12 Borrowing Costs :

Borrowing costs directly attributable to the acquisition or construction of qualifying assets are capitalised as part of the cost of the assets, upto the date the asset is put to use. Other borrowing costs are charged to the Profit and Loss Account in the year in which they are incurred.

2.13 Lease:

Asset taken on Lease under which, all the risk and rewards of ownership are effectively retained by the lessor is classified as Operating Lease. Operating lease payments are recognized as an expense on accrual basis in accordance with the respective Leases Agreement under the head "Rent" in schedule to the profit and loss account.

2.14 Earnings per Share:

Basic earning per share is computed by dividing the net profit after tax by the weighted average number of equity share outstanding during the period.

The number of shares used in computing Diluted Earnings per Share comprises the weighted average shares considered for deriving basic Earnings per Share, and also the weighted average number of Equity Shares that could have been issued on the conversion of all dilutive potential Equity Shares.

2.15 Taxes on Income:

Tax expense comprises both current and deferred taxes. The current charge for income taxes is calculated in accordance with the relevant tax regulations. Deferred income taxes reflects the impact of current year timing differences between taxable income and accounting income for the year and reversal of timing differences of earlier years. Deferred tax is measured based on the tax rates and the tax laws enacted or substantively enacted at the balance sheet date. Deferred tax assets are recognized only to the extent that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. Deferred tax assets are recognized on carry forward of unabsorbed depreciation and tax losses only if there is virtual certainty that such deferred tax assets can be realized against future taxable profits.

Unrecognized deferred tax assets of earlier years are re-assessed and recognized to the extent that it has become reasonably certain that future taxable income will be available against which such deferred tax assets can be realized.

Minimum Alternative tax (MAT) credit is recognized as an asset only when and to the extent there is convincing evidence that the Company will pay normal income tax during the specified period. In the year in which the MAT credit becomes eligible to be recognized as an asset in accordance with the recommendations contained in Guidance Note issued by the Institute of Chartered Accountants of India, the said asset is created by way of a credit to the statement of profit and loss and shown as MAT Credit Entitlement. The Company reviews the same at each balance sheet date and writes down the carrying amount of MAT Credit Entitlement to the extent there is no longer convincing evidence to the effect that Company will pay normal income tax during the specified period.

2.16 Impairment of Assets :

At the end of each year, the company determines whether a provision should be made for impairment loss on fixed assets by considering the indications that an impairment loss may have occurred in accordance with A.S-28 "Impairment of Assets" issued by MCA, where the recoverable amount of any fixed asset is lower than its carrying amount, a provision for impairment loss on Fixed asset is made for the difference, if any.

Since there is no Impairment loss recognized during the previous year, the effect for the same has not been given in the Financial Statements.

2.17 Contingent Liabilities:

Provisions involving substantial degree of estimation in measurement are recognized when there is a present obligation because of past events and it is probable that there will be an outflow of resources. Contingent liabilities are not recognized in the books. Contingent assets are neither recognized nor disclosed in the financial statements.

EMBASSY CLASSIC PRIVATE LIMITED
(CIN: U70101KA1996PTC021306)

NOTES ON ACCOUNTS FOR THE PERIOD ENDED 31st March 2025.

The previous year figures have been regrouped / reclassified, wherever necessary to conform to the current year presentation.

3 SHARE CAPITAL

(Amount in INR)

Particulars	As at 31.03.2025	As at 31.03.2024
Authorised		
20,00,000 (Previous Year 20,00,000) Equity Shares of Rs. 10/- each)	20,00,000	20,00,000
	<u>20,00,000</u>	<u>20,00,000</u>
Issued and Subscribed and fully Paid-up		
20,00,000 (PY 20,00,000) Equity Shares of Rs. 10/- each fully paid up)	20,00,000	20,00,000
	<u>20,00,000</u>	<u>20,00,000</u>

The Company has only one class of shares referred to as equity shares having a par value of Rs.10/- . Each holder of equity shares is entitled to one vote per share held. The Company declares and pays dividend in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing annual general meeting.

Dividend, if approved, is payable to the shareholders in proportion to their shareholding. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the company. The distribution will be in proportion to the number of equity shares held by the shareholders.

Reconciliation of number of Shares

Equity Shares:

Particulars	As at 31st March 2025		As at 31st March 2024	
	Number of Shares	Amount	Number of Shares	Amount
Balance as at the beginning of the previous year	2,000,000	20,00,000	2,000,000	20,00,000
Add: Bonus Shares issued during the year	-	-	-	-
Balance as at the end of the year	<u>2,000,000</u>	<u>20,00,000</u>	<u>2,000,000</u>	<u>20,00,000</u>

Details of Shares held by shareholders, holding more than 5% of the aggregate shares in the Company.

Particulars	No. of shares	Percentage	No. of shares	Percentage
Jaikishen Virwani	1,999,800	99.99%	1,999,800	99.99%

Details of Shares held by Promoters at the end of the year:

As at 31st March 2025

Promoter Name	No. of shares at the beginning of year	Change during the year	No. of shares at the end of year	% of Total share	% Change during the year
Jaikishen Virwani	1,999,800	-	1,999,800	99.99%	-

As at 31st March 2024

Promoter Name	No. of shares at the beginning of year	Change during the year	No. of shares at the end of year	% of Total share	% Change during the year
Jaikishen Virwani	1,999,800	-	1,999,800	99.99%	-

4 RESERVES AND SURPLUS

Particulars	As at 31.03.2025	As at 31.03.2024
Surplus in Statement of Profit and Loss		
Opening balance	197,855,299	187,250,552
Less: Dividend relating to earlier year on account of increased capital	-	-
Add: Profit/ (Loss) for the year	(44,263,176)	10,604,747
Amount available for appropriation	<u>153,592,123</u>	<u>197,855,299</u>
Balance as at the end of the year	153,592,123	197,855,299
TOTAL	<u>153,592,123</u>	<u>197,855,299</u>

5 LONG TERM BORROWINGS

Particulars	As at 31.03.2025	As at 31.03.2024	As at 31.03.2025	As at 31.03.2024
	Non current portion		Current portion	
(i) Term loans - Karnataka Bank -22083704066	168,800,000	179,600,000	10,800,000	8,400,000
(ii)Term loans -SCB -55005845	77,145,128	-	4,603,407	-
(iii) Vehicle loan-HDFC Bank Ltd -148292691	8,396,581	10,058,782	2,519,039	3,173,598
(iv) Vehicle loan-HDFC Bank Ltd -139525716	47,890	230,472	182,581	166,842
Amount disclosed under the head "other current liabilities" (refer note 7)	-	-	(18,105,027)	(11,740,440)
TOTAL	254,389,599	189,889,253	-	-

(i) Term Loan Account including Additional loan with Karnataka Bank Limited is secured by mortgage of personal assets of directors, flat No.21, 1st floor block No B, flat No.11 ground floor block No B, Embassy Palace Corporation No.1, Cunningham Road, Bangalore.Terms of Repayment of Loan: Repayable in 144 monthly instalments of Rs.9,00,000 from the date of final disbursement alongwith interest of 8.15% p.a.

