


# 18th Annual Report of Embassy Services Private Limited

Registered Office: 1st Floor, Embassy Point,
150 Infantry Road, Bangalore – 560 001
CIN: U70102KA2006PTC038910

## CORPORATE INFORMATION:

**Board of Directors:**

| | | |
|---|---|---|
| Mr. Jitendra Virwani | - | Director |
| Mr. Pradeep Nenumal Lala | - | Director |
| Mr. Karan Virwani | - | Director |
| Mr. Aditya Virwani | - | Director |

**Statutory Auditors:** -

M/s. NSVM & Associates
Chartered Accountants
Firm Registration Number: 010072S
No.63/1, 1st Floor, Above Canara Bank,
Railway Parallel Road, Kumara Park West,
Bangalore - 560020

**Registered office:** -

1st Floor, Embassy Point,
150 Infantry Road,
Bangalore - 560001

**EMBASSY SERVICES PRIVATE LIMITED**
**(Formerly known as Embassy Property Services Private Limited)**
**CIN: U70102KA2006PTC038910**
**Regd. Office: 1st Floor, Embassy Point, 150 Infantry Road, Bangalore – 560 001**
**Tel. No: 080-47222333 | Email: secretarialteam@embassyindia.com**
**Website: https://embassyservices.in/**

# NOTICE

**NOTICE** is hereby given that the 18th Annual General Meeting of members of Embassy Services Private Limited (CIN: **U70102KA2006PTC038910**) will be held on Friday, 27th September 2024 at 11:00 A.M. at the registered office of the Company at 1st Floor, Embassy Point, 150, Infantry Road, Bengaluru – 560 001, Karnataka, India to transact the following business:

## ORDINARY BUSINESS:

1. To receive, consider and adopt the Audited Balance Sheet as at March 31, 2024, statement of Profit & Loss and the Cash Flow Statement of the Company for the year ended on that date and the Reports of the Board of Directors and Auditors thereon.

## SPECIAL BUSINESS:

2. **To Approve remuneration payable to Cost Auditor for the FY 2024-25:**

To consider, and if thought fit, to pass, the following resolution as an **Ordinary Resolution**:

**"RESOLVED THAT** pursuant to Section 148 and all applicable provisions of the Companies Act, 2013, the Companies (Audit and Auditors) Rules, 2014 and the Companies (Cost Records and Audit) Rules, 2014 (including any statutory modification(s), amendment(s) or re-enactment(s) thereof for the time being in force), the remuneration payable to M/s. Starp & Associates, Cost Accountants, Chennai (Firm Registration No.: 004143), appointed as the Cost Auditors of the Company, to conduct an audit of the cost records of the Company for the Financial Year ending on March 31, 2025, at Rs. 75,000/- (Rupees Seventy-Five Thousand Only) and reimbursement of out-of-pocket expenses, be and is hereby approved."

**"RESOLVED FURTHER THAT** the Directors of the Company be and are hereby severally authorized to take all such steps, as may be necessary, proper or expedient, to give effect to this resolution and to do all such acts, deeds, matters and things as may be incidental thereto."

By the order of the Board of the Directors

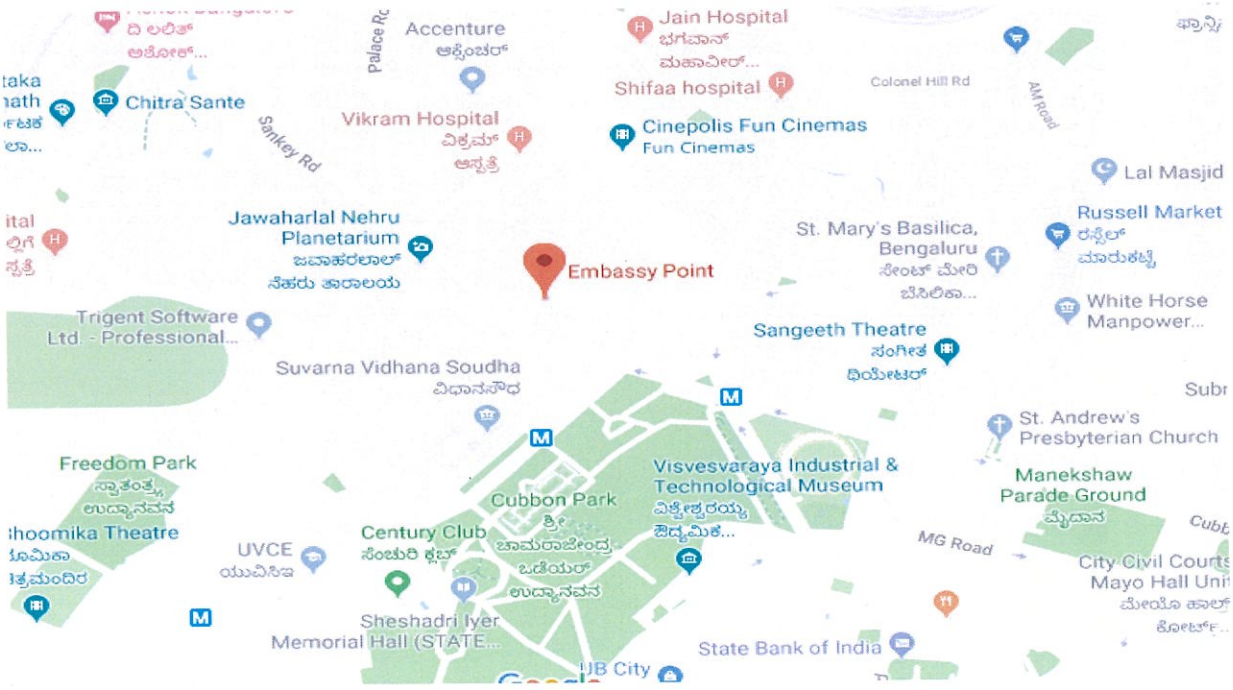
**For Embassy Services Private Limited**

**Aditya Virwani**
**Director**
**06480521**

**Place: Bengaluru**
**Date: 25/09/2024**

**NOTES:**

1. A member entitled to vote is entitled to appoint a proxy to attend and vote instead of him / her and a proxy need not be a member of the Company.
2. Proxies, in order to be valid shall be lodged, duly executed with the Company at its Registered Office at least forty-eight hours before the commencement of the meeting.
3. Members are requested to promptly notify any change in their postal address/ E-mail address to the Registered Office of the Company.
4. Members/Proxies should bring the attendance slip duly filled in and signed for attending the Meeting.
5. Corporate Members intending to send their authorized representatives to attend the Annual General Meeting (AGM) are requested to send a certified copy of the Board Resolution/Authority Letter authorizing their representative to attend and vote on their behalf at the Meeting
6. Members are requested to notify immediately any change in their addresses and/or the Bank Mandate details to the Company's Registrars and Share Transfer Agents, or shares held in physical form and to their respective Depository Participants (DP) for shares held in electronic form.
7. Necessary documents shall be available for inspection at any time during the working hours from Monday to Friday at the Registered Office of the Company.
8. An Explanatory statement pursuant to Section 102 of the Companies Act, 2013 is annexed hereto.
9. The route map showing direction to reach the venue of the AGM is given below.



**EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013:**

**Ordinary Resolution under Item No. 2:**

The Board of Directors of the Company, at its Meeting held on June 12, 2024, has appointed M/s. Starp & Associates, Cost Accountants, Chennai (Firm Registration No.: 004143) as the "Cost Auditors" of the Company for the Financial Year (F.Y.) 2024-25, pursuant to Section 148 and other applicable provisions of the Companies Act, 2013 ("the Act"), the Companies (Audit and Auditors) Rules, 2014 and the Companies (Cost Records and Audit) Rules, 2014. The remuneration of Rs. 75,000/- (Rupees Seventy-Five Thousand Only), and reimbursement of out-of-pocket expenses, if any, payable to the Cost Auditors has been approved by the Board of Directors. Pursuant to Rule 14 of the Companies (Audit and Auditors) Rules, 2014, payment of such remuneration to the Cost Auditors shall require subsequent ratification by the Members. Hence, this Ordinary Resolution at Item No. 2 is placed for the consideration and approval by the Members.

None of the Directors, Key Managerial Personnel of the Company or their relatives is in any way, concerned or interested, financially or otherwise, in the aforementioned resolution.

The Board recommends the Ordinary Resolution set forth in Item No. 2 for approval of the Members.

By the order of the Board of the Directors

**For Embassy Services Private Limited**

**Aditya Virwani**
**Director**
**06480521**

**Place: Bengaluru**
**Date: 25/09/2024**

**Form No. MGT-11**
**Proxy Form**

[Pursuant to section 105(6) of the Companies Act, 2013 and rule 19(3) of the Companies (Management and Administration) Rules, 2014]

CIN : U70102KA2006PTC038910

Name of the Company : Embassy Services Private Limited

Registered Office : 1st Floor, Embassy Point, 150 Infantry Road, Bangalore – 560001

| | |
|---|---|
| Name of the Member(s) : | |
| Registered Address | : |
| E-mail Id | : |
| Folio No. / Client Id | : |
| DP ID | : |

I/We, being the member(s) of ..... shares of the above-named company, hereby appoint:

1. Name : .....
   Address : .....
   E-mail Id : .....
   Signature : ....., or failing him
2. Name : .....
   Address : .....
   E-mail Id : .....
   Signature : ....., or failing him

as my/our proxy to attend and vote (on poll) for me/us and on my/our behalf at the 18th Annual General Meeting of the company, to be held on Friday, 27th September 2024 at 11.00 A.M. at 1st Floor, Embassy Point, 150 Infantry Road, Bangalore - 560001, and at any adjournment thereof in respect of such resolutions as are indicated below:

Resolution No.:

1. To receive, consider and adopt the Audited Balance Sheet as at March 31, 2024, Statement of Profit & Loss and the Cash Flow Statement of the Company for the year ended on that date and the Reports of the Board of Directors and Auditors thereon.
2. To Approve remuneration payable to Cost Auditor for the FY 2024-25.

Signed this ..... day of ..... 2024

Signature of Shareholder .....

Signature of Proxy holder .....

Affix Revenue

Note:

a) Revenue Stamp to be affixed on this form.
b) This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the Meeting.

## ATTENDENCE SLIP

### Embassy Services Private Limited

Registered Office: 1st Floor, Embassy Point, 150 Infantry Road, Bangalore – 560001

Please complete this Attendance Slip and hand it over at the entrance of the place of the meeting

Folio No._____ Client ID No._____

Name of the Shareholder/Proxy_____

Address_____

No. of shares held_____

I hereby record my presence at the 18th Annual General Meeting of the Company held at 1st Floor, Embassy Point, 150 Infantry Road, Bangalore - 560001, on Friday, 27th September 2024 at 11.00 A.M.

# DIRECTORS' REPORT

To,
The Members of
**Embassy Services Private Limited**

Your Directors have pleasure in presenting the 18th Annual Report of your company along with the Audited Financial Statements for the Financial Year ended on 31st March 2024. Further, in compliance with the Companies Act, 2013 the company has made all requisite disclosures in the Board Report with the objective of accountability and transparency in its operations and to make you aware about its performance and future perspectives.

## 1. FINANCIAL HIGHLIGHTS OF THE COMPANY:

**(Rs. In millions)**

| Particulars | For the year ended 31st March 2024 | For the year ended 31st March 2023 |
|---|---|---|
| Revenue from Operations | 4,695.71 | 3835.06 |
| Add: Other Income | 74.46 | 69.55 |
| Less: Operating and other expenses | 4,311.11 | 3538.35 |
| Less: Finance Cost, depreciation and amortization | 159.94 | 149.40 |
| **Profit/ (loss) before exceptional items and tax** | **299.13** | **216.87** |
| Exceptional items | 25.26 | - |
| **Profit/ (loss) before tax** | **324.39** | **216.87** |
| Less: Tax Expense | 76.91 | 70.87 |
| **Profit/ (Loss) for the year** | **247.48** | **146.00** |
| Other Comprehensive Income | 23.42 | 25.43 |
| **Total Comprehensive Income for the year** | **224.06** | **171.43** |
| **Basic and Diluted earnings per shares (in Rs)** | **317.83** | **220.16** |

***Note: Previous Year figures have been rearranged / regrouped, wherever necessary***

## 2. STATE OF AFFAIRS OF THE COMPANY:

The Company is primarily engaged to render services in areas of property management, transition management, accounting management, security services, housekeeping services, pest control services and other services required to manage and maintain buildings / properties. There has been no change in the business of the Company during the financial year ended 31st March 2024.

**Financial performance:**

The Company earned an income of INR 224.06 (in millions) during the year under review.

## 3. DIVIDEND:

The Directors of your Company did not recommend any dividend for the Financial Year 2023-24.

## 4. TRANSFER TO RESERVE:

During the year under review, the Company has not transferred any amount to the Reserve.

## 5. AUDIT COMMITTEE, INDEPENDENT DIRECTORS COMMITTEE, STAKEHOLDERS RELATIONSHIP COMMITTEE AND A NOMINATION AND REMUNERATION COMMITTEE OF THE BOARD:

The company being a private limited company, provisions of the Companies Act, 2013 pertaining to Audit Committee, Independent directors Committee, Stakeholders Relationship Committee and a nomination and remuneration committee of the board do not apply to the Company.

## 6. HOLDING SUBSIDIARY AND ASSOCIATE COMPANIES:

Based on the criteria mentioned under section 2(46) of the Companies Act, 2013, the Company has a holding Company "M/s. JV Holding Private Limited" since the said Company continues to hold 100% percent of the total paid-up capital of the Company.

The Company has wholly owned subsidiary company M/s Technique Control Facility Management Pvt. Ltd wherein the Company holds 99.99% of shares. Hence, AOC-1 is attached as **Annexure A.**

## 7. DEPOSITS:

In terms of the provisions of Sections 73 of the Act read with the relevant Rules of the Act, the Company had no opening or closing balances and has not accepted any fixed deposits during the year under review and as such, no amount of principal or interest was outstanding as on March 31, 2024.