(ii) Term Loan Account with Standard Chartered Bank is secured by mortgage of Unit no.502, A block, 5th floor, Embassy Heights, Magrath Road, Shanthala Nagar, Bangalore.Terms of Repayment of Loan: Repayable in 144 monthly instalments of Rs.9,74,521 from the date of final disbursement alongwith interest of 9.15% p.a.

(iii) Vehicle Loan against Hyundia i20 is repayable in 39 monthly instalments of Rs.16,292 at progressive interest rates commencing from April 2023.

(iv) Vehicle loan against Audi Car is repayable in 36 monthly installments of Rs.2,78,370 at progressive interest rates commencing from Feb 2024.

6 OTHER LONG TERM LIABILITIES

Particulars	As at 31.03.2025	As at 31.03.2024
Rental deposit from tenants	7,339,200	17,134,800
Advance received from customers (Embassy Villas, Hennur Project)	248,487,306	243,987,306
TOTAL	255,826,506	261,122,106

7 LONG TERM PROVISIONS

Particulars	As at 31.03.2025	As at 31.03.2024
Provision for Employee Benefits: - Gratuity	6,613,650	5,505,935
TOTAL	6,613,650	5,505,935

8 TRADE PAYABLES

Particulars	As at 31.03.2025	As at 31.03.2024
Trades payables		
-Micro, Small and Medium Enterprises	-	-
-Others	809,883	4,882,912
TOTAL	809,883	4,882,912

9 OTHER CURRENT LIABILITIES

Particulars	As at 31.03.2025	As at 31.03.2024
<u>Current maturities of Long term debt:</u>		
(i) Term loans - Karnataka Bank -22083704066	10,800,000	8,400,000
(ii)Term loans -SCB -55005845	4,603,407	-
(iii) Vehicle loan-HDFC Bank Ltd -148292691	2,519,039	3,173,598
(iv) Vehicle loan-HDFC Bank Ltd -139525716	182,581	166,842
Dues payable to Related parties	188,007	8,763,470
Statutory dues <i>(Including ESI, Provident Fund, Withholding and other taxes payable)</i>	1,563,650	4,308,682
TOTAL	19,856,684	24,812,592

There are no amounts due for payment to the Investor Education and Protection Fund under Section 125 of the Companies Act, 2013 as at the year end.

10 SHORT TERM PROVISIONS

Particulars	As at 31.03.2025	As at 31.03.2024
Provision for Employee Benefits:		
- Gratuity	372,925	314,112
- Bonus	1,281,612	1,160,196
Outstanding expenses	1,412,977	1,619,540
TOTAL	3,067,514	3,093,848

12 NON-CURRENT INVESTMENTS

Particulars	As at 31.03.2025	As at 31.03.2024
Investment in Shares	13,532,937	16,273,544
Investment in Villa	-	38,889,450
TOTAL	13,532,937	55,162,994

13 DEFERRED TAXES ASSET

Particulars	As at 31.03.2025	As at 31.03.2024
Attributable to Depreciation	2,877,500	2,463,000
Attributable to Gratuity	2,149,800	1,814,900
TOTAL	5,027,300	4,277,900

14 LONG TERM LOANS AND ADVANCES

Particulars	As at 31.03.2025	As at 31.03.2024
(Unsecured, Considered good)		
Advance for properties	108,514,000	87,004,000
Security deposits	35,701,299	35,565,249
TOTAL	144,215,299	122,569,249

15 INVENTORIES

Particulars	As at 31.03.2025	As at 31.03.2024
<u>(a) Work-in-progress</u>		
-Infantry Road Project	76,832,409	70,365,756
-Hennur Project	176,242,227	175,326,523
<u>(b) Transferable Development Rights</u>	84,353,543	84,353,543
TOTAL	337,428,179	330,045,822

16 TRADE RECEIVABLES

Particulars	As at 31.03.2025	As at 31.03.2024
<u>Unsecured, considered good</u>		
- Others	9,412,396	12,309,694
TOTAL	9,412,396	12,309,694

17 CASH AND CASH EQUIVALENTS

Particulars	As at 31.03.2025	As at 31.03.2024
Cash at bank:		
in current Account	22,133,817	7,828,439
Cash on hand	7,385,825	6,633,602
Fixed Deposits With Banks	6,800,000	6,800,000
TOTAL	36,319,642	21,262,041

18 SHORT TERM LOANS AND ADVANCES

Particulars	As at 31.03.2025	As at 31.03.2024
<u>Unsecured, considered good</u>		
GST input receivable	-	634,570
Prepaid expenses	1,429,906	538,011
Loan and advances to Employees	2,188,782	2,734,521
Loan and advances to Others	19,668,048	-
Advance Tax <i>(Net of provisions)</i>	4,273,148	7,890,659
Advance for Purchase of Property	3,124,000	3,124,000
Advance paid to suppliers for goods and services	269,675	790,849
Dues receivable from related party	10,235,519	9,241,333
Interest Accrued on Fixed deposits	798,832	427,745
TOTAL	41,987,910	25,381,688

19 OTHER CURRENT ASSET

Particulars	As at 31.03.2025	As at 31.03.2024
Excess amount parked in Demat account	-	1,583,610
TOTAL	-	1,583,610

20 REVENUE FROM OPERATIONS

Particulars	Year ended 31st March 2025	Year ended 31st March 2024
Maintenance income		
- Embassy Heights Owners Association	19,663,904	15,762,313
Income from Contract receipts	1,000,000	15,950,288
TOTAL	20,663,904	31,712,601

21 OTHER INCOME

Particulars	Year ended 31st March 2025	Year ended 31st March 2024
Rental Income - Embassy Heights	22,295,827	28,093,032
Management Fee	15,346,117	35,032,535
Interest income on Income Tax refund	243,943	-
Profit on sale of Shares	1,581,152	11,253,924
Dividend Income from mutual funds (Debt oriented)	2,476	190,660
Other income	455,526	2,899,648
TOTAL	39,925,041	77,469,798

22 PROJECT EXPENSES

Particulars	Year ended 31st March 2025	Year ended 31st March 2024
Land cost, Materials consumed including other direct expenses:		
-Infantry Road Project	6,466,653	3,092,777
-Hennur Project	915,704	505,704
Contract Expenses	3,496,995	8,479,182
TOTAL	10,879,352	12,077,663

23 CHANGES IN INVENTORY OF FINISHED GOODS AND WORK IN PROGRESS

Particulars	Year ended 31st March 2025	Year ended 31st March 2024
(Increase)/Decrease in Stocks		
<i>Stock at the end of the year:</i>		
<u>Transferable Development Rights</u>	84,353,543	84,353,543
<u>Work-in-Progress:</u>		
-Infantry Road Project	76,832,409	70,365,756
-Hennur Project	176,242,227	175,326,523
	337,428,179	330,045,822
<i>Less: Stock at the beginning of the year</i>		
<u>Transferable Development Rights</u>	84,353,543	84,353,543
Less : Cost of TDR relates to Villa	84,353,543	84,353,543
<u>Work-in-Progress:</u>		
-Infantry Road Project	70,365,756	67,272,979
-Hennur Project	175,326,523	174,820,819
	330,045,822	326,447,341
(Increase)/Decrease in Stocks	(7,382,357)	(3,598,481)

24 EMPLOYEE BENEFIT EXPENSES

Particulars	Year ended 31st March 2025	Year ended 31st March 2024
Salaries including leave encashment & bonus	14,733,673	13,243,599
Provident Fund	1,011,434	922,193
Employees State Insurance	7,266	6,606
Directors Remuneration	21,440,000	12,720,000
Gratuity	1,166,528	952,126
Directors Welfare	236,048	178,297
Staff welfare expenses	1,393,764	1,287,011
TOTAL	39,988,713	29,309,832

25 FINANCE COSTS

Particulars	Year ended 31st March 2025	Year ended 31st March 2024
Interest on Long term borrowings:		
- Banks and NBFC	18,873,989	20,414,453
- Others	1,053,895	239,519
TOTAL	19,927,885	20,653,972

26 DEPRECIATION AND AMORTISATION EXPENSES

Particulars	Year ended 31st March 2025	Year ended 31st March 2024
Depreciation on tangible assets	11,917,067	8,476,023
TOTAL	11,917,067	8,476,023

27 OTHER EXPENSES

Particulars	Year ended 31st March 2025	Year ended 31st March 2024
<u>Administration Expenses :</u>		
Advertisement & Publicity	-	900,000
Business Promotion Expenses	134,610	371,289
Rates and Taxes	1,466,597	425,147
Property Tax	1,759,503	750,689
Statutory Auditors : Audit fees	250,000	250,000
Travelling and Conveyance	5,703,739	5,424,587
<u>Repairs and Maintenance of completed projects:</u>		
- Embassy Heights	6,655,457	11,781,159
<u>Other Repair and Maintenance:</u>		
-Computers	86,214	42,000
-Vehicles	2,901,389	4,471,459
-Others	639,065	2,157,471
<u>Insurance:</u>		
-Vehicle	181,354	269,021
-Building	33,135	44,953
Legal and Professional Charges	872,380	856,745
General expenses	2,320,513	2,536,398
Power and Fuel	139,405	145,339
Loss on Sale of Fixed Asset	61,273	2,241
Loss on sale of Investment	3,889,450	-
Balances no longer recoverable written off	3,176,778	1,371,046
TOTAL	30,270,861	31,799,544

28 EARNINGS PER SHARE

Particulars	Year ended 31st March 2025	Year ended 31st March 2024
Net profit/ (loss) for the year available to equity shareholders	(44,263,176)	10,604,747
Weighted average number of shares outstanding	1,000,000	1,000,000
- Basic	(22.13)	5.30
- Diluted	(22.13)	5.30

29 TRANSACTIONS WITH RELATED PARTIES (as identified by the Company)

Description of the nature of transaction	Description of Relationship	Related Party	Year ended	Year ended
			31st March 2025	31st March 2024
Director Remuneration	Director	Jaikishan Mohandas Virwani	20,000,000	12,000,000
		Sidanth Virwani	1,440,000	720,000
Dues (Payable)/Receivable	Director	Jaikishan Mohandas Virwani	(188,007)	(8,763,470)
		Sidhanth Virwani	2,791,591	2,197,405
	Entities with common directors	Amber Constructions Private Limited	-	-

Advances given for supply of goods & rendering of Services

Opening balance	Entities with common directors	Amber Constructions Private Limited	-	-
Office Maintenance expenses			(283,440)	(283,140)
(Receipt)/Payment			283,440	283,140
Closing balance			-	-

LIST OF RELATED PARTIES

Key Management Personnel
JaiKishan Mohandas Virwani
Sidanth Virwani

Entity with common directors
Amber Construction Private limited

30 CONSTRUCTION CONTRACTS

Particulars	Year ended 31st March 2025	Year ended 31st March 2024
Amount of customer advances outstanding	248,487,306	243,987,306

31 In the opinion of Board of Directors, all current assets, loans and advances, Investments have at least the value as stated in the Balance Sheet, if realized in the ordinary course of business.

32 IMPAIRMENT OF ASSETS

Pursuant to Accounting Standard AS-28- Impairment of Property, Plant and Equipment issued by the Companies (Accounts) Rules, 2014, the Company assessed its Property, Plant and Equipment for impairment as at 31st March 2025 and concluded that there has been no significant impaired Property, Plant and Equipment that needs to be recognized in the books of account.

33 In the absence of necessary information with the Company relating to the registration status of suppliers under the Micro, Small and Medium Enterprises Development Act 2006, the information under the said Act could not be complied and disclosed.

34 Confirmation of balances in respect of debtors and creditors has not been obtained.

35 The previous year figures have been regrouped / reclassified, wherever necessary to conform to the current year presentation. Significant accounting policies and accompanying notes are an integral part of the financial statements.