## 8. SHARE CAPITAL:

There has been no change in the share capital of the company on account of Buy-back of securities, issuance of sweat equity or bonus shares. Further, the Company has not provided any Stock Option Scheme to the employees.

## 9. DIRECTORS & KEY MANAGERIAL PERSONNELS (KMPs):

Details of Board of Directors as on 31.03.2024 are as follows:

1. Mr. Jitendra Virwani
2. Mr. Pradeep Nenumal Lala
3. Mr. Karan Virwani
4. Mr. Aditya Virwani

Details of KMP as on 31.03.2024 are as follows:

1. Mr. Chandrasekar B

During the year under review, there was no change in the composition of Board of Directors of the Company.

## 10. NUMBER OF MEETINGS OF THE BOARD:

The Board of Directors of the Company met 11 times during the financial year 2023-24 on the following dates:

| First Quarter (April to June) | Second Quarter (July to Sept) | Third Quarter (Oct to Dec) | Fourth Quarter (Jan to March) | Total Board Meetings |
|---|---|---|---|---|
| 15.05.2023<br>19.06.2023 | 17.08.2023<br>28.08.2023<br>12.09.2023<br>29.09.2023 | 09.10.2023<br>27.11.2023 | 22.01.2024<br>12.02.2024<br>20.03.2024 | 11 |

The interval between any two meetings was well within the maximum period mentioned under Section 173 of the Companies Act, 2013.

The names of members of the Board, their attendance at the Board Meetings is as under:

| Name of Directors | Number of Meetings attended/ Total Meetings held during the F.Y. 2023-24 |
|---|---|
| Mr. Jitendra Mohandas Virwani | 3 |
| Mr. Pradeep Nenumal Lala | 9 |
| Mr. Karan Virwani | 3 |
| Mr. Aditya Virwani | 10 |

## 11. INTERNAL CONTROL SYSTEMS AND THEIR ADEQUACY:

Internal Financial Controls with reference to financial statements as designed and implemented by the Company are adequate.

During the year under review, no material or serious observation has been received from the Auditors of the Company on the inefficiency or inadequacy of such controls.

## 12. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186:

During the year under review, the loans, guarantees and investments covered under section 186 of the Companies Act, 2013 provided or made by the Company form part of the notes to the financial statements provided in this Annual report.

## 13. SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS:

During the year under review, there has been no significant and material orders passed by the regulators or courts or tribunals impacting the going concern status and company's operations in future.

## 14. MATERIAL CHANGES AND COMMITMENTS, IF ANY, AFFECTING THE FINANCIAL POSITION OF THE COMPANY WHICH HAVE OCCURRED BETWEEN THE END OF THE FINANCIAL YEAR OF THE COMPANY TO WHICH THE FINANCIAL STATEMENTS RELATE AND THE DATE OF THE REPORT:

No such material changes or commitments have occurred between the end of the financial year of the company to which the financial statements relate and the date of the report.

## 15. AUDITORS:

### a) Statutory Auditor:

M/s. NSVM & Associates, Chartered Accountants, (Firm's Registration Number 010072S), were appointed as Statutory Auditors of the Company on 10th November 2021, who will hold office for a period of five (5) years till the conclusion of the 19th AGM.

### b) Internal Auditor:

The company has appointed Ernst and Young LLP, Chartered Accountants as internal auditor of the Company to conduct the internal audit for the financial year 2023-24 at a remuneration as may be agreed by both the parties.

c) **Secretarial Auditor:**

During the year under review, the provisions of Section 204 of the Companies Act, 2013 with respect to the appointment of Secretarial Auditor were not applicable to the Company.

d) **Cost Auditor:**

The Company has appointed M/s. Starp & Associates, Cost Accountants, Chennai (Firm Registration No.: 004143), as the Cost Auditors of the Company, to conduct an audit of the cost records of the Company as per the provision of section 148 of Companies Act, 2013.

## 16. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO:

Information pursuant to Section 134(3) (m) of the Companies Act, 2013 read with Rule 8(3) of the Companies (Accounts) Rules, 2014, for the year ended March 31, 2024, is furnished below:

| **A. CONSERVATION OF ENERGY** | | |
|---|---|---|
| **SL.NO** | **PARTICULARS** | **REMARKS** |
| 1. | Energy Conservation Measures taken | The Company utilizes energy for lighting, air-conditioning and other equipment's. The Company continued its focus on improving energy efficiency. |
| 2. | Steps taken by the Company for utilizing alternate sources of energy | The Company has not made any specific investment in equipment for utilizing alternate sources of energy. However, the Board is considering offers and evaluating pragmatic and passionate perspective on renewable energy to be used as an alternate/additional source of energy in future. |
| 3 | the capital investment on energy conservation equipment; | As the impact of measures taken for conservation and optimum utilization of energy are not quantitative, its impact on cost cannot be ascertained. |
| **B. TECHNOLOGY ABSORPTION** | | |
| **SL.NO** | **PARTICULARS** | **REMARKS** |
| 1 | Efforts, in brief, made towards technology absorption | The Company has always focused on upgraded technology in order to deliver quality services to its customers. |
| 2 | Benefits derived as a result of the above efforts, e.g., product improvement, cost reduction, product development, import substitution, etc. | The Company with its landmark design, robust infrastructure and support services has made its customers an ideal destination for IT |

| | | |
|---|---|---|
| | | & ITeS, BFSI, R&D, E-commerce etc. establishments operating within Bangalore. |
| 3 | Import of technology related equipment | During the year under review, the Company has not imported any technology related equipment. |
| 4 | Research and Development facility | During the year the Company did not operate any specific department for Research and Development during the year under review. However, efforts are always made for the improvements in its process controls, time management and reducing the unwanted wastages in operations. Further given the nature of Company's operations, specific expenditures on such activities cannot be identified separately. |

**C. FOREIGN EXCHANGE EARNINGS AND OUTGO**

| SL.NO | PARTICULARS | REMARKS | |
|---|---|---|---|
| 1 | The Foreign Exchange earned in terms of actual inflows during the year | NIL | |
| 2 | The Foreign Exchange outgo during the year in terms of actual outflows | CIF for FY 2023-24 | CIF for FY 2022-2023 |
| | | NIL | NIL |

## 17. CORPORATE SOCIAL RESPOSIBILITY:

In accordance with provisions of Section 135 of the Act and Rule 9 of the Companies (Accounts) Rules, 2014 & Companies (Corporate Social Responsibly Policy) Rules 2014 your Company has adopted a policy for CSR and Board has constituted a Committee for implementing the CSR activities. The Committee has fixed the budget for CSR activities for the FY 2023-24. The details of CSR are disclosed in **Annexure-B.**

## 18. RELATED PARTY TRANSACTIONS:

The Board has adopted a policy on Related Party Transactions. All related party transactions during the year under review were placed before the Board for review and approval. All contracts or arrangements with related parties entered into or modified during the year under review were at arms' length basis and in the ordinary course of the Company's business. The particulars of every contract or arrangements entered into by the Company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including arms' length transactions under third proviso is disclosed in **Annexure-C** (Form No. AOC -2) forming part of this report.

19. **PARTICULARS OF EMPLOYEES:**

**(i) In the Financial Year 2023-24, was in receipt of remuneration for that year which, in the aggregate, was ₹ 1.02 Crore per annum and more:**

| S. No. | Name of the Employee | Designation of the Employee | Remuneration received during the FY 2023-24 | Nature of Employment (Permanent/ contractual) | Qualification | Experience | Date of Commencement of Employment | Age | Last Employment of the Employee |
|---|---|---|---|---|---|---|---|---|---|
| 1. | Pradeep Nenumal Lala | Managing Director and Chief Executive Officer | 9,63,36,452 | Permanent | BE | 25.5 | 01-04-2013 | 61 | Horizon Airtech |
| 2. | Chandrasekar B | Chief Financial Officer | 1,42,80,463 | Permanent | B.Com / CA | 28.5 | 09-04-2007 | 52 | Embassy Property Developments Pvt Ltd |

**(ii) In the Financial year 2023-24, if employed for a part of the financial year, was in receipt of remuneration for that year which, in the aggregate, in total of ₹ 8.50 lakhs per month and more;**

| S. No. | Name of the Employee | Designation of the Employee | Remuneration received during the FY 2023-24 | Nature of Employment | Qualification | Experience | Date of Commencement of Employment | Age | Last Employment of the Employee |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Permanent/ contractual | | | | | |
| N.A. | | | | | | | | | |

**(iii)In the Financial year 2023-24 had drawn a remuneration in excess of that drawn by Managing Director or Whole-time Director of the Company.**

| S. No. | Name of the Employee | Designation of the Employee | Remuneration received during the FY 2023-24 | Nature of Employment | Qualification | Experience | Date of Commencement of Employment | Age | Last Employment of the Employee |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Permanent/ contractual | | | | | |
| N.A. | | | | | | | | | |

## 20. DIRECTORS' RESPONSIBILITY STATEMENT:

The company has taken the utmost care in its operations, compliance, transparency, financial disclosures and the financial statements have been made to give a true and fair view of the state of affair of the company. As required under section 134(5) and 134(3)(c), and based upon the detailed representation, due diligence and inquiry there of your Board of Directors assures and confirm as under:

I. In the preparation of the annual accounts for the financial year ended on 31st March 2024, the applicable accounting standards have been followed and there are no material departures from the same.
II. The selected accounting policies were applied consistently, and the directors made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company as at 31st March 2024.
III. Proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act 2013 for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities.
IV. The annual accounts have been prepared on going concern basis.
V. The internal financial controls have been laid down by the company and such financial controls are adequate and operating effectively
VI. Proper systems had been devised in compliance with the provision of all the applicable laws and such systems were adequate and operating effectively.

## 21. EVENTS OCCURRED AFTER CLOSURE OF FINANCIALS:

There are no such events occurred after closure of financials which affects the financial position of the Company.

## 22. THE DETAILS WITH RESPECT TO MANNER OF BOOKS OF ACCOUNTS KEPT IN ELECTRONIC MODE:

The details with respect to manner of Books of Accounts kept in electronic mode are as follows:

a. **Name of the Service Provider**: ESDS Software Solution Limited
b. **The internet protocol address of Service Provider**: 10.10.38.XXX Series
c. **The location of the Service Provider**: Mumbai & Nasik Datacenter
d. **Where the books of account and other books and papers are maintained on cloud, such address as provided by the service provider**: Mumbai & Nasik Datacenter.
e. **Where the service provider is located outside India, the name and address of the person in control of the books of account and other books and papers in India-** N.A.

## 23. RISK MANAGEMENT POLICY:

The Company has developed and implemented a risk management policy which identifies major risks which may threaten the existence of the Company. The same has also been adopted by your Board and is also subject to its review from time to time. Risk mitigation process and measures have been also formulated and clearly spelled out in the said policy.

## 24. VIGIL MECHANISM POLICY:

The Company has adopted a vigil mechanism policy for directors and employees at the group level to report genuine concerns. During the year under review, no protected disclosure from any whistle blower was received by the designated officer under the Vigil Mechanism.

## 25. SEXUAL HARASSMENT POLICY:

The board would like to inform that our company has set up a committee at the group level for all the Group Companies as required under Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. This committee will ensure that it will take adequate safety measures for the welfare of women.

During the year under review, the Company has not received any Sexual Harassment cases:

i) Number of complaints received: Nil
ii) Number of complaints disposed of: Nil
iii) Number of Complaint pending to the Committee: Nil

## 26. THE DETAILS OF APPLICATION MADE OR ANY PROCEEDING PENDING UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016 (31 OF 2016):

No application has been made or any proceeding pending under the Insolvency and Bankruptcy Code, 2016 (31 of 2016) during the year to which this financials relates.

## 27. DECLARATION OF INDEPENDENT DIRECTORS AND THEIR PERFORMANCE EVALUATION:

The provisions of Section 149 pertaining to the appointment of Independent Directors and performance evaluation do not apply to our Company.

## 28. COMPANY'S POLICY ON DIRECTORS' APPOINTMENT AND REMUNERATION INCLUDING CRITERIA FOR DETERMINING QUALIFICATIONS, POSITIVE ATTRIBUTES, INDEPENDENCE OF A DIRECTOR AND OTHER MATTERS PROVIDED UNDER SUB-SECTION (3) OF SECTION 178:

The provisions of Section 178(1) relating to the constitution of Nomination and Remuneration Committee are not applicable to the Company during the year under review.
Accordingly, the provisions of Section 178(3) are also not applicable to the Company during the year under review.

## 29. STATEMENT INDICATING THE MANNER IN WHICH FORMAL ANNUAL EVALUATION HAS BEEN MADE BY THE BOARD OF THE PERFORMANCE OF THE COMPANY AND THAT OF ITS COMMITTEES AND THE DIRECTORS:

The provisions regarding the formal annual evaluation of the performance of the Company and of the Committees and its Directors are not applicable for the Company during the year under review.

## 30. THE DETAILS OF DIFFERENCE BETWEEN AMOUNT OF THE VALUATION DONE AT THE TIME OF ONE TIME SETTLEMENT AND THE VALUATION DONE WHILE TAKING LOAN FROM THE BANKS OR FINANCIAL INSTITUTIONS ALONG WITH THE REASONS THEREOF:

Not Applicable.

## 31. DETAILS OF FRAUD REPORTED BY AUDITOR:

As per auditors' report, no fraud u/s 143(12) has been reported by the auditor.

## 32. COMMENTS ON THE QUALIFICATION, RESERVATION OR ADVERSE REMARK OR DISCLAIMER MADE BY THE AUDITORS:

There are no adverse remarks, qualifications or reservations made by auditors.

## 33. COMPLIANCE WITH SECRETARIAL STANDARD:

The company has complied with the Secretarial Standards as formulated by the Secretarial Standards Board (SSB) of the Institute of Company Secretaries of India (ICSI) and issued by the Council of the ICSI.

## 34. WEB LINK OF ANNUAL RETURN:

As per the requirements of Section 92(3) of the Act and Rules framed thereunder, the extract of the annual return for FY 2023-24 will be available on our website: https://embassyservices.in/investor-relations/.