36 No transactions to report against the following disclosure requirements as notified by MCA pursuant to amended Schedule III:

- Crypto currency or Virtual Currency
- The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami

For and on behalf of the Board of Directors of
'Embassy Classic Private Limited'


JAIKISHAN VIRWANI
Director
DIN:0000645065


SIDHANT VIRWANI
Director
DIN:0008489469



As per our report of even date
for S.Janardhan and Associates
Chartered Accountants
ICAI Firms' Registration No.0053105


VIJAY BHATIA
Partner

Membership No. 201862

UDIN: 25201862BMIFES6649

Date : 03-09-2025

Place: Bengaluru, India

Date : 03-09-2025

Place: Bengaluru, India

37. Financial ratios

Ratios	Numerator	Denominator	Numerator	Denominator	As at 31.03.2025	Numerator	Denominator	As at 31.03.2024	% of Change	Explanation for change in ratio for more than 25%
Liquidity ratio										
Current ratio	Current Assets	Current Liabilities	425,148,126	23,734,082	17.91	390,582,855	32,789,353	11.91	50%	
Liquidity ratio	Current Assets-inventory	Current Liabilities	76,054,522	23,734,082	3.20	50,757,689	32,789,353	1.55	107%	
Solvency ratio										
Debt-Equity ratio	Total Debt	Shareholder's Equity	254,389,599	173,592,123	1.47	189,889,253	217,855,299	0.87	68%	
Debt Service Coverage ratio	Earnings for debt service = Net profit before taxes + Non-cash operating expenses	Debt service = Interest & Lease Payments + Principal Repayments	(14,221,520)	18,873,989	-0.75	39,354,323	20,414,453	1.93	-139%	
Profitability ratio										
Return on Equity ratio	Net Profits after taxes – Preference Dividend	Average Shareholder's Equity	(44,263,176)	195,723,711	-0.23	10,604,747	212,552,925	0.05	-553%	
Net Profit ratio	Net Profit	Net sales = Total sales - sales return	(44,263,176)	60,588,945	-0.73	10,604,747	109,182,400	0.10	-852%	
Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax	(64,940,461)	173,592,123	-0.37	(10,190,125)	217,855,299	-0.05	700%	
Return on Investment	Interest (Finance Income)	Investment	NA	NA	NA	NA	NA	NA	NA	
Utilization ratio										
Trade Receivable Turnover Ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	59,889,476	9,412,396	6.36	106,282,752	12,309,694	8.63	-26%	
Inventory Turnover ratio	Cost of goods sold (or) Sales	Average Inventory	59,889,476	333,737,000	0.18	106,282,752	328,246,581	0.32	-45%	
Trade Payable Turnover Ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	NA	258,763	NA	NA	555,352	NA	NA	
Net Capital Turnover Ratio	Net sales = Total sales - sales return	Working capital = Current assets–Current liabilities	59,889,476	401,414,044	0.15	106,282,752	357,793,502	0.30	-50%	

NOTE NO. 9 : PROPERTY, PLANT & EQUIPMENT									
M/S. EMBASSY CLASSIC PRIVATE LIMITED, BANGALORE									
ASSETS	GROSS BLOCK			DEPRECIATION				NET BLOCK	
	COST AS ON 01.04.2024	ADDITIONS	DELETIONS	COST AS ON 31.03.2025	AS ON 1.04.2024	REVERSAL ON DELETIONS	FOR THE YEAR	UPTO 31.03.2025	W D V AS AT 31.03.2025
Building	139,711,588	1,393,800	-	141,105,388	25,916,627	-	5,609,693	31,526,320	109,579,068
Furniture & Fixtures	10,372,855	708,589	-	11,081,444	7,356,771	-	841,295	8,198,066	2,883,378
Motor Cars	52,438,239	-	71,273	52,366,966	36,208,609	-	4,940,966	41,149,575	11,217,392
Computer	1,597,032	72,000	-	1,669,032	1,399,211	-	108,383	1,507,594	161,438
Motor Vehicles	676,922	1,060,830	-	1,737,752	577,063	-	43,300	620,363	1,117,389
Office Equipments	6,669,339	416,470	-	7,085,809	5,438,747	-	373,430	5,812,177	1,273,632
Grand Total	211,465,975	3,651,689	71,273	215,046,391	76,897,027	-	11,917,067	88,814,095	126,232,297
Previous Year	193,130,714	18,437,504	102,243	211,465,975	68,421,004	-	8,476,023	76,897,027	134,568,948
									124,709,710

Amount in INR

NET BLOCK

W D V AS AT
31.03.2025

UPTO 31.03.2025

FOR THE YEAR

REVERSAL ON
DELETIONS

AS ON 1.04.2024

COST AS ON
31.03.2025

DELETIONS

ADDITIONS

COST AS ON
01.04.2024

ASSETS

M/S. EMBASSY CLASSIC PRIVATE LIMITED, BANGALORE

DEPRECIATION AS PER INCOME-TAX ACT, 1961 FOR THE YEAR ENDED 31ST March 2025

ASSETS	WDV AS ON 01.04.2024	ADDITIONS		DELETIONS	TOTAL AS ON 31.03.2025	Depreciation for the Year		W D V as on 31.03.25
		More than 180 days	Less than 180 days			Rate	Amount	
Building (Let Out)	136,986,329	-	1,393,800	-	138,380,129	0%	-	138,380,129
Furniture & Fixtures	3,715,285	708,589	-	-	4,423,874	10%	442,387	3,981,487
Motor Vehicle	23,914,003	-	1,060,830	210,000	24,764,833	15%	3,635,163	21,129,670
Office Equipment	2,406,387	79,261	337,209	-	2,822,857	15%	398,138	2,424,719
Computers	211,218	-	72,000	-	283,218	40%	98,887	184,331
Total	167,233,221	787,850	2,863,839	210,000	170,674,910		4,574,575	166,100,335
Previous Year	152,338,891	1,246,911	17,190,593	(100,000)	170,876,395	-	3,643,174	167,233,221

Amount in INR

EMBASSY CLASSIC PRIVATE LIMITED

Deferred Tax Asset Schedule forming part of Balance Sheet as on 31st March 2025

Balance Sheet Approach (Schedule -13)

(Amount in Rupees)

Particulars	As per IT Act, 1961	As per Books	Difference	Amount
1. Property Plant and Equipment				
Written Down Value as on 31-03-2025	27,720,206	16,653,228	11,066,978	2,877,414
Total - A	27,720,206	16,653,228		2,877,414
1A- Summary of Deferred Tax - as at 31st March 2025				Amount
Deferred Tax - Opening balance				2,463,000
Deferred Tax - Closing balance				2,877,500
Difference transferred to P/L				414,500

Particulars	Amount	Amount
2. Expenses Disallowed under IT Act, 1961 eligible for claim in year of payment		
Provision for Gratuity	6,986,575	1,816,510
Provision for Bonus	1,281,612	333,219
Total - B	8,268,187	2,149,729
2A- Summary of Deferred Tax - as at 31st March 2025		Amount
Deferred Tax Asset - Opening balance		1,814,900
Deferred Tax Asset - Closing balance		2,149,800
Difference transferred to P/L		334,900

Consolidated Summary

Summary of Deferred Tax - as at 31st March 2025	Amount
Deferred Tax Asset - Opening balance	4,277,900
Deferred Tax Asset - Closing balance	5,027,300
Difference transferred to P/L	749,400

Do Not Delete

Particulars	Rates	Surcharge	Cess	Total
Corporate Tax	25	0	0.04	26.00
LTCL	20	0.12	0.04	23.296
STCL	15	0.12	0.04	17.472

Capital gain on sale of property	
1. NVT ORCHID GARDEN	
Sale (10-09-2024)	35,000,000
Less:- Brokerage Paid	35,000,000
Purchase cost (20-04-2022)	38,889,450
Improvement Cost	
Purchase cost	38,889,450
COMPUTATION OF LONG TERM CAPITAL GAINS	
PARTICULARS	FY 2024-25 AMOUNT
1.NVT ORCHID GARDEN	
SALE CONSIDERATION	35,000,000
LESS : Cost of Acquisition	38,889,450
	-3,889,450
Less: Cost of Improvement	
LONG TERM CAPITAL LOSS	-3,889,450

Angle one

ISIN	Scrip Name	Qty	Buy Date	Sell Date	Buy Value	Sell Value	Charges and Statutory Levies	STT	Net Profit/Loss
INE669E01016	IDEA	100,000	02/05/2024	24/05/2024	1,325,000	1,515,000	13,715		176,285
INE676A01027	BBOX	2,300	10/07/2024	24/07/2024	891,625	938,545	8,844		38,075
INE676A01027	BBOX	2,700	02/07/2024	24/07/2024	1,011,349	1,101,770	10,208		80,213
INE110A01019	BPL	10,000	27/05/2024	14/06/2024	977,329	1,069,000	9,886		81,786
INF732E01037	LIQUIDBEES	663	05/04/2024	02/05/2024	663,007	663,000	101		-107
INF732E01037	LIQUIDBEES	280	04/07/2024	11/07/2024	280,003	280,000	43		-45
INE263A01024	BEL	4,000	09/04/2024	15/04/2024	895,800	940,400	8,873		35,727
INE263A01024	BEL	2,800	04/06/2024	08/07/2024	832,833	923,580	8,484		82,263
INE08U01020	SAMHI	5,300	02/07/2024	22/07/2024	993,774	940,231	9,353		-62,896
INE129A01019	GAIL	5,000	02/04/2024	08/04/2024	912,158	977,500	9,130		56,212
INE351F01018	JPOWER	25,000	07/02/2024	10/10/2024	546,250	575,000	5,417		23,333
INE351F01018	JPOWER	25,000	06/02/2024	10/10/2024	521,250	575,000	5,294		48,456
INE528G01035	YESBANK	15,000	22/12/2023	02/07/2024	315,750	364,800	3,286		45,764
INE528G01035	YESBANK	35,000	15/12/2023	02/07/2024	768,250	851,200	7,824		75,126
INE070001026	EASEMYTRIP	14,500	29/11/2024	27/12/2024	494,885	479,950	44,488		-59,423
					11,429,261	12,194,976	144,947	-	620,767
Glojith									
ISIN	Scrip Name	Qty	Buy Date	Sell Date	Buy Value	Sell Value	Charges and Statutory Levies	STT	Net Profit/Loss
INE490G01020	MOIL LIMITED	5000	20/01/2024	09/04/2024	1,715,985	1,696,800	10,392		-29,577
INE095N01031	NBCC (INDIA) LIMITED	9550	09/04/2024	18/05/2024	1,334,230	1,379,975	8,139		37,606
INE399K01017	RATTANINDIA POWER LIMITED	100000	16/11/2023	23/05/2024	1,020,000	1,452,000	8,368		423,632
INE074A01025	PRAJ INDUSTRIES	5000	12/12/2023	23/05/2024	2,766,959	2,605,068	15,947		-177,839
INE027A01015	RASHTRIYA CHEMICALS & FER	10000	20/01/2024	23/05/2024	1,842,000	1,479,314	9,916		-372,602
INE232A01011	SHREE DIGVIJAY CEMENT COMPANY LIMITED	10000	20/01/2024	23/05/2024	1,169,701	1,056,361	6,612		-119,952
INE754A01055	SUBEX LIMITED	30000	07/02/2024	23/05/2024	1,330,072	864,000	6,560		-472,632
INE399K01017	RATTANINDIA POWER LIMITED	100000	16/11/2023	24/05/2024	1,020,000	1,521,000	8,371		492,629
INE399K01017	RATTANINDIA POWER LIMITED	100000	30/11/2023	24/05/2024	890,000	1,521,000	7,185		623,815
INE263A01024	BHARAT ELECTRONICS LTD	10000	04/06/2024	08/07/2024	2,980,203	3,295,660	39,170		276,288
INF769K01K51	MIRAE ASSET NIFTY 1D RATE LIQUID ETF	1146	05/07/2024	08/07/2024	1,146,000	1,145,989	606		-618
INE039A01010	IFCI LTD	20000	27/05/2024	15/07/2024	1,179,124	1,503,023	8,134		315,765
INE002L01015	SJVN LIMITED	10000	06/02/2024	24/07/2024	1,479,728	1,452,500	8,736		-35,964
INF109KC1KT9	ICICI PRUDENTIAL BSE LIQUID RATE ETF	437	02/01/2025	07/01/2025	439,134	439,210	242		-166
					20,313,135	21,411,899	138,378	-	960,385