## 35. ACKNOWLEDGEMENT:

Your Directors place on record their thanks to the shareholders and promoters and also appreciate the valuable co-operation and continued support received from Company's Bankers, customers, vendors and employees during the year.

By the order of the Board of the Directors
**For Embassy Services Private Limited**

**Place: Bengaluru**
**Date: 25/09/2024**

**Pradeep Nenumal Lala**
**Director**
**06821988**

**Aditya Virwani**
**Director**
**06480521**

## ANNEXURE – A

**Form AOC-1**

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

**Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures**

### Part "A": Subsidiaries

(Information in respect of each subsidiary to be presented with amounts in Rs. millions)

| Sl. No. | Particulars | Subsidiary |
|---|---|---|
| 1. | Name of the subsidiary | Technique Control Facility Management Private Limited |
| 2. | Reporting period for the subsidiary concerned, if different from the holding company's reporting period | NA |
| 3. | Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries | NA |
| 4. | Share capital | 0.10 |
| 5. | Reserves & surplus | 654.26 |
| 6. | Total assets | 1464.34 |
| 7. | Total Liabilities | 809.99 |
| 8. | Investments | 35.14 |
| 9. | Turnover | 3374.23 |
| 10. | Profit before taxation | (1.56) |
| 11. | Provision for taxation | (21.98) |
| 12. | Profit after taxation | 20.42 |
| 13. | Proposed Dividend | Nil |
| 14. | % of shareholding | 100% |

By the order of the Board of the Directors
**For Embassy Services Private Limited**

**Pradeep Nenumal Lala**
**Director**
**06821988**

**Aditya Virwani**
**Director**
**06480521**

**Place: Bengaluru**
**Date: 25/09/2024**

## FORM AOC -1

(Pursuant to First proviso to sub- section (3) of section 129 read with rule 5 of Companies (Accounts) Rules,2014

**Statement containing salient features of the financial statement of subsidiaries/associate companies**

**Part"B": Associates**

**Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies as on**

| **Name of Associates/ Joint Ventures** | |
|---|---|
| **1. Latest audited Balance Sheet Date** | - |
| | |
| **2. Shares of Associate held by the company on the year end** | |
| No. | - |
| Amount of Investment *in* Associates (in Rs.) | - |
| Extent of Holding % | - |
| | |
| **3. Description of how there is significant influence** | NA |
| **4. Reasons Why the associate is not consolidated** | NA |
| **5. Networth attributable to Shareholding as per latest audited Balance** | NA |
| | |
| **6. Profit/Loss for the year** | |
| i. Considered in Consolidation | - |
| ii. Not Considered in Consolidation (in Rs.) | NA |

7. Name of Associate investments which have been sold during the year

Notes: - The Following Information shall be furnished at the end of the statement:

1. Names of Associates or Joint ventures which are yet to commence operations
2. Names of Associates or Joint ventures which are yet to be liquidated or sold during the year

| Name of Associates/ Joint Ventures | Date of Sale |
|---|---|
| NIL | |

By the order of the Board of the Directors
**For Embassy Services Private Limited**

**Pradeep Nenumal Lala**
**Director**
**06821988**

**Aditya Virwani**
**Director**
**06480521**

**Place: Bengaluru**
**Date: 25/09/2024**

## ANNEXURE – B

### Report on CSR activities

1. Brief outline on CSR Policy of the Company.

   The Company is committed to its stakeholders and the society at large, to conduct businesses and govern themselves with ethical, accountable, environmentally sustainable manner, while recognising the interests of all stakeholders. We are committed to Corporate Social Responsibility (CSR) to make difference to the underprivileged, women, livelihood enhancement, environment, as part of the Company's CSR efforts in creating strong relationships built on trust of all stakeholders.

2. The CSR Committee comprises of Directors of the Company:

   1. Mr. Jitendra Virwani
   2. Mr. Pradeep Nenumal Lala
   3. Mr. Aditya Virwani

3. Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company- https://www.embassyservices.in/about/investor-relations

4. Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social responsibility Policy) Rules, 2014, if applicable (attach the report)- Not Applicable

5. Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any.

| Sl. No. | Financial Year | Amount available for set-off from preceding financial years (in Rs) | Amount required to be set-off for the financial year, if any (in Rs) |
|---|---|---|---|
| - | | | |

6. Average net profit of the company for last three financial years: Rs 35,97,55,115/-

7.

   a. Prescribed CSR Expenditure (two per cent of the average net profit of the company as per section 135(5)): Rs. 71,95,102/-

   b. Surplus arising out of the CSR projects or programs or activities of the previous financial years- Nil

   c. Amount required to be set off for the financial year, if any: N.A.

   d. Total CSR obligation for the financial year: Rs. 71,95,102/-

8. a. CSR amount spent or unspent for the financial year:

| Total Amount Spent for the Financial Year. (in Rs.) | Amount Unspent (in Rs.) | | | | |
|---|---|---|---|---|---|
| | Total Amount transferred to Unspent CSR Account as per section 135(6). | | Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5). | | |
| | Amount. | Date of transfer. | Name of the Fund | Amount. | Date of transfer |
| NIL | | | | | |
| NIL | | | | | |

b. Details of CSR amount spent against ongoing projects for the financial year: Rs 40,00,000/-

c. Details of CSR amount spent against other than ongoing projects for the financial year:

| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
|---|---|---|---|---|---|---|---|
| Sl. No. | CSR Project or activity identified | Sector in which the project is covered | Projects or Programs (1) Local area or other (2) Specify the state and district where projects or programs was undertaken | Amount outlay (budget) project or program wise | Amount spent on the projects or programs Subheads: (1) Direct expenditure on projects or programs wise | Cumulative expenditure up to the reporting period | Amount spent direct or through implementing agency |
| 1 | Embassy Charitable Trust | Improvement in education | Project/Local/ Karnataka | 26,19,840 | 26,19,840 | 26,19,840 | Trusts and institutions |
| 2 | Mathrushree Manovikasa Kendra | Improvement in education | Project/Local/ Karnataka | 3,80,160 | 3,80,160 | 3,80,160 | Trusts and institutions |
| 3 | Raj Prakash Trust | Eradicating poverty, hunger and malnutrition, promoting health care | Project/Local/ Karnataka | 50,00,000 | 50,00,000 | 50,00,000 | Trusts and institutions |
| 4 | Sindhi Culture Foundation | Protection of national heritage, art & culture | Project/Local/ Karnataka | 15,00,000 | 15,00,000 | 15,00,000 | Trusts and institutions |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 5 | Sri Balaji Marketing | Eradicating hunger, poverty and malnutrition, promoting health care | Project/Local/ Karnataka | 90,750 | 90,750 | 90,750 | Trusts and institutions |

(d) Amount spent in Administrative Overheads: Not Applicable

(e) Amount spent on Impact Assessment, if applicable: Not Applicable

(f) Total amount spent for the Financial Year: 1,35,90,750/-

(g) Excess amount for set off, if any: -63,95,648/-

| Sl. No. | Particular | Amount (in Rs.) |
|---|---|---|
| (i) | Two percent of average net profit of the company as per section 135(5) | Rs. 71,95,102/- |
| (ii) | Total amount spent for the Financial Year | 1,35,90,750/- |
| (iii) | Short amount spent for the financial year [(ii)-(i)] | - |
| (iv) | Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any | - |
| (v) | Amount available for set off in succeeding financial years [(iii)-(iv)] | -63,95,648/- |

9. (a) Details of Unspent CSR amount for the preceding three financial years:

| Sl. No. | Preceding Financial Year. | Amount transferred to Unspent CSR Account under section 135 (6) (in Rs.) | Amount spent in the reporting Financial Year (in Rs.). | Amount transferred to any fund specified under Schedule VII as per section 135(6), if any. | | | Amount remaining to be spent in succeeding financial years. (in Rs.) |
|---|---|---|---|---|---|---|---|
| | | | | Name of the Fund | Amount (in Rs). | Date of transfer | |
| | | | | | | | |
| - | | | | | | | |

(b) Details of CSR amount spent in the financial year for ongoing projects of the preceding financial year(s):

| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) |
|---|---|---|---|---|---|---|---|---|
| Sl. No. | Project ID. | Name of the Project. | Financial Year in which the project was commenced. | Project duration. | Total amount allocated for the | Amount spent on the project in the | Cumulative amount spent at the end of reporting | Status of the project - Completed /Ongoing. |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | project (in Rs.). | reporting Financial Year (in Rs). | Financial Year. (in Rs.) | |
| - | | | | | | | | |

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year

(asset-wise details).

(a) Date of creation or acquisition of the capital asset(s). - N.A.

(b) Amount of CSR spent for creation or acquisition of capital asset. - N.A.

(c) Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc.- N.A.

(d) Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset). - N.A.

11. Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per section 135(5). -N.A.

By order of the Board of Directors
**For Embassy Services Private Limited**

**Place: Bengaluru**
**Date: 25/09/2024**

**Pradeep Nemmal Lala**
**Director**
**06821988**

**Aditya Virwani**
**Director**
**06480521**

## ANNEXURE – C

### Particulars of contracts/arrangements made with related parties

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014, Form No. AOC-2)

**1. Details of material contracts or arrangements or transactions not at arm's length basis**

There were no contracts or arrangements or transactions entered during the current year which were not at arm's length basis

**2. Details of material contracts or arrangements or transactions at arm's length basis**

The details of contracts or arrangements or transactions entered during the current year which were at arm's length basis are as below:

**Amt in Millions**

| SL No. | Name of the related party and nature of relationship | Nature of Contracts / arrangements/transactions | Duration of contracts or arrangements or transactions including the value, if any | Salient terms of contracts or arrangements or transactions, including the value, if any | Date(s) of approval of Board/Committee /Shareholders | Amount paid as advances, if any: |
|---|---|---|---|---|---|---|
| 1. | Embassy ANL Consortium- Fellow subsidiary | Revenue from facility maintenance services | On going | 6.91 | 15-05-2023 | NIL |
| 2. | Embassy One Commercial Property Developments Private Limited- Fellow subsidiary | Revenue from facility maintenance services | On going | 4.06 | 15-05-2023 | NIL |
| 3. | Embassy One Developers Private Limited- Company in which Director of the Company is also a director | Revenue from facility maintenance services | On going | 53.31 | 15-05-2023 | NIL |
| 4. | Embassy Property Developments Private Limited- Fellow subsidiary | Revenue from facility maintenance services | On going | 43.47 | 15-05-2023 | NIL |
| 5. | Embassy KSL Realty Ventures- Fellow subsidiary | Revenue from facility maintenance services | On going | 2.40 | 15-05-2023 | NIL |
| 6. | EPDPL Co Living Operations LLP/Private Limited- Company in which Director of the Company is also a director | Revenue from facility management services | On going | 0.44 | 15-05-2023 | NIL |
| 7. | Technique Control Facility Management Private Limited- subsidiary company | Revenue from facility management services | On going | 0.32 | 15-05-2023 | NIL |
| 8. | Winterfell Realty Private Limited- Company in which Director of the Company is also a director | Revenue from facility management services | On going | 13.52 | 15-05-2023 | NIL |
| 9. | Manyata Promoters Private Limited- Company in which Director of the Company is also a director | Revenue from facility management services | On going | 255.60 | 15-05-2023 | NIL |
| 10. | Vikas Telecom Private Limited- Fellow subsidiary | Revenue from facility management services | On going | 145.63 | 15-05-2023 | NIL |

| | | | | | | |
|---|---|---|---|---|---|---|
| 11. | NAM Estates Private Limited- Fellow subsidiary | Revenue from facility management services | On going | 97.88 | 15-05-2023 | NIL |
| 12. | RGE Constructions and Development Private Limited- Company in which Director of the Company is also a director | Revenue from facility management services | On going | 1.10 | 15-05-2023 | NIL |
| 13. | Stonehill Education Foundation- Company in which Director of the Company is also a director | Revenue from facility management services | On going | 1.66 | 15-05-2023 | NIL |
| 14. | We Work India Management Private Limited- Company in which Director of the Company is also a director | Revenue from facility management services | On going | 893.44 | 15-05-2023 | NIL |
| 15. | Embassy Interiors Private Limited- Fellow subsidiary | Revenue from facility management services | On going | 0.02 | 15-05-2023 | NIL |
| 16. | Mac Charles (India) Limited- Company in which Director of the Company is also a director | Revenue from facility management services | On going | 3.52 | 15-05-2023 | NIL |
| 17. | Quadron Business Park Private Limited- Company in which Director of the Company is also a director | Revenue from facility management services | On going | 174.94 | 15-05-2023 | NIL |
| 18. | Kanj Realty Ventures LLP- Entities where director of the holding company is also a director | Revenue from facility management services | On going | 0.03 | 15-05-2023 | NIL |
| 19. | Babbler Marketing Pvt Ltd- Associates of holding company | Revenue from facility management services | On going | 0.05 | 15-05-2023 | NIL |
| 20. | Embassy One Developers Private Limited- Company in which Director of the Company is also a director | Revenue from backup power | On going | 0.35 | 15-05-2023 | NIL |
| 21. | Embassy Property Developments Private Limited- Fellow subsidiary | Revenue from backup power | On going | 1.16 | 15-05-2023 | NIL |
| 22. | We Work India Management Private Limited- Company in which Director of the Company is also a director | Revenue from backup power | On going | 0.20 | 15-05-2023 | NIL |
| 23. | Winterfell Realty Private Limited- Company in which Director of the Company is also a director | Revenue from backup power | On going | 0.02 | 15-05-2023 | NIL |
| 24. | EPDPL Coliving Operation's Private Limited- Company in which Director of the Company is also a director | Revenue from backup power | On going | 0.01 | 15-05-2023 | NIL |