1,581,153
1,864,478

EMBASSY CLASSIC PRIVATE LIMITED 101/102, Embassy Chambers, No 5, Vittal Malliya Road, Bangalore-560001 Trading Account for the year ended 31-03-2025			
Particulars	Embassy Heights unit 102 As On 31-03-2025	Infantry Road Project As On 31-03-2025	Hennur Project As On 31-03-2025
Total Area	1	1	1
Less Owner share	-	-	-
Developer Share	1	1	1
Total Estimated Project Cost	100,000,000	-	-
Total Direct Expenses Incurred Till 31-03-2025	52,530,483	76,832,409	176,242,227
% Of Completion	53%	#DIV/0!	#DIV/0!
Total Area of Developer	1	1	1
Less:- Area Sold during FY 2018-19	-	-	-
Less:- Area Sold during FY 2019-20	-	-	-
Less:- Area Sold during FY 2020-21	-	-	-
Less:- Area Sold during FY 2021-22	-	-	-
Less:- Area Sold during FY 2022-23	-	-	-
Less:- Area Sold during FY 2023-24	-	-	-
Less:- Area Sold during FY 2024-25	-	-	-
Unsold Area as on 31-03-2025	1	1	1
Calculation Of Income To be offered			
Total Sales Value as on 31-03-2025	-	-	-
Sales Value x % of Completion	-	#DIV/0!	#DIV/0!
Less : Income offered upto previous year 2018-19	-	-	-
Less : Income offered upto previous year 2019-20	-	-	-
Less : Income offered upto previous year 2020-21	-	-	-
Less : Income offered upto previous year 2021-22	-	-	-
Less : Income offered upto previous year 2022-23	-	-	-
Less : Income offered upto previous year 2023-24	-	-	-
Less : Income offered upto previous year 2024-25	-	-	-
Income to be offered in current year	-	#DIV/0!	#DIV/0!
Calculation of WIP			
Total Expenditure Incurred As on 1-4-2024	52,530,483	70,365,756	175,326,523
Add			
Expenses Incurred in Current Year	-	6,466,653	915,704
Total Expenditure as on 31-03-2024	52,530,483	76,832,409	176,242,227
Total Area of Developer	1	1	1
Unsold Area as on 31-03-2025	1	1	1
Closing WIP	52,530,483	76,832,409	176,242,227
Rate per sqft	52,530,483	76,832,409	176,242,227

EMBASSY CLASSIC PVT LTD
Sub Notes for FY 2024-25

Row Labels	Sum of Net Differences
10DTD	2,463,000
Attributable to Depreciation	2,463,000
Deferred Tax Asset-Depreciation	2,463,000
10DTG	1,814,900
Attributable to Gratuity	1,814,900
Deferred Tax Asset-Gratuity	1,814,900
12AP	108,514,000
Advance for properties	108,514,000
Advance for Purchase of Property	30,000,000
Refundable Deposit - Infantry Road	11,000,000
Refundable Deposit-Hennur	1,000,000
Trafalgar Enterprises	5,500,000
Uma Devi	5,504,000
Non Refundable Deposit - Infantry Road	55,510,000
12SD	35,701,299
Security deposits	35,701,299
BESCOM Temporary Deposit - Hennur Project	73,394
BESCOM Temporary Deposit - Infantry Road Site	14,690
Electricity Temporary Deposit	29,600
KPCTL Deposit-Unit-502	185,582
KPTCL Deposit	88,840
Maintenance Deposit - Embassy Heights	250,725
Membership Deposit - EHUOA	10,000
Mobile Deposit	28,468
Sales Tax Deposit	5,000
Security Deposits	35,000,000
Telephone Deposit	15,000
14FDB	6,800,000
Fixed Deposits With Banks	6,800,000
Karnataka Bank Deposit - 0621500216819201(09.09.24)	1,360,000
Karnataka Bank Deposit - 0621500216819301(09.09.24)	1,360,000
Karnataka Bank Deposit - 0621500216819401(09.09.24)	1,360,000
Karnataka Bank Deposit - 0621500216819501(09.09.24)	1,360,000
Karnataka Bank Deposit - 0621500216819601(09.09.24)	1,360,000
15TR	9,412,396
- Others	8,962,607
Atria Energy Services Private Limited	2,523,742
Devilog Infrastructure Pvt Ltd	455,015
Embassy Heights Unit Owners Association	4,314,989
Manoj Shetty & Mrs. Rashmi Shetty	1,000,000
Saraswati Punja & M.R.B Punja	635,238
SOHAM INFRASTRUCTURE PRIVATE LIMITED	33,623
-Others	449,789
Jebby Joseph & Jeffy	449,789
16BANK	22,133,817
in current Account	22,133,817
HDFC Bank Ltd.- 00092000012181	19,338,939
Karnataka Bank - Escrow A/c No. 0622000100342701	1,637,643
Karnataka Bank Ltd - C/A 0622000100341201	74,497
SBI C/A 32098233423	51,706
SCB Escrow A/c No. 45505444802	1,031,032
16CASH	7,385,825
Cash on hand	7,385,825

Cash	7,385,825
17ADVC	269,675
Advance paid to suppliers for goods and services	269,675
Mystic Investments	59,553
Ravishankar A	64,097
Space In Style	146,025
17ADVL	3,124,000
Advance for Purchase of Property	3,124,000
Advance for Purchase of Land - Papathi	1,510,000
Advance for Purchase of Land - Subramani	1,510,000
Advance Purchase of Land	104,000
17DIR	10,235,519
Dues receivable from related party	10,235,519
Raj M. Virwani C/A	7,443,928
Sidhant Virwani C/A	2,791,591
17EMPE	2,188,782
Loan and advances to Employees	2,188,782
Kalpana - Staff Loan	50,000
Kulvinder Singh Bassan	250,000
Padmavathi T N - Loan	90,000
Prabhakar - Staff Loan	60,000
Prakash Panda - Advance	23,761
Ramesh Kumar .B - Salary Advance	450,000
Satisha- Salary Advance	20,000
Suresh Kumar S (Salary Advance)	45,000
Usman Sab Staff Loan	1,200,021
17IA	798,832
Interest Accrued	798,832
Interest Accrued	798,832
17IC	(1,000,000)
Other income	(1,000,000)
Works Contract	(1,000,000)
17MNTNCA	(19,663,904)
- Embassy Heights Owners Association	(19,663,904)
Maintenance Charges EHB (R)	(19,663,904)
17POSS	(1,581,152)
Profit on sale of Shares	(1,864,477)
Profit on Sale of Shares	(1,864,477)
Service charges & STT Paid	283,325
Service Charges - Angel	120,398
Service Charges - Geojit	105,374
STT Charges - Angel	24,549
STT Charges - Geojit	33,004
17PREP	1,429,906
Prepaid expenses	1,429,906
Prepaid Expenses	353,052
PREPAID INSURANCE	1,076,854
17TAX	4,273,148
Advance Tax (Net of provisions)	4,273,148
Advance Income Tax	-
Income Tax	-
Income Tax Refund	-
TDS on Rent	2,061,293
TDS on Bank Interest	45,553
TDS on Dividend	-
TDS on Maintenance	362,034
TDS Receivable	1,804,268
19CE	3,496,995