| | | | | | | |
|---|---|---|---|---|---|---|
| 25. | Quadron Business Park Private Limited- Company in which Director of the Company is also a director | Revenue from backup power | On going | 2.93 | 15-05-2023 | NIL |
| 26. | We Work India Management Private Limited- Company in which Director of the Company is also a director | Lease Income | On going | 16.62 | 15-05-2023 | NIL |
| 27. | We Work India Management Private Limited- Company in which Director of the Company is also a director | Income from sub-leasing of right-of-use-asset | On going | 96.76 | 15-05-2023 | NIL |
| 28. | Stonehill Education Foundation- Company in which Director of the Company is also a director | Income from sub-leasing of right-of-use-asset | On going | 5.92 | 15-05-2023 | NIL |
| 29. | EPDPL Coliving Operations Private Limited- Company in which Director of the Company is also a director | Income from sub-leasing of right-of-use-asset | On going | 0.31 | 15-05-2023 | NIL |
| 30. | Technic Control Facility Management private limited- Subsidiary Company | Income from sub-leasing of right-of-use-asset | On going | 0.26 | 15-05-2023 | NIL |
| 31. | Next Level Experiences LLP- Entity where director of the holding company is also a director | Income from sub-leasing of right-of-use-asset | On going | 0.14 | 15-05-2023 | NIL |
| 32. | Embassy Property Developments Private Limited- Fellow subsidiary | Financial Guarantee Income | On going | 40.52 | 15-05-2023 | NIL |
| 33. | We Work India Management Private Limited- Company in which Director of the Company is also a director | Financial Guarantee Income | On going | 4.80 | 15-05-2023 | NIL |
| 34. | Technique Control Facility Management Private Limited- Subsidiary Company | Miscellaneous Income | On going | 0.41 | 15-05-2023 | NIL |
| 35. | Manyata Promoters Private Limited- Company in which Director of the Company is also a director | Electricity charges | On going | 2.93 | 15-05-2023 | NIL |
| 36. | Embassy One Developers Private Limited- Company in which Director of the Company is also a director | Electricity charges recovered | On going | 12.95 | 15-05-2023 | NIL |
| 37. | Embassy Property Developments Private Limited- Fellow subsidiary | Electricity charges recovered | On going | 0.06 | 15-05-2023 | NIL |
| 38. | Technique Control Facility Management Private Limited- Subsidiary Company | Facility Management expense | On going | 1,664.81 | 15-05-2023 | NIL |

| | | | | | | |
|---|---|---|---|---|---|---|
| 39. | Manyata Promoters Private Limited- Company in which Director of the Company is also a director | Facility Management expense | On going | 7.58 | 15-05-2023 | NIL |
| 40. | Babbler Marketing Private Limited- Associate of holding company | Facility Management expense | On going | 1.01 | 15-05-2023 | NIL |
| 41. | Paledium Security Services LLP- Entity where director of the holding company is also a director | Facility Management expense | On going | 88.94 | 15-05-2023 | NIL |
| 42. | Lounge Hospitality LLP- Company in which Director of the Company is also a director | Facility Management expense | On going | 0.53 | 15-05-2023 | NIL |
| 43. | Embassy Property Developments Private Limited- Fellow subsidiary | Facility Management expense | On going | 18.21 | 15-05-2023 | NIL |
| 44. | We Work India Management Private Limited- Company in which Director of the Company is also a director | Facility Management expense | On going | 3.53 | 15-05-2023 | NIL |
| 45. | Next Level Experiences LLP- Entity where director of the holding company is also a director | Facility Management expense | On going | 11.26 | 15-05-2023 | NIL |
| 46. | Quadron Business Park Private Limited- Company in which Director of the Company is also a director | Facility Management expense | On going | 0.22 | 15-05-2023 | NIL |
| 47. | Umbel Properties Private Limited- Special Purpose vehicle of Embassy Office Park REIT for the ultimate holding company | Facility Management expense | On going | 0.18 | 15-05-2023 | NIL |
| 48. | Embassy Shelters Private Limited- Fellow subsidiary | Facility Management expense | On going | 0.10 | 15-05-2023 | NIL |
| 49. | Pradeep Nenumal Lala- Managing Director | Salaries and wages and other benefits | On going | 39.80 | 15-05-2023 | NIL |
| 50. | Chandrasekar B- CFO | Salaries and wages and other benefits | On going | 14.28 | 15-05-2023 | NIL |
| 51. | Pradeep Nenumal Lala- Managing Director | Gratuity to KMP | On going | 4.24 | 15-05-2023 | NIL |
| 52. | Chandrasekar B- CFO | Gratuity to KMP | On going | 1.71 | 15-05-2023 | NIL |
| 53. | Pradeep Nenumal Lala- Managing Director | Incentive | On going | 11.77 | 15-05-2023 | NIL |
| 54. | Lounge Hospitality LLP- Company in which Director of the Company is also a director | Staff welfare expenses | On going | 8.07 | 15-05-2023 | NIL |
| 55. | Technique Control Facility Management Private Limited- Subsidiary Company | Staff welfare expenses | On going | 22.43 | 15-05-2023 | NIL |
| 56. | Manyata Promoters Private Limited- Company in which Director of the Company is also a director | Staff welfare expenses | On going | 0.01 | 15-05-2023 | NIL |

| | | | | | | |
|---|---|---|---|---|---|---|
| 57. | Next Level Experiences LLP- Entity where director of the holding company is also a director | Staff welfare expenses | On going | 3.78 | 15-05-2023 | NIL |
| 58. | Embassy International Riding School Private Limited- Company in which Director of the Company is also a director | Staff welfare expenses | On going | 0.02 | 15-05-2023 | NIL |
| 59. | Umbel Properties Private Limited- Special Purpose vehicle of Embassy Office Park REIT for the ultimate holding company | Staff welfare expenses | On going | 0.07 | 15-05-2023 | NIL |
| 60. | Technique Control Facility Management Private Limited- Subsidiary Company | Other Expenses | On going | 9.05 | 15-05-2023 | NIL |
| 61. | Redwood Infrastructure Private limited- Entity in which holding company has interest | Inter Corporate Deposits | On going | 10.00 | 15-05-2023 | NIL |
| 62. | Embassy Property Developments Private Limited- Fellow subsidiary | Other Non-Current Assets-Other Receivables | On going | 16.66 | 15-05-2023 | NIL |
| 63. | Technique Control Facility Management Private Limited- Fellow Subsidiary | Non-current Investments | On going | 1359.28 | 15-05-2023 | NIL |
| 64. | ANSR infrastructure Private Limited- Entity in which Holding company has interest | Non-current Investments | On going | 0.07 | 15-05-2023 | NIL |
| 65. | Embassy Maverick Malls Private Limited- Fellow Subsidiary | Non-current Investments | On going | 0.01 | 15-05-2023 | NIL |
| 66. | Embassy KSL Realty Ventures- Fellow Subsidiary | Trade Receivables | On going | 15.28 | 15-05-2023 | NIL |
| 67. | Embassy Leisure and Entertainment Private Limited- Company in which Director of the Company is also a director | Trade Receivables | On going | 5.39 | 15-05-2023 | NIL |
| 68. | Embassy One Developers Private Limited- Company in which Director of the Company is also a director | Trade Receivables | On going | 126.85 | 15-05-2023 | NIL |
| 69. | Manyata Promoters Private Limited- Company in which Director of the Company is also a director | Trade Receivables | On going | 8.45 | 15-05-2023 | NIL |
| 70. | NAM Estates Private Limited- Company in which Director of the Company is also a director | Trade Receivables | On going | 572.75 | 15-05-2023 | NIL |
| 71. | RGE Constructions and Development Private Limited- Company in which Director of the Company is also a director | Trade Receivables | On going | 8.67 | 15-05-2023 | NIL |

| | | | | | | |
|---|---|---|---|---|---|---|
| 72. | Stonehill Education Foundation- Company in which Director of the Company is also a director | Trade Receivables | On going | 1.99 | 15-05-2023 | NIL |
| 73. | EPDPL Coliving Operations Private Limited- Company in which Director of the Company is also a director | Trade Receivables | On going | 7.94 | 15-05-2023 | NIL |
| 74. | Vikas Telecom Private Limited- Fellow Subsidiary | Trade Receivables | On going | 9.87 | 15-05-2023 | NIL |
| 75. | We Work India Management Private Limited- Company in which Director of the Company is also a director | Trade Receivables | On going | 280.46 | 15-05-2023 | NIL |
| 76. | Embassy Interiors Private Limited- Company in which Director of the Company is also a director | Trade Receivables | On going | 0.05 | 15-05-2023 | NIL |
| 77. | Mac Charles (India) Limited- Company in which Director of the Company is also a director | Trade Receivables | On going | 1.40 | 15-05-2023 | NIL |
| 78. | Quadron Business Park Private Limited- Company in which Director of the Company is also a director | Trade Receivables | On going | 9.10 | 15-05-2023 | NIL |
| 79. | Embassy One Developers Private Limited- Company in which Director of the Company is also a director | Loans- Unbilled Revenue (Asset) | On going | 6.55 | 15-05-2023 | NIL |
| 80. | Embassy Property Developments Private Limited- Fellow Subsidiary | Loans- Unbilled Revenue (Asset) | On going | 4.52 | 15-05-2023 | NIL |
| 81. | Embassy One Commercial Property Developments Private Limited- Fellow Subsidiary | Loans- Unbilled Revenue (Asset) | On going | 1.47 | 15-05-2023 | NIL |
| 82. | Manyata Promoters Private Limited- Company in which Director of the Company is also a director | Loans- Unbilled Revenue (Asset) | On going | 15.88 | 15-05-2023 | NIL |
| 83. | NAM Estates Private Limited- Fellow Subsidiary | Loans- Unbilled Revenue (Asset) | On going | 19.07 | 15-05-2023 | NIL |
| 84. | Winterfell Realty Private Limited- Company in which Director of the Company is also a director | Loans- Unbilled Revenue (Asset) | On going | 9.58 | 15-05-2023 | NIL |
| 85. | We Work India Management Private Limited- Company in which Director of the Company is also a director | Loans- Unbilled Revenue (Asset) | On going | 82.76 | 15-05-2023 | NIL |

| | | | | | | |
|---|---|---|---|---|---|---|
| 86. | Mac Charles (India) Limited- Company in which Director of the Company is also a director | Loans- Unbilled Revenue (Asset) | On going | 0.61 | 15-05-2023 | NIL |
| 87. | Quardon Business Park Private Limited- Company in which Director of the Company is also a director | Loans- Unbilled Revenue (Asset) | On going | 0.82 | 15-05-2023 | NIL |
| 88. | Technique Control Facility Management Private Limited- Subsidiary Company | Loans- Unbilled Revenue (Asset) | On going | 4.20 | 15-05-2023 | NIL |
| 89. | Vikas Telecom Private Limited- Fellow Subsidiary | Loans- Unbilled Revenue (Asset) | On going | 9.04 | 15-05-2023 | NIL |
| 90. | ESPL- ANSR Infrastructure Services LLP- Entity in which Holding company has interest | Other Advances | On going | 0.06 | 15-05-2023 | NIL |
| 91. | Embassy Office Parks Management Services Private Limited- Company in which Director of the Company is also a director | Other Advances | On going | 0.03 | 15-05-2023 | NIL |
| 92. | Embassy Property Development Private Limited- Fellow Subsidiary | Trade Payables | On going | 20.30 | 15-05-2023 | NIL |
| 93. | Embassy Property Development Private Limited- SEZ- Fellow Subsidiary | Trade Payables | On going | 2.01 | 15-05-2023 | NIL |
| 94. | Embassy Real Estate Developments and Services Private Limited- Fellow Subsidiary | Trade Payables | On going | 53.62 | 15-05-2023 | NIL |
| 95. | JV Holding Private Limited- Holding Company/ Parent Entity | Trade Payables | On going | 0.13 | 15-05-2023 | NIL |
| 96. | Paledium Security Services LLP- Entity where director of the holding company is also a director | Trade Payables | On going | 17.57 | 15-05-2023 | NIL |
| 97. | Embassy Shelters Private Limited- Fellow Subsidiary | Trade Payables | On going | 1.51 | 15-05-2023 | NIL |
| 98. | Babbler Marketing Private Limited- Associate of holding company | Trade Payables | On going | 2.25 | 15-05-2023 | NIL |
| 99. | Next Level Experiences LLP- Entity where director of the holding company is also a director | Trade Payables | On going | 6.67 | 15-05-2023 | NIL |
| 100. | Embassy International Riding School Private Limited- Company in which Director of the Company is also a director | Provision and GR-SR | On going | 0.01 | 15-05-2023 | NIL |
| 101. | Babbler Marketing Private Limited- - Associate of holding company | Provision and GR-SR | On going | 0.55 | 15-05-2023 | NIL |

| | | | | | | |
|---|---|---|---|---|---|---|
| 102. | Lounge Hospitality LLP- Company in which Director of the Company is also a director | Provision and GR-SR | On going | 8.03 | 15-05-2023 | NIL |
| 103. | Next Level Experiences LLP- Entity where director of the holding company is also a director | Provision and GR-SR | On going | 3.78 | 15-05-2023 | NIL |
| 104. | Paledium Security Services LLP- Entity where director of the holding company is also a director | Provision and GR-SR | On going | 9.37 | 15-05-2023 | NIL |
| 105. | Technique Control Facility Management Private Limited- Subsidiary Company | Provision and GR-SR | On going | 543.68 | 15-05-2023 | NIL |
| 106. | Umbel Properties Private Limited- Special Purpose vehicle of Embassy Office Park REIT for the ultimate holding company | Provision and GR-SR | On going | 0.04 | 15-05-2023 | NIL |
| 107. | Embassy One Developers Private Limited- Company in which Director of the Company is also a director | Advance received from customers | On going | 15.48 | 15-05-2023 | NIL |
| 108. | Embassy One Commercial Property Developments Private Limited- Fellow Subsidiary | Advance received from customers | On going | 3.84 | 15-05-2023 | NIL |

By the order of the Board of the Directors
**For Embassy Services Private Limited**