Other income	3,496,995
Renovation Works 5th Floor	2,825,979
Renovation Works 9th Floor	671,016
19DIVI	(2,476)
Dividend Income from mutual funds (Debt oriented)	(2,476)
Dividend/Daily Return Recieved	(2,476)
19HENNURP	915,704
-Hennur Project	915,704
Project Expense Hennur Project	915,704
19IRP	6,466,653
-Infantry Road Project	6,466,653
Project Expense Infantry Road Project	6,466,653
19ITRFD	(243,943)
Interest income on Income Tax refund	(243,943)
Interrest on IT Refund	(243,943)
19MF	(15,346,117)
Management Fee	(15,346,117)
Management Fee	(346,398)
Professional Services Fee	(14,999,719)
19OTH	(455,526)
Other income	(455,526)
Bank Interest	(455,526)
19RENT	(22,295,827)
Rental Income - Embassy Heights	(22,295,827)
Rent	(20,024,111)
Rent - Cafeteria	(1,314,216)
Rent - Car Parking	(957,500)
1PUC	(20,000,000)
20,00,000 (PY 20,00,000) Equity Shares of Rs.10/- each fully paid up)	(20,000,000)
Share Capital	(20,000,000)
20HENNUR	175,326,523
-Hennur Project	175,326,523
Hennur Project Expenses	38,538,309
Hennur Property Expense	136,788,214
20INFANTRY	70,365,756
-Infantry Road Project	70,365,756
Infantry Road Project	70,117,412
Infantry Road Project - Jeffy/Jebby	248,344
20TDR	84,353,543
Transferable Development Rights	84,353,543
TDR	84,353,543
22DRCTR	21,440,000
Directors Remuneration	21,440,000
Director Salary - Sidhant Virwani	1,440,000
Directors Remuneration - Jaikishen Virwani	20,000,000
22DRWF	236,048
Directors Welfare	236,048
Directors Welfare	236,048
22EPF	1,011,434
Provident Fund	1,011,434
Provident Fund	1,011,434
22ESI	7,266
Employees State Insurance	7,266
ESI A/c	7,266
22GRAT	1,166,528
Gratuity	1,166,528
Gratuity	1,166,528
22SALA	14,733,673
Salaries including leave encashment & bonus	14,733,673
Salary	13,452,061
Bonus	1,281,612

22STAFF	1,393,764
Staff welfare expenses	1,393,764
Gift	168,800
Insurance - Employees	656,501
Staff Medical Insurance	261,891
Staff Welfare	306,572
23INT	18,873,989
- Banks and NBFC	18,873,989
Interest on Loan - Karnataka Bank Ltd	16,266,103
Interest on SCB Loan	2,607,886
23OTHERS	1,053,895
- Banks and NBFC	1,052,341
Interest on Car Loan - Audi KA 51 MW 0018	1,023,680
Interest on Car Loan - I20 KA 04 NB 8339	28,662
- Others	1,554
Bank Charges	1,554
25AUDIT	250,000
Statutory Auditors : Audit fees	250,000
Audit Fees	250,000
25BUSI	134,610
Business Promotion Expenses	134,610
Business Promotion Expense	134,610
25GENRL	2,320,513
General expenses	2,320,513
Books & Periodicals	5,439
Consultancy Charges	720,000
Donation	20,000
Freight Charges	4,700
Miscellaneous Expense	37,229
Mobile Charges	253,082
Office Maintenance	609,286
Overtime Charges	257,354
Pooja Expense	308,535
Postage and Telegram	328
Printing & Stationery	68,882
Telephone Charges	35,678
25HEIGHT	6,655,457
- Embassy Heights	6,655,457
Embassy Heights Diesel Charges	178,070
Embassy Heights Diesel Freight Chrgs	2,200
Embassy Heights Expenses	1,903,260
Embassy Heights Generator Maintenance	268,264
Embassy Heights Maintenance	982,444
Lift Maintenance Embassy Heights	1,262,266
Security Charges - Heights	2,058,952
25INSUB	33,135
-Building	33,135
Building Insurance	33,135
25INSUV	181,354
-Vehicle	181,354
Car & Vehicle Insurance	181,354
25LOS	61,273
Loss on sale of Fixed asset	61,273
Loss on Sale of Car	61,273
25POWER	139,405
Power and Fuel	139,405

Electricity Charges	139,405
25PROF	872,380
Legal and Professional Charges	872,380
Professional Charges	872,380
25PROPTAX	1,759,503
Property Tax	1,759,503
Corp Tax - Embassy Heights 502	389,814
Corporation Tax - Embassy Heights 1st Flr 102	360,875
Corpt.Property Tax	1,008,814
25RATES	1,466,597
Rates and Taxes	1,466,597
Courier Charges	47,296
Filing Fees	537
Loan Processing Charges	586,823
Rates & Taxes	831,941
25REPRC	86,214
-Computers	86,214
Computer Maintenance	86,214
25REPRO	639,065
-Others	639,065
Repairs & Maintenance	625,042
Xerox Machine Maintenance	14,023
25REPRV	2,901,389
-Vehicles	2,901,389
Vehicle Maintenance	2,901,389
25TRVL	5,703,739
Travelling and Conveyance	5,703,739
Conveyance	307,961
Travelling Expenses	5,395,778
3hdfc1	(10,915,620)
(iii) Vehicle loan-HDFC Bank Ltd -148292691	(10,915,620)
HDFC Bank Loan A/c No. 148292691	(10,915,620)
3hdfc2	(230,471)
(iv) Vehicle loan-HDFC Bank Ltd -139525716	(230,471)
HDFC Bank Ltd - Loan A/c No. 139525716	(230,471)
3KTL	(179,600,000)
(i) Term loans - Karnataka Bank -22083704066	(179,600,000)
Karnataka Bank Ltd - Loan A/c KARBH22083704066	(179,600,000)
3SCB	(81,748,535)
(ii)Term loans -SCB	(81,748,535)
SCB Bank Loan A/c No. 55045316	(81,748,535)
5SD	(7,339,200)
Rental deposit from tenants	(7,339,200)
Digital AI Software India P Ltd-Rental Deposit-502	(7,339,200)
6GRAT	(6,613,650)
- Gratuity	(6,613,650)
Provision of Gratuity(Long Term)	(6,613,650)
7TP	(809,883)
-Others	(809,883)
Ace Fire Services	(230,109)
Approact Facility Management Services Pvt Ltd	(60,085)
Featherlite Collections	(16,006)
Niche Services	(8,352)
Osprey Security Solutions	(210,858)
Prakrithi Waste Management	(9,280)
Qteam Infra Services Pvt Ltd	(80,227)
Yash Facility Services	(194,966)
8CUST	(248,487,306)

Advance received from customers (Embassy Villas, Hennur Project)	(248,487,306)
Jebby & Jeffy Joseph	(232,224,856)
Kaardam Patel	(6,000,000)
Pradeep Nenumal Lala	(7,000,000)
Pradeep Nenumal Lala(Flat 1)	(100,000)
Pradeep Nenumal Lala(Flat 2)	(100,000)
Rajni M Samtani	(3,062,450)
8DIRC	(188,007)
Dues payable to Related parties	(188,007)
Jaikishen Virwani C/A	(188,007)
8OEXP	(1,412,977)
Outstanding expenses	(1,412,977)
Audit Fees Payable	(225,000)
Electricity Charges Payable	(12,564)
Embassy Heights Electricity Charges Payable	(1,154,488)
Embassy Heights Maintenance Payable	(943)
Mobile Charges Payable	(4,243)
Telephone Charges Payable	(2,966)
Water Charges Payable	(12,773)
8STAT	(1,563,650)
Statutory dues (Including ESI, Provident Fund, Withholding and other taxes payable)	(1,563,650)
CGST 9% Payable	(262,745)
CGST Output RCM - Payable	(43,137)
ESI Payable	(777)
IGST INPUT CREDIT	6,534
IGST OUTPUT RCM PAYABLE	(6,536)
Profession Tax Payable	(3,400)
Provident Fund Payable	(175,654)
SGST 9% Payable	(262,745)
SGST Output RCM- Payable	(43,137)
TDS Payable	(772,053)
9GRAT	(372,925)
- Gratuity	(372,925)
Provision of Gratuity(Short Term)	(372,925)
9IS	13,532,937
Investment in Shares	13,532,937
Shares in Jio Financial Services Ltd	4,373,020
Shares in Reliance Power Ltd.,	1,493,230
Shares in Subex Ltd - Angelone	887,600
Shares in Suzlon Energy	1,817,388
Shares in Vodafone IDEa Ltd - Angelone	4,961,700
9V	-
Investment in Villa	-
NVT ORCHID Villa	-
P&L	(197,855,299)
Opening balance	(197,855,299)
Reserves & Surplus	(197,855,299)
PPE	138,149,365
Property Plant & Equipment	138,149,365
Air Conditioner	367,290
Aquaguard Water Filter	58,076
Audi Car - KA 51 MB 4001	240,414
Audi Car - KA 51 MW 0018	15,147,260
Bicycle	225
Bounce Infinity E1 Scooter- KA 05 LN 9687	66,968
Building (Unit No. 102 at Embassy Heights)	95,655,871
Building (Unit No.502 at Embassy Heights)	19,532,890
Computer	269,823
Furniture & Fixtures	3,724,673
Honda Activa 125 - KA02 JB 2137	4,524
Honda Activa 4G - KA 01 HX 6224	2,520

Honda Activa KA-03-HC-5184	2,478
Honda CB Shine - KA 03 KC 3167	19,461
Honda CB Shine - KA03 HR 9688	1,905
HONDA DIO - KA-01 EQ8238	1,463
Hyundia I20 - KA 04 NB 8339	769,304
Maruti Omni KA-01 ME-1870	12,999
Mercedes Benz ML63 AMG Car- KA 51 MJ 18	55,767
Mobile Phone	7,855
Office Equipments	635,773
Printer	1,225
Refrigerator	122,226
Renault Lodgy RXZ Stepway- KA 04 MQ 6321	5,236
Suzuki Access - KA 05 JC 4285	2,039
Television	235,653
Toyota Innova Crysta-KA-51-MK-1818	(83,205)
TVS Jupiter KA 02 HZ 7175	(3,312)
Tvs Wego - KA 01 EQ 5826	1,587
UPS-Batteries F/A	36,921
VERNA FL 1.6 CRDI AUTO SX - KA01 MM 8542	5,826
VERNA FL 1.6 VTVT SX - KA 01 MM 7946	4,757
VIDA V2 Lite - KA01KJ9071	97,871
VIDA V2 Lite - KA01KJ9072	97,891
VIDA V2 Plus - KA01KK4456	108,134
VIDA V2 Plus - KA01KK4457	108,133
VIDA V2 Plus - KA01KK4458	108,133
VIDA V2 Plus - KA01KK4459	108,133
VIDA V2 Plus - KA01KK4460	108,134
VIDA V2 Plus - KA01KK4461	108,133
VIDA V2 Plus - KA01KK4462	108,134
VIDA V2 Plus - KA01KK4463	108,134
Xerox Machine	182,042
STOCK	-
INVENTORIES	-
Inventories	27,252,601
Inventory	(27,252,601)
8BONS	(1,281,612)
- Bonus	(1,281,612)
Bonus Payable	(1,281,612)
25BAD	3,176,778
Balances no longer recoverable written off	3,176,778
Balances W/O	1,926,778
Creditors W/o A/c	1,250,000
25LOI	3,889,450
Loss on sale of investment	3,889,450
Loss on Sale of investment	3,889,450
17LAO	19,668,048
Loan and advances to Others	19,668,048
Other loans and Advances	19,668,048
Grand Total	1