**Pradeep Nemumal Lala**
**Director**
**06821988**

**Aditya Virwani**
**Director**
**06480521**

**Place: Bengaluru**
**Date: 25/09/2024**

**Embassy Services Private Limited**
*(Formerly known as Embassy Property Services Private Limited)*
**CIN: U70102KA2006PTC038910**
**Balance sheet**
(all amounts in Rs. millions unless otherwise stated)

| | Note | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|---|
| **ASSETS** | | | |
| **Non-current assets** | | | |
| Property, plant and equipment | 4 | 327.35 | 104.23 |
| Intangible assets | 5 | 0.00 | 0.07 |
| Investment Property | 6 | 152.94 | 195.41 |
| Financial assets | | | |
| - Investments | 7 | 1,359.36 | 1,359.36 |
| - Other financial assets | 8 | 120.77 | 182.15 |
| Deferred tax assets (Net) | 9 | 141.84 | 82.62 |
| Non-current tax assets (net) | 10 | 118.64 | 269.96 |
| Other non-current assets | 11 | 247.74 | 250.73 |
| **Total non-current assets** | | **2,468.65** | **2,444.55** |
| **Current assets** | | | |
| Inventories | 12 | 5.97 | 5.03 |
| Financial assets | | | |
| - Investments | 13 | 366.48 | - |
| - Trade receivables | 14 | 1,756.48 | 1,645.34 |
| - Cash and cash equivalents | 15 | 103.45 | 102.93 |
| - Loans | 16 | 23.41 | 63.61 |
| - Other financial assets | 17 | 609.95 | 514.50 |
| Other assets | 18 | 230.42 | 201.40 |
| **Total current assets** | | **3,096.16** | **2,532.82** |
| **Total assets** | | **5,564.81** | **4,977.37** |
| **EQUITY AND LIABILITIES** | | | |
| **Equity** | | | |
| Equity share capital | 19 | 7.79 | 7.79 |
| Other equity | 20 | 3,068.76 | 2,844.71 |
| **Total equity** | | **3,076.55** | **2,852.49** |
| **Non-current liabilities** | | | |
| Financial liabilities | | | |
| - Borrowings | 21 | 119.88 | 22.80 |
| - Lease liabilities | 22 | 216.83 | 141.84 |
| - Other financial liabilities | 23 | 18.18 | 15.77 |
| Provisions | 24 | 79.59 | 15.97 |
| Other non-current liabilities | 25 | 1.36 | 33.03 |
| **Total non-current liabilities** | | **435.84** | **229.41** |
| **Current liabilities** | | | |
| Financial liabilities | | | |
| - Borrowings | 26 | 31.29 | 11.79 |
| - Lease liabilities | 27 | 64.90 | 49.66 |
| - Trade Payables | | | |
| Total outstanding dues of micro and small enterprises | 28 | 482.94 | 291.51 |
| Total outstanding dues of creditors other than micro and small | 28 | 934.88 | 956.80 |
| - Other financial liabilities | 29 | 195.59 | 148.56 |
| Provisions | 30 | 10.66 | 2.24 |
| Other current liabilities | 31 | 332.16 | 434.91 |
| **Total current liabilities** | | **2,052.42** | **1,895.46** |
| **Total equity and liabilities** | | **5,564.81** | **4,977.36** |
| **Material accounting policies** | 3 | | |

The accompanying notes referred to above form an integral part of these financial statements.
As per our report of even date attached

*for* **N S V M & Associates**
Chartered Accountants
Firm registration number : 010072S

**D N Sree Hari**
Partner
Membership no. : 027388

Place : Bengaluru
Date : 12 September 2024

*for* and on behalf of the Board of Directors of
**Embassy Services Private Limited**
(Formerly known as Embassy Property Services Private Limited)

**Aditya Virwani**
Director
DIN: 06480521

Place : Bengaluru
Date : 12 September 2024

**Pradeep Nenumal Lala**
Managing Director &CEO
DIN: 06821988

Place : Bengaluru
Date : 12 September 2024

**Chandrasekar B**
Chief Financial Officer

Place : Bengaluru
Date : 12 September 2024

**Embassy Services Private Limited**
*(Formerly known as Embassy Property Services Private Limited)*
**CIN: U70102KA2006PTC038910**
**Statement of Profit and Loss**

(all amounts in Rs. millions unless otherwise stated)

| | Note | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|---|
| **Income** | | | |
| Revenue from operations | 32 | 4,695.71 | 3,835.07 |
| Other income | 33 | 74.46 | 69.56 |
| **Total Income** | | **4,770.17** | **3,904.63** |
| **Expenses** | | | |
| Facility management expenses | 34 | 2,848.96 | 2,488.05 |
| Employee benefit expenses | 35 | 1,144.56 | 797.88 |
| Other expenses | 36 | 317.59 | 252.42 |
| | | **4,311.11** | **3,538.35** |
| **Earnings before Finance Cost, Depreciation, Amortization and tax** | | **459.06** | **366.26** |
| Depreciation and amortization expenses | 37 | 126.43 | 116.18 |
| Finance costs | 38 | 33.51 | 33.21 |
| **Profit Before exceptional items and tax** | | **299.13** | **216.87** |
| **Exceptional Items** | | 25.26 | |
| **Profit Before Tax** | | **324.39** | **216.87** |
| **Tax expense** | | | |
| Current tax | | 145.02 | 74.91 |
| Tax adjustments relating to previous year | | (8.90) | - |
| Deferred tax | 9 | (59.21) | (4.05) |
| **Income-tax expense** | | 76.91 | 70.87 |
| **Profit for the period** | | **247.48** | **146.0** |
| **Other comprehensive income** | | | |
| **Items that will not be reclassified subsequently to statement of profit and loss:** | | | |
| Remeasurements of post-employment benefit obligations | | 31.30 | 33.99 |
| Income tax relating to items that will not be reclassified to statement of profit and loss | | (7.88) | (8.55) |
| **Other comprehensive income for the year, net of income tax** | | **23.42** | **25.43** |
| **Total comprehensive income for the year** | | **224.06** | **171.43** |
| **Earnings per equity share:** | 40 | | |
| **Equity shares of par value of Rs 10 each** | | | |
| - Basic (In Rs.) | | 317.83 | 220.16 |
| - Diluted (In Rs.) | | 317.83 | 220.16 |
| **Material accounting policies** | 3 | | |

The accompanying notes referred to above form an integral part of these financial statements.

As per our report of even date attached

*for* **N S V M & Associates**
Chartered Accountants
Firm registration number : 010072S

**D N Sree Hari**
Partner
Membership no. : 027388

Place : Bengaluru
Date : 12 September 2024

*for* and on behalf of the Board of Directors of
**Embassy Services Private Limited**
(Formerly known as Embassy Property Services Private Limited)

**Aditya Virwani**
Director
DIN: 06480521

Place : Bengaluru
Date : 12 September 2024

**Pradeep Nenumal Lala**
Managing Director &CEO
DIN 06821988

Place : Bengaluru
Date : 12 September 2024

**Chandrasekar B**
Chief Financial Officer

Place : Bengaluru
Date : 12 September 2024

**Embassy Services Private Limited**
*(Formerly known as Embassy Property Services Private Limited)*
**CIN: U70102KA2006PTC038910**
**Statement of Cashflow**
(all amounts in Rs. millions unless otherwise stated)

| | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| **Cash flow from operating activities** | | |
| Profit / (Loss) from continuing operations before tax | **324.39** | **216.86** |
| **Adjustments for:** | | |
| **Non Cash and Non Operating Income** | | |
| Income from finance lease | (16.62) | (17.31) |
| Provision of doubtful debts | - | 18.83 |
| Interest income | (4.03) | (1.84) |
| Provision of Gratuity | 11.98 | 13.47 |
| Interest on lease deposit paid | (3.26) | (3.06) |
| Unwinding of lease deposit | (1.41) | (0.60) |
| Dividend income | - | (0.05) |
| Credit balances written back | - | 1.40 |
| Unearned Financial Guarantee Commission | (45.56) | (22.91) |
| Loss/(Gain) on sale of investment, net | (1.20) | (36.93) |
| Gain on change in fair value of financial asset (Net) | - | 36.27 |
| Actual rental Income from finance lease | 59.37 | 48.66 |
| | **-0.73** | **35.92** |
| **Non cash and non operating expenses other adjustments:** | | |
| Depreciation and amortisation | 126.43 | 116.18 |
| Rent (Ind AS 116 impact) (Actual rent) | (89.78) | (87.45) |
| Finance cost | 8.35 | 2.73 |
| Interest on Lease liabilities and Lease deposits received | 24.95 | 22.63 |
| Loss from investment in firms | - | 3.63 |
| Provision for compensated absences | 28.77 | - |
| | **98.72** | **57.74** |
| **Operating profit before working capital changes** | **422.37** | **310.52** |
| **Working capital adjustments:** | | |
| (increase) in Security deposits paid | (0.63) | (1.07) |
| decrease in Other Non current assets | 3.00 | 51.44 |
| (increase)/ decrease in Inventories | (0.94) | 5.78 |
| (increase) in Trade receivables | (111.14) | (420.18) |
| (increase) in Loans | - | (4.27) |
| (increase) in Other financial assets | (69.74) | (137.60) |
| (increase)/ decrease in Other Current assets | (29.01) | 67.78 |
| increase in Trade Payables | 169.51 | 22.69 |
| increase in Lease Deposits (received) | 2.16 | |
| (decrease) in Security Deposits (received) | - | (0.67) |
| increase in Other current financial liabilities | 49.56 | 3.51 |
| (decrease) in Other liabilities | (90.18) | 190.92 |
| (decrease)/increase in Non-current liabilities | 1.56 | (7.50) |
| **Cash generated from operations** | **(75.85)** | **81.35** |
| Cash flow from extraordinary items(Carry forward of reserves on account of demerger) | | - |
| **Cash generated from operations** | **(75.85)** | **81.35** |
| Income taxes paid (net) | 23.36 | (113.85) |
| **Net cash generated/(used) from operating activities** | **(52.49)** | **(32.51)** |
| **Cash flow from investing activities** | | |
| (Investment) / Sale in mutual funds | (366.48) | 153.81 |
| Loans given/(repaid) during the year | 40.20 | (4.27) |
| Investments in deposits | (14.83) | (13.88) |
| Acquisition of property, plant and equipment | (143.37) | (36.29) |
| Sale of property, plant and equipment | 2.85 | (0.37) |
| Dividend received | | 0.05 |
| Interest received | 4.03 | 1.84 |
| **Net cash generated/(used) from investing activities** | **(477.60)** | **100.89** |
| **Cash flow from financing activities** | | |
| Proceeds/ (repayments) from borrowings | 116.59 | (24.50) |
| Interest paid | (8.35) | (2.73) |
| **Net cash (used in) financing activities** | **108.24** | **(27.24)** |
| Net increase/ (decrease) in cash and cash equivalents | 0.52 | 41.15 |
| Cash and cash equivalents as at the beginning of the year | 102.93 | 61.78 |
| **Cash and cash equivalents as at the end of the year** | **103.45** | **102.93** |
| **Components of cash and cash equivalent (refer note 15)** | | |
| **Balances with banks** | | |
| - in current accounts | 102.99 | 102.68 |
| Cash on hand | 0.46 | 0.25 |
| Overdraft Facility | - | - |
| | **103.45** | **102.93** |

**Material accounting policies** 3

The accompanying notes referred to above form an integral part of these financial statements.
As per our report of even date attached

*for* **N S V M & Associates**
Chartered Accountants
Firm registration number : 010072S

**D N Sree Hari**
Partner
Membership no. : 027388

Place : Bengaluru
Date : 12 September 2024

for and on behalf of the Board of Directors of
**Embassy Services Private Limited**
(Formerly known as Embassy Property Services Private Limited)

| **Aditya Virwani** | **Pradeep Nenumal Lala** | **Chandrasekar B** |
|---|---|---|
| Director | Managing Director &CEO | Chief Financial Officer |
| DIN : 06480521 | DIN : 06821988 | |
| Place : Bengaluru | Place : Bengaluru | Place : Bengaluru |
| Date : 12 September 2024 | Date : 12 September 2024 | Date : 12 September 2024 |

**Embassy Services Private Limited**
*(Formerly known as Embassy Property Services Private Limited)*
**CIN: U70102KA2006PTC038910**
**Statement of changes in equity**
(all amounts in Rs. millions unless otherwise stated)

**A. Equity share capital**

| Particulars | No of shares | Amount |
|---|---|---|
| **Equity shares of Rs 10 each issued, subscribed and fully paid** | | |
| **Balance as at 1 April 2022** | 7,78,646 | 7.79 |
| Add: issued during the year | - | - |
| **Balance as at 31 March 2023** | **7,78,646** | **7.79** |
| **Balance as at 31 March 2023** | 7,78,646 | **7.79** |
| Add: issued during the year | - | - |
| **Balance as at 31 March 2024** | **7,78,646** | **7.79** |

***Also Refer Note 19**

**B. Other equity***

| Particulars | Reserves and surplus | | | | | Total |
|---|---|---|---|---|---|---|
| | Securities premium | Retained earnings | Other Comprehensive Income | Equity Portion of Corporate Guarantee | Capital Reserve | |
| **Balance as at 1 April 2022** | 40.03 | 2,756.52 | 2.76 | (127.11) | (7.48) | 2,664.72 |
| Profit during the year | - | 146.00 | | - | - | 146.00 |
| Remeasurement of actuarial gain or losses | - | - | 33.99 | - | - | 33.99 |
| **Balance as at 31 March 2023** | **40.03** | **2,902.52** | **36.75** | **(127.11)** | **(7.48)** | **2,844.71** |
| **Balance as at 1 April 2023** | 40.03 | 2,902.52 | 36.75 | (127.11) | (7.48) | 2,844.71 |
| Profit during the year | - | 247.48 | - | - | - | 247.48 |
| Remeasurement of actuarial gain or losses | - | - | (23.42) | - | - | (23.42) |
| **Balance as at 31 March 2024** | **40.03** | **3,149.99** | **13.33** | **(127.11)** | **(7.48)** | **3,068.76** |

*** Also Refer Note 20**

**Material accounting policies** **3**

The accompanying notes referred to above form an integral part of these financial statements.

As per our report of even date attached

**for N S V M & Associates**
Chartered Accountants
Firm registration number : 010072S

**D N Sree Hari**
Partner
Membership no. : 027388

Place : Bengaluru
Date : 12 September 2024

*for* and on behalf of the Board of Directors of
**Embassy Services Private Limited**
(Formerly known as Embassy Property Services Private Limited)

**Aditya Virwani**
Director
DIN : 06480521

Place : Bengaluru
Date : 12 September 2024

**Pradeep Nenumal Lala**
Managing Director &CEO
DIN : 06821988

Place : Bengaluru
Date : 12 September 2024

**Chandrasekar B**
Chief Financial Officer

Place : Bengaluru
Date : 12 September 2024

**Embassy Services Private Limited**
*(Formerly known as Embassy Property Services Private Limited)*

## 1 Company background

Embassy Services Private Limited ('the Company') (formerly known as Embassy Property Services Private Limited) was incorporated on 4 April 2006 under the Companies Act, 1956 having its registered office at the No.150, Embassy Point, 1st Floor, Infantry Road, Bengaluru - 560001.

The Company is a professionally managed organization with a dedicated team to render services in areas of property management, transition management, accounting management, security services, house keeping services, pest control services and other services required to manage and maintain buildings / properties.

## 2 Basis of preparation of financial statements

These financial statements have been prepared in accordance with Indian Accounting Standards ("Ind AS") as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 prescribed under Section 133 of the Companies Act, 2013 ("the Act"), read with relevant rules issued thereunder and other accounting principles generally accepted in India, and other relevant provisions of the Act.
The financial statements were approved for issue by the Company's Board of Directors on 12 September 2024

On March 24, 2021, the Ministry of Corporate Affairs (MCA) through a notification, amended Schedule III of the Companies Act, 2013 and the amendments are applicable for financial periods commencing from 1 April 2021. The preparation of financial statements is after taking into consideration the effect of the amended Schedule III, to the extent relevant to the presentation requirements of Division II of Schedule III. The Company has also reclassified the previous year figures in accordance with the requirements applicable in the current year.

The financial statements have been prepared using uniform accounting policies for like transactions and other events in similar circumstances.

## 3 Material accounting policies

This note provides a list of the material accounting policies adopted in the preparation of the financial statements. These policies have been consistently applied to all the years presented, unless otherwise stated.

### 3.01 Functional and presentation currency

The financial statements are presented in Indian Rupees, which is also the Company's functional currency. All the amounts have been presented in millions, unless otherwise indicated.

### 3.02 Basis of measurement

The financial statements have been prepared under the historical cost except for certain financial assets and liabilities that are measured at fair values.

### 3.03 Use of estimates and judgements

In preparing these financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.
Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

**a) Judgements**

Information about judgements in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements is included in the following note:

- Note 3.06: Whether the Company acts as an agent rather than as a principal in a transaction
- Note 3.06: Straight lining of rent escalation on lease contracts structured to increase in line with expected general inflation
- Note 3.09 : Classification of Right-of-use assets as investment property or as property, plant and equipment
- Note 3.13 : Classification of lease arrangements as finance lease or operating lease

**b) Assumptions and estimations uncertainties**

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment are included in the following notes:

- Note 3.14 : Recognition and measurement of provisions and contingencies: key assumptions about the likelihood and magnitude of an outflow of resources;

- Note 3.09 and 3.1 : Estimated useful life of Property, Plant and Equipment and Investment Property
- Note 3.12 : Impairment of assets
- Note 3.13 : Determination of lease term and the discounting rate
- Note 3.17 : Determination of deferred tax asset/ liability

### 3.04 Measurement of fair values

A number of the Company's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

The Company has an established control framework with respect to the measurement of fair values. This includes periodic review of all significant fair value measurement, including level 3 fair values.

The management regularly reviews significant unobservable inputs and valuation adjustments.

Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.
-Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
-Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
-Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

When measuring the fair value of an asset or a liability, the Company uses observable market data as far as possible. If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

**3.05 Current versus non-current classification**

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:
- Expected to be realised or intended to be sold or consumed in normal operating cycle,
- Held primarily for the purpose of trading,
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:
- It is expected to be settled in normal operating cycle,
- It is held primarily for the purpose of trading,
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Company classifies all other liabilities as non-current.
Deferred tax assets and liabilities are classified as non-current assets and liabilities.
The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

**3.06 Revenue recognition:**

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment, and net of taxes or duties collected on behalf of the government. The Company has concluded that it is the principal in most of its revenue arrangements since it is the primary obligor in all the revenue arrangements as it has pricing latitude and is also exposed to inventory and credit risks.

Income from operations include providing provision facility maintenance services, back up power and transportation services for its customers. Such service income is recognized when the related services are rendered as per the terms of contract with customer, unless significant future contingencies exist. Revenue is recognized when the entity satisfies a performance obligation by transferring a promised good or service to a customer. An asset is transferred when the customer obtains control of an asset. Service income is recognized when the related services are rendered unless significant future contingencies exist.

The revenue recognised by the Company for facility management services rendered by the Company even depends on the nature of contracts with customers which can be primarily classified into three categories:

a) Actual Cost contracts: Under this vertical, the cost incurred by the Company for providing facility management services, electricity supply, DG back-up facilities are approved by the customers on a monthly basis. Subsequently, on receipt of approval from client the Company raises invoice and recognises revenue for both the cost incurred and management fees

b) Estimated cost contracts: Under this vertical, the Company estimates the budgeted cost expected to be incurred for providing facility management services to clients at the beginning of the year. The budget prepared by the Company at the beginning of the year is submitted to the client and their approvals are obtained. On receipt of approval of the client, the Company raises invoice and recognises revenue on the basis of approved budgets. Subsequently, the Company compares the actual cost incurred with the budgeted cost to identify if any amount is refunable/ receivable from customers and issues debit note/ credit note accordingly in after communication and receipt of confirmation from the clients.

c) Work orders: Under this vertical, the Company receives work orders from its customers wherein the consideration is specified for rendering facility management services. The Company periodically on a monthly basis raises invoice as per the work order and recognises revenue in the books of accounts

**Recognition of dividend income and interest income**

Dividend income is recognised in profit or loss on the date on which the Company's right to receive payment is established.
Interest income is recognised using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument to the gross carrying amount of the financial asset.

**Share of profit/(loss) from investments in partnership firms**

Share of profit/(loss) from investments in partnership firms are recognized in the year in which they accrue and are debited / credited to the current / capital account of the Company in the books of the partnership firm.

**Income from finance lease**

For assets let out under finance lease, the Company recognises a receivable at an amount equal to the net investment in the lease. Rentals received are accounted for as repayment of principal and finance income. Minimum lease payments receivable on finance leases are apportioned between the finance income and the reduction of the outstanding receivable. The finance income allocated to each period during the lease term so as to produce a constant periodic rate of interest on the remaining net investment in the finance lease. Contingent rents are recorded as income in the periods in which they are earned.

**Revenue from sub-leasing**

Rental income from leased property leased under operating lease is recognised in the income statement on a straight-line basis over the term of the lease unless increase in rentals are not in line with expected general inflation. The lease term is the non-cancellable period together with any further term for which the tenant has the option to continue the lease, where, at the inception of the lease, the Company is reasonably certain that the tenant will exercise that option. Contingent rents are recognised as revenue in the period in which they are earned.

**Gain or Loss on sale of assets**

Gain or loss on sale of assets are recorded on transfer of significant risks and rewards of ownership.

**3.07 Recognition of interest income or expense**

**a) Interest income or expense**

Interest income or expense is recognised using the effective interest rate method.
The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:
- the gross carrying amount of a financial asset; or
- the amortised cost of financial liability.

In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit impaired) or to the amortised cost of the liability. However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

**3.08 Financial instruments**

**i. Recognition and initial measurement**

Trade receivables and debt securities issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Company becomes a party to the contractual provisions of the instrument.

A financial assets or financial liability is initially measured at fair value plus, for an item not at fair value through profit and loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue.

**ii. Classification and subsequent measurement**

Financial assets

On initial recognition, a financial asset is classified as measured at,

- amortised cost
- Fair value through other comprehensive income (FVOCI) - debt investment;
- Fair value through other comprehensive income (FVOCI) - equity investment; or
- Fair value through profit & loss- (FVTPL)

Financial assets are not reclassified subsequent to their initial recognition, except if and in the period the Company changes its business model for managing financial assets.

A financial asset is measured at amortised cost if it meets both the following conditions and is not designated as at FVTPL:

- the asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specific dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A debt instrument is measured at FVOCI if it meets both of the following conditions and is not designated as at FVTPL:

- the asset is held in a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- the contractual terms of the financial asset give rise on specific dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Company may irrecoverably elect to present subsequent changes in investment's fair value in other comprehensive income (hereinafter referred as 'OCI') (designated as FVOCI - equity investment). The election is made on an investment-by-investment basis.

All financial assets not classified as measured at amortised cost or FVOCI as described above are measured at FVTPL. This includes all derivative financial assets. On initial recognition, the Company may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI as at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

**Financial assets: Business model assessment**

The Company makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to the Management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial asset to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Company's Management;
- the risk that effects the performance of the business model (and the financial asset held within that business model) and how those risks are managed;
- how managers of the business are compensated - e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales of the financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Company's continuing recognition of the assets.

Financial assets that are held for trading or are managed and whose performance is evaluated on fair value basis are measured at FVTPL.

**Financial assets: Assessment whether contractual cash flows are solely payments of principal and interest.**

For the purpose of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as profit margin.

To assess whether the contractual cash flows are solely payments of principal and interest, the Company considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Company considers:

- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable interest rate futures;
- prepayments and extension features, and
- terms that limits the Company's claim to cash flows from specified assets (e.g. non-recourse feature)

A prepayment feature is consistent with the solely payment of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract. Additionally, for a financial asset acquired at a significant discount or premium to its contractual par amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

**Financial assets: Subsequent measurement and gains and losses**

Financial assets at FVTPL :

These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss.

Financial assets at amortised cost :

These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

Equity investments at FVOCI:

These assets are subsequently measured at fair value. Dividends are recognised as income profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are not reclassified to profit or loss.

**Financial liabilities : Classification, subsequent measurement and gains and losses**

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading, or it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains or losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit and loss.

**iii. Derecognition**

Financial Assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of the ownership and does not retain control of the financial asset.

If the Company enters into transactions whereby it transfers assets recognised on its balance sheet, but retains either all or substantially all the risks and rewards of the transferred assets, the transferred assets are not derecognised.

Financial Liabilities

The Company derecognises a financial liability when the contractual obligations are discharged or cancelled, or expire.

The Company derecognises a financial liability when its terms are modified and the cash flows under the modified terms are substantially different. In this case a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the extinguished liability and the new financial liability with modified terms is recognised in profit and loss.

**iv. Offsetting**

Financial assets and liabilities are offset and the net amount presented in the balance sheet when, and only when, the Company currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

**3.09 Property, plant and equipment**

**a. Recognition and measurement**

Items of property, plant and equipment are measured at cost, which includes capitalised borrowing costs, less accumulated depreciation and accumulated impairment losses, if any. The right-of-use assets are recorded and measured as per Ind AS 116.

Cost of an item of property, plant and equipment comprises its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates, any directly attributable cost of bringing the item to its working condition for its intended use and estimated costs of dismantling and removing the item and restoring the site on which it is located.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

**b. Depreciation**

Depreciation is calculated on cost of items of property, plant and equipment less their estimated residual values over their estimated useful lives using the straight-line method, and is generally recognised in the Statement of profit and loss. The right-out-use assets which is largely leasing of Buildings, are depreciated from the commencement date on a straight-line basis over the lease term of the asset.

The estimated useful lives of items of property, plant and equipment for the current and comparative periods are as follows:

| Assets | Management estimate of useful life (years) | Useful life as per Schedule II of Companies Act, 2013 (years) |
|---|---|---|
| Plant and machinery | 3 | 15 |
| Computers hardware | 3 | 3 |
| Furniture & fittings | 5 | 10 |
| Office equipment | 3 to 10 | 5 |
| Vehicles | 3 to10 | 10 |
| Intangibles | 3 | 6 |

Depreciation method, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate. The management believes that its estimates of useful lives as given above best represent the period over which management expects to use these assets.

Depreciation on additions (disposals) is provided on a pro-rata basis i.e. from (up to) the date on which asset is ready for use (disposed of).

**c. Disposal**

When an property, plant and equipment is disposed of, the resulting gain or loss recognized in the statement of profit and loss is the difference between net disposal proceeds and the carrying amount of the asset. The resultant gain or loss on disposal is recognised in Statement of Profit and Loss

**d. Classification as Property, Plant and Equipment and Investment Property**

The Right-of-Use assets, which consists of leasing of building property, held to earn rentals or for capital appreciation has been classified as Investment property and where held for own purpose has been classified under Property, Plant and Equipment.

**3.10 Investment Property**

**a. Recognition and measurement**

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. The cost of the assets not ready for their intended use before such date, are disclosed as Investment property under development. The right-of-use assets are recorded and measured as per Ind AS 116.

The cost includes the cost of replacing parts and borrowing costs for qualifying assets if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognized in profit or loss as incurred.

When an investment property is disposed of, the resulting gain or loss recognized in the statement of profit and loss is the difference between net disposal proceeds and the carrying amount of the property.

**b. Depreciation**

Depreciation is calculated on investment property less their estimated residual values over their estimated useful lives using the straight-line method, and is generally recognised in the Statement of profit and loss. The right-out-use assets which is largely leasing of Buildings, are depreciated from the commencement date on a straight-line basis over the lease term of the asset.

Depreciation method, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate. The management believes that its estimates of useful lives as given above best represent the period over which management expects to use these assets.
Depreciation on additions (disposals) is provided on a pro-rata basis i.e. from (up to) the date on which asset is ready for use (disposed of).

**c. Fair value**

The company investment property largely includes right-of use assets and improvement cost incurred towards the same. Given thea above, the Company estimates that fair market value of investment property is appromixately equivalent to its carrying value

**3.11 Intangible assets**

**a. Recognition**

Other intangible assets including those acquired by the Company are initially measured at cost. Such intangible assets are subsequently measured at cost less accumulated amortisation and any accumulated impairment losses.

**b. Subsequent expenditure**

Subsequent expenditure is capitalised only when it increases the future economic benefits embodied in the specific asset to which it relates. All other expenditure is recognised in Statement of profit or loss as incurred.

**c. Amortisation**

Amortisation is calculated to write-off the cost of intangible assets less their estimated residual values over their estimated useful lives using the straight-line method, and is included in depreciation and amortisation in the statement of profit and loss. The estimated useful life of intangibles are as follows:

Computer software - 3 years

**3.12 Impairment**

**i. Impairment of financial instruments**

The Company recognises loss allowances for expected credit losses on:
- financial assets measured at amortised cost;
- debt instruments

At each reporting date, the Company assesses whether financial assets carried at amortised cost are credit impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit - impaired includes the following observable data:
- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or being past due for 180 days or more;
- the restructuring of a loan or advance by the Company on terms that the Company would not consider otherwise;
- it is probable that the borrower will enter bankruptcy or the other financial reorganization; or
- the disappearance of an active market for a security because of financial difficulties

The Company measures loss allowances at an amount equal to lifetime expected credit losses, except for the following, which are measured as 12 month expected credit losses:
- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

Loss allowances for trade receivables are always measured at an amount equal to lifetime expected credit losses.
Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.
12-months expected credit losses are the portion of expected credit loss that result from default events that are possible within 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months).
In all cases, the maximum period considered when estimating expected credit losses is the maximum contractual period over which the Company is exposed to credit risk.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating expected credit losses, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Company's historical experience and informed credit assessment and including forward- looking information.

The Company assumes that the credit risk on a financial asset has increased significantly if it is more than 180 days past due.
The Company considers a financial asset to be in default when:
- the borrower is unlikely to pay its credit obligations to the Company in full, without recourse by the Company to actions such as realising security (if any is held); or
- the financial asset is 180 days or past due.

Measurement of expected credit losses
Expected credit losses are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the Company in accordance with the contract and the cash flows that the Company expects to receive).
Presentation of allowance for expected credit losses in the balance sheet
Loss allowances for the financial assets measured at amortised cost are deducted from the gross carrying amount of assets.

**3.12 Impairment (Continued)**

**Write-off**

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Company determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Company's procedures for recovery of the amounts due.

**ii. Impairment of non-financial assets**

The Company's non-financial assets other than deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

For impairment testing, assets that do not generate independent cash inflows are grouped together into cash-generating units (CGUs). Each CGU represents smallest group of assets that generates cash inflows that are largely independent of the cash inflows or other assets or CGUs.

The recoverable amount of a CGU (or an individual asset) is the higher of its value in use and its fair value less costs to sell. Value in use is based on the estimated future cash flows, discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the CGU ( or the asset).

The Company's corporate assets do not generate independent cash inflows. To determine impairment of a corporate asset, recoverable amount is determined for the CGUs to which the corporate asset belongs.

An impairment loss is recognised if the carrying amount of an asset or CGU exceeds its estimated recoverable amount. Impairment losses are recognised in the statement of profit and loss. Impairment losses recognised in respect of a CGU is allocated first to reduce the carrying amount of any goodwill allocated to the CGU, and then to reduce the carrying amounts of the other assets of the CGU (or group of CGUs) on a pro rata basis.

In respect of assets for which impairment loss has been recognised in prior periods, the Company reviews at each reporting date whether there is any indication that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. Such a reversal is made only to the extend that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss has been recognised.

**3.13 Leases**

The Company's lease asset classes primarily consist of leases for commercial buildings. The company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange of consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether

a. the Contract involves the use of an identified asset
b. the Company has substantially all of the economic benefits from use of the asset through the period of lease
c. the Company has the right to direct the use of asset

The Company determines the lease term as the non-cancellable period of a lease, together with both periods covered by an option to extend the lease if the Company is reasonably certain to exercise that option; and periods covered by an option to terminate the lease if the Company is reasonably certain not to exercise that option. In assessing whether the Company is reasonably certain to exercise an option to extend a lease, or not to exercise an option to terminate a lease, it considers all relevant facts and circumstances that create an economic incentive for the Group to exercise the option to extend the lease, or not to exercise the option to terminate the lease.

The discount rate is generally based on the incremental borrowing rate if reasonable to the internal rate of return to the lease. In other cases, market borrowing rate of the domicile country of leases of evaluated after consideration of Company's credit standing and portfolio of leases.

**Leases as Lessor**

Leases for which the Company is a lessor is classified as a finance or operating lease. When ever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases. The Company recognises lease payments received under operating leases as income on a straight-line basis over the lease term. In case of a finance lease, finance income is recognised over the lease term based on a pattern reflecting a constant periodic rate of return on the lessor's net investment in the lease. When the Company is an intermediate lessor it accounts for its interests in the head lease and the sub-lease separately. It assesses the lease classification of a sub-lease with reference to the right-of-use asset arising from the head lease, not with reference to the underlying asset. If a head lease is a short term lease to which the Company applies the exemption described above, then it classifies the sub-lease as an operating lease

**Leases as Lessee**

As at the date of commencement of the lease, the Company recognises a right of use asset("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for the leases with a term of twelve month or less (short term leases) and low value leases. For these short term leases, the Company recognises the lease payments as an operating expense on a straight line basis over the period of lease.

Certain lease arrangements include the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities include these options when it is reasonably certain that they will be exercised. ROU assets are initially recognized at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease and related prepaid amount plus any initial direct costs less any lease incentives. They are subsequently measured at cost less accumulated depreciation and impairment losses

ROU assets are initially recognized at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives. They are subsequently measured at cost less accumulated depreciation and impairment losses. ROU assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. ROU assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

The lease liability is initially measured at amortized cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the market . Lease liabilities are remeasured with a corresponding adjustment to the related right of use asset if the Company changes its assessment if whether it will exercise an extension or a termination option.

The Right-of-Use asset has been disclosed within the same line item as that within which the corresponding underlying asset would be presented. Where the Right-of-Use asset meets the definition of Investment Property such items has been presented in Balance sheet as Investment Property. Lease liability have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows

**3.14 Provisions**

A provision is a liability of uncertain timing or amount. Provision can be distinguished from other liabilites such as trade payables and accruals becuase there is uncertainity about the timing or amount. Provisions can be distingushed from other liabilities such as trade payables and accruals because there is uncertainity about timing or amount of expenditure required for settlement. In the instant case, as the Company has already received bills from vendors post 31.03.2024 for majority of the provisions created during the year there is no uncertainity about timing or amount of expenditure required for sttlement of provision. Given the same, the Company has disclosed provisions under the head trade paybles in the Balance Sheet

**3.15 Onerous contracts**

A Contract is considered to be onerous when the expected economic benefits to be derived by the Company from the contract are lower than the unavoidable cost of meeting its obligations under the contract. The provision for an onerous contract is measured at the present value of the lower of the expected cost of terminating the contract and the expected net cost of continuing with the contract. Before such a provision is made, the Company recognises any impairment loss on the assets associated with the contract.

**3.16 Financial guarantee contract**

Financial guarantee contracts are recognized as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value and subsequently at the higher of the amount determined in accordance with Ind AS 37 Provisions, Contingent Liabilities and Contingent Assets and the amount initially recognized less cumulative amortization, where appropriate.

The fair value of financial guarantees is determined as the present value of the difference in net cash flows between the contractual payments under the debt instrument and the payments that would be required without the guarantee, or the estimated amount that would be payable to a third party for assuming the obligations or on the basis of probability of default, that is, an estimate of the likelihood that obligations will not be met.

When guarantees in relation to loans or other payables of subsidiaries or associates are provided for no compensation, the fair values are accounted as contributions and recognized as part of the cost of investment.

**3.17 Taxes on income**

Income tax expense comprises current and deferred tax. It is recognised in Statement of profit and loss except to the extent that it relates to items recognised directly in equity or in other comprehensive income.

**i. Current tax**

Current tax comprises the expected tax payable or receivable on taxable income or loss for the year and any adjustments to the tax payable or receivable in respect of previous year. It is measured using the tax rates enacted or substantively enacted at the reporting date.

Current tax assets and liabilities are offset only if, the Company:
i) has a legally enforceable right to set off the recognised amounts; and
ii) Intends either to settle on net basis, or to realize the assets and settle the liability simultaneously.

**ii. Deferred tax**

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefits will be realized; such reductions are reversed when the probability of future taxable profits improve.

Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amounts of its assets and liabilities.

Deferred tax assets and liabilities are offset only if;
1) The Company has a legally enforceable right to set off current tax assets against current tax liabilities and
2) The deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxation entity.

**3.18 Earnings per share**

In determining the Earnings per share, the Company considers the net profit after tax. The number of shares used in computing Basic Earnings per share is the weighted average number of equity shares outstanding during the year. The number of shares used in computing Diluted Earnings per share comprises the weighted average number of equity shares considered for deriving Basic earnings per share and also the weighted average number of equity shares that could have been issued on conversion of all dilutive potential equity shares. Dilutive potential equity shares are deemed converted as of the beginning of the year unless issued at a later date.

**3.19 Cash and cash equivalents**

Cash and cash equivalents in the balance sheet comprises of cash on hand, deposits held at call with financial institutions, other short term highly liquid investments with original maturity of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

**3.20 Statement of Cash flow**

Cash flows are reported using the indirect method, whereby net profit before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated.

**3.21 Segment reporting**

In accordance with the requirements of Ind AS 108 - "Segment Reporting", the Company is primarily engaged in the business of render services in areas of property management, transition management, accounting management, security services, house keeping services, pest control services and other services required to manage and maintain buildings / properties. The Board of Directors of the Company allocate the resources and assess the performance of the Company, thus are the Chief Operating Decision Maker (CODM). The CODM monitors the operating results of the business as a single segment, hence no separate segment needs to be disclosed. Thus the segment revenue, segment result, total carrying amount of segment assets, total carrying amount of segment liabilities, total cost incurred to acquire segments assets, the total amount of charge for depreciation and amortisation during the year are all as reflected in the financial statements. As the Company operates in India alone, no separate geographical segment is disclosed.

**3.22 Employee Benefits:**

**Short-term obligations**

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related services are recognised in respect of employees ' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liabilities are presented as current employee benefits obligations in the balance sheet.

The obligations are presented as current liabilities in the balance sheet if the entity does not have an unconditional right to defer settlement for at least twelve months after the reporting period, regardless of when the actual settlement is expected to occur.

**a) Defined contribution plan**

The Company pays provident fund, employee state insurance contributions and pension amounts to publicly administered funds as per local regulations. The Company has no further payment obligations once the contributions have been paid. The contributions are accounted for as defined contribution plans and the contributions are recognized as employee benefit expense when they are due. Prepaid contributions are recognized as an asset to the extent that a cash refund or a reduction in the future payments is available.

**b) Defined benefit plans**

**Gratuity**

The Company's gratuity plan is a defined benefit plan. The present value of gratuity obligation under such defined benefit plans is determined based on actuarial valuations carried out by an independent actuary using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measure each unit separately to build up the final obligation. The obligation is measured at the present value of estimated future cash flows. The discount rates used for determining the present value of obligation under defined benefit plans, is based on the market yields on Government securities as at the balance sheet date, having maturity periods approximating to the terms of related obligations. Actuarial gains and losses are recognized immediately in the balance sheet with a corresponding debit or credit to retained earnings through Other Comprehensive income in the period in which they occur.

Gratuity scheme is administered through a trust with the Life Insurance Corporation of India and the provision for the same is determined on the basis of actuarial valuation carried out by an independent actuary. Provision is made for the shortfall, if any, between the amounts required to be contributed to meet the accrued liability for gratuity as determined by actuarial valuation (determined using the projected credit unit method) and the available corpus of the funds.

**Compensated absences**

Compensated absence, which is a short term defined benefit, is accrued and provided for based on a full liability method based on current salaries at the balance sheet date for unexpired portion of leave for the preceding year. Provision is made for the unexpired portion of leave as determined by actuarial valuation (determined using the projected credit unit method).

Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in future payments is available.

**3.23 Inventory**

Inventories which comprises diesel are valued at lower of cost or net realisable value. Cost of inventory comprises purchase price, cost of conversion and other incidental costs incurred in bringing the inventories to their present location and condition.

**3.24 Errors and estimates**

The Company revises its accounting policies if the change is required due to a change in Ind AS or if the change will provide more relevant and reliable information to the users of the financial statements. Changes in accounting policies are applied retrospectively.

A change in an accounting estimate that results in changes in the carrying amounts of recognised assets or liabilities or to profit or loss is applied prospectively in the period(s) of change.

Discovery of errors results in revisions retrospectively by restating the comparative amounts of assets, liabilities and equity of the earliest prior period in which the error is discovered. The opening balances of the earliest period presented are also restated.

**3.25 Contingent liabilities**

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognised because it cannot be measured reliably. The contingent liability is not recognised in the books of accounts but its existence is disclosed in the financial statements.

**3.26 Subsequent events**

The financial statements are adjusted to reflect events that occur after the reporting date but before the financial statements are issued.

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**4 Property, plant and equipment**

**Reconciliation of carrying amount for the year ended 31 March 2024 and 31 March 2023**

| Particulars | Building (Right-of-Use)[a] | Plant and Machinery (Right-of-use) | Tangible Assets | | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|
| | | | Leasehold Improvements | Computer hardware | Furniture & Fixtures | Office Equipment's | Plant and machinery | Vehicles | |
| **Gross carrying amount (deemed cost):** | | | | | | | | | |
| **Balance as at 1 April 2022** | **120.64** | 49.65 | 95.60 | 28.73 | 0.69 | 6.59 | 0.00 | 259.77 | 561.66 |
| Additions | **0.00** | | | 3.25 | | 0.00 | 5.48 | 27.56 | 36.29 |
| Deletions | | | - | (0.37) | (0.04) | - | - | (6.78) | (7.19) |
| **Balance as at 31 March 2023** | **120.64** | **49.65** | **95.60** | **31.62** | **0.64** | **6.59** | **5.48** | **280.55** | 590.76 |
| **Balance as at 1 April 2023** | **120.64** | **49.65** | **95.60** | **31.62** | **0.64** | **6.59** | 5.48 | **280.55** | 590.76 |
| Additions | **165.04** | - | 3.11 | **1.56** | - | 0.11 | 0 | 138.59 | 308.41 |
| Deletions | - | | | - | - | | - | (14.48) | (14.48) |
| **Balance as at 31 March 2024** | **285.68** | **49.65** | **98.71** | **33.17** | **0.64** | **6.70** | **5.48** | **404.65** | 884.69 |
| **Accumulated Depreciation** | | | | | | | | | |
| **Balance as at 1 April 2022** | 86.74 | 2.07 | 95.49 | 22.07 | 0.64 | 6.58 | 0.00 | 206.00 | 419.60 |
| Depreciation for the year | 28.91 | 12.41 | 0.05 | 3.79 | 0.04 | 0.01 | **0.74** | 27.19 | 73.13 |
| Disposals | | | - | (0.37) | (0.04) | - | - | (5.79) | (6.19) |
| **Balance as at 31 March 2023** | **115.65** | **14.48** | **95.54** | **25.49** | **0.64** | **6.59** | **0.74** | **227.41** | **486.54** |
| **Balance as at 1 April 2023** | **115.65** | **14.48** | **95.54** | **25.49** | **0.64** | **6.59** | **0.74** | **227.41** | 486.54 |
| Depreciation for the year | 29.75 | 12.41 | **0.25** | **3.92** | 0.00 | **0.02** | **1.37** | **35.89** | 83.62 |
| Disposals | - | | | | - | | | (12.83) | (12.83) |
| **Balance as at 31 March 2024** | **145.41** | **26.89** | **95.79** | **29.41** | **0.64** | **6.61** | **2.11** | **250.48** | **557.33** |
| **Carrying amounts (net):** | | | | | | | | | |
| **As at 31 March 2023** | **4.99** | **35.17** | **0.06** | **6.13** | **0.00** | **0.00** | **4.75** | **53.14** | **104.23** |
| **As at 31 March 2024** | **140.27** | **22.75** | **2.92** | **3.76** | **0.00** | **0.09** | **3.38** | **154.17** | **327.35** |

**Notes:**

(i) The charge in respect of periodic depreciation is derived after determining an estimate of an asset's expected useful life and the expected residual value at the end of its life, if any. The useful lives and residual values of Company's assets are determined by management at the time the asset is acquired and reviewed periodically, including at each financial year end. The lives are based on historical experience with similar assets as well as anticipation of future events, which may impact their life, such as changes in technology.

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**5 Intangible assets**

**Reconciliation of carrying amount for the year ended 31 March 2024 and 31 March 2023**

| Particulars | Owned | Total |
|---|---|---|
| | Computer software | |
| **Gross carrying amount (cost or deemed cost):** | | |
| **Balance as at 1 April 2022** | 34.78 | 34.78 |
| Additions | - | - |
| Deletions | - | - |
| **Balance as at 31 March 2023** | **34.78** | **34.78** |
| **Balance as at 1 April 2023** | 34.78 | 34.78 |
| Additions | | - |
| Deletions | | - |
| **Balance as at 31 March 2024** | **34.78** | **34.78** |
| **Accumulated Depreciation** | | |
| **Balance as at 1 April 2022** | 34.55 | 34.55 |
| Amortisation for the year | 0.15 | 0.15 |
| Deletions | - | - |
| **Balance as at 31 March 2023** | **34.71** | **34.71** |
| **Balance as at 1 April 2023** | 34.71 | 34.71 |
| Amortisation for the year | 0.07 | 0.07 |
| Deletions | | - |
| **Balance as at 31 March 2024** | **34.78** | **34.78** |
| **Carrying amount (Net):** | | |
| **As at 31 March 2023** | **0.07** | **0.07** |
| **As at 31 March 2024** | **-** | **-** |

*(this space is intentionally left blank)*

## 6 Investment Property

**Reconciliation of carrying amount for the year ended 31 March 2024 and 31 March 2023**

| Particulars | Lease hold improvement | Right-of-Use Asset* | Total |
|---|---|---|---|
| **Gross carrying amount (cost or deemed cost):** | | | |
| **Balance as at 1 April 2022** | 111.42 | 250.53 | 361.95 |
| Additions | | | - |
| Deletions | | | - |
| **Balance as at 31 March 2023** | **111.42** | **250.53** | **361.95** |
| **Balance as at 1 April 2023** | **111.42** | **250.53** | **361.95** |
| Additions | | | - |
| Deletions | | | - |
| **Balance as at 31 March 2024** | **111.42** | **250.53** | **361.95** |
| **Accumulated depreciation** | | | |
| **Balance as at 1 April 2022** | | | - |
| Additions due to Business combination (refer note (i) below) | 32.00 | 91.61 | 123.61 |
| Depreciation for the year | 12.38 | 30.56 | 42.94 |
| Deletions | | | - |
| **Balance as at 31 March 2023** | **44.38** | **122.16** | **166.54** |
| **Balance as at 1 April 2023** | **44.38** | **121.89** | **166.27** |
| Depreciation for the year | 12.44 | 30.29 | **42.73** |
| Deletions | | | **0.00** |
| **Balance as at 31 March 2024** | **56.82** | **152.19** | **209.01** |
| **Carrying amount (Net):** | | | |
| **As at 31 March 2023** | **67.04** | **128.36** | **195.41** |
| **As at 31 March 2024** | **54.60** | **98.34** | **152.94** |

**Notes:-**
(i) The asset acquired on account of business combination have been accounted on Gross basis.

## 6A Information regarding income and expenditure of Investment property

| Particulars | For the Period ended March 31, 2024 | For the period ended March 31, 2023 |
|---|---|---|
| Rental income derived from investment properties | 67.10 | 57.09 |
| Less: Depreciation and amortisation | 30.29 | 30.56 |
| **Profit arising from investment properties before indirect expenses** | 36.81 | 26.53 |

**7 Non- current Investments**

| Particulars | As at 31st March 2024 | As at 31st March 2023 |
|---|---|---|
| **Unquoted Investments** | | |
| **(i) Investment in subsidiary :** | | |
| 9,989 (Previous year: 9,989) equity shares of Technique Control Facility Management Private Limited ** | 1,359.28 | 1,359.28 |
| **(ii) Investment in other entities :** | | |
| 10 (Previous year: 10) equity shares of Embassy Maverick Malls Private Limited | 0.01 | 0.01 |
| **(iii) Investment in partnership firm :** | | |
| ESPL-ANSR Infrastructure Services LLP | 0.07 | 0.07 |
| | **1,359.36** | **1,359.36** |
| Aggregate amount of unquoted investments | 1,359.36 | 1,359.36 |
| Aggregate amount of impairment in value of investments | - | - |
| Investment carried at cost | 1,359.36 | 1,359.36 |
| Investment carried at amortised cost | - | - |
| Investment carried at Fair value through Other Comprehensive Income | - | - |

* These investments are classified as non-current for the year ending 31st March 2024
**The Company has opted to account for investments in subsidiaries, associate and joint venture at cost as per Ind-AS 27 'Separate financial statements.

**8 Other Non-current Financial Assets**

| Particulars | As at 31st March 2024 | As at 31st March 2023 |
|---|---|---|
| **Unsecured, considered good** | | |
| Security deposit | | |
| to related parties | - | 0.13 |
| -to others | 47.71 | 61.04 |
| Finance Lease receivable | 73.06 | 120.99 |
| | **120.77** | **182.15** |

**9 Deferred Tax Assets (net)**

| Particulars | As at 31st March 2024 | As at 31st March 2023 |
|---|---|---|
| Deferred tax asset on- | 82.62 | 78.55 |
| -Property Plant and Equipment, Investment Property and Intangible asset | (27.69) | 20.87 |
| -ROU assets | (26.42) | 14.97 |
| -Investments | (0.68) | 4.90 |
| -Security deposits | 1.40 | 0.00 |
| -Provision for doubtful debts | (5.10) | 4.45 |
| Loans (Inter Corporate Deposit) | 4.76 | 0.00 |
| -Unearned Finance Guarantee Commission | | 13.42 |
| Finance Lease Receivable | 10.76 | 0.00 |
| Deferred tax liability on- | | |
| -Security Deposits | | 0.77 |
| -Lease Liability | 22.71 | 17.17 |
| -Employee Benefits | 27.24 | 19.07 |
| -Unearned Finance Guarantee Commission | (11.47) | 0.00 |
| Trade Payables | 29.92 | 0.00 |
| -Disallowance for non payment and non deduction of tax deducted at source | 0.32 | 2.56 |
| -Finance lease receivable | 0.00 | 14.96 |
| Others | 33.47 | 0.00 |
| | **141.84** | **82.62** |

'(this space is intentionally left blank)

**10 Non-current tax assets (net)**

| Particulars | As at 31st March 2024 | As at 31st March 2023 |
|---|---|---|
| Advance tax, net of provision for tax | 118.64 | 269.96 |
| | **118.64** | **269.96** |

**11 Other Non-Current Assets**

| Particulars | As at 31st March 2024 | As at 31st March 2023 |
|---|---|---|
| **Unsecured, considered good** | | |
| Balances with government authorities | 14.84 | 28.08 |
| Other Receivables (refer note 42)* | 24.20 | 16.66 |
| Advance towards property purchase | | |
| -to others | 208.70 | 206.00 |
| | **247.74** | **250.73** |

* Pertains to income tax paid under protest

**12 Inventories**

(Valued at lower of cost or NRV)

| Particulars | As at 31st March 2024 | As at 31st March 2023 |
|---|---|---|
| Spares and consumables | | |
| - Diesel stock | 5.97 | 5.03 |
| | **5.97** | **5.03** |

**13 Current Investments**

| Particulars | As at 31st March 2024 | As at 31st March 2023 |
|---|---|---|
| **Investments accounted at fair value** | | |
| **Quoted Investment** | | |
| **Investments in mutual funds** | | |
| ICICI Prudential Liquid Fund - Growth (31 March 2024: 10,30,519 units 31 March 2023 : Nil ) | 366.48 | - |
| | **366.48** | **-** |
| Aggregate amount of quoted investment | 366.48 | - |
| Investment carried at Fair value through Profit and Loss account | 366.48 | - |

*These investments were classified as current investments for the year ending 31st March 2024

**14 Trade Receivables**

| Particulars | As at 31st March 2024 | As at 31st March 2023 |
|---|---|---|
| **Unsecured** | | |
| Considered Good | 1,756.48 | 1,645.34 |
| Trade Receivables - Credit impaired | 70.62 | 90.90 |
| | **1,827.11** | **1,736.24** |
| Less: Allowance for expected credit losses | (70.62) | (90.90) |
| | **1,756.48** | **1,645.34** |
| | **1,756.48** | **1,645.34** |

Of the above trade receivables from related parties are as below:

| Particulars | As at 31st March 2024 | As at 31st March 2023 |
|---|---|---|
| Trade receivables from related parties | 1,048.19 | 1,236.26 |
| Loss allowance | (35.81) | (35.81) |
| | **1,012.38** | **1,200.45** |

**15 Cash and cash equivalents**

| Particulars | As at 31st March 2024 | As at 31st March 2023 |
|---|---|---|
| Balances with banks | | |
| - in current accounts | 102.99 | 102.68 |
| Cash in hand | 0.46 | 0.25 |
| | **103.45** | **102.93** |

**16 Loans**

| Particulars | As at 31st March 2024 | As at 31st March 2023 |
|---|---|---|
| **Unsecured, considered good** | | |
| Inter corporate deposit | | |
| - to others | 18.90 | 18.90 |
| Less: Allowance for expected credit losses | (18.90) | |
| | - | 18.90 |
| Loans to related parties * | 0.00 | 26.12 |
| Loans to employees | 23.41 | 18.59 |
| | **23.41** | **63.61** |

* During the year, the Company has reclasssified balances of vendors/ customers outstanding under multiple heads of balance sheet and diclosed the net figures receivable/ payable from vendors/ customers.

**17 Other financial assets**

| Particulars | As at 31st March 2024 | As at 31st March 2023 |
|---|---|---|
| **Unsecured, Considered good** | | |
| Fixed deposits with banks (refer note a below) | 60.37 | 45.54 |
| Interest accrued but not due | | |
| -on fixed deposit | 0.70 | 0.05 |
| Security Deposits - others | 6.42 | 6.43 |
| Unbilled revenue (Refer note b below) | | |
| Related party | 154.50 | 108.34 |
| Others | 307.84 | 284.57 |
| Other receivables (refer note c below) | 32.19 | 26.83 |
| Finance Lease receivable | 47.93 | 42.74 |
| | **609.95** | **514.50** |

Note (a): Fixed deposits and interest accrued on fixed deposit having maturity period for more than 12 months, these Deposits are maintained for terms which are on Auto-Renewal.
Note (b): The above unbilled revenue consisting of DG facility services, maintenance facility services and service charges provided as at the end of the financial year.

Note (c) : The amount pertains to receivable from utility charges

**18 Other current assets**

| Particulars | As at 31st March 2024 | As at 31st March 2023 |
|---|---|---|
| **Unsecured considered good** | | |
| Capital advances | 17.30 | 18.96 |
| **Advances other than capital advances:** | | |
| -to related parties | - | 14.26 |
| -to others | 36.95 | 35.40 |
| Prepayments | 43.24 | 25.43 |
| Other Receivables | 8.92 | 2.52 |
| Employee imprest advance | | |
| Balances with government authorities, unsecured considered good | 124.00 | 104.83 |
| | **230.42** | **201.40** |

* During the year, the Company has reclasssified balances of vendors/ customers outstanding under multiple heads of balance sheet and diclosed the net figures receivable/ payable from vendors/ customers.

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**19 Equity share capital**

| Particulars | As at 31st March2024 | As at 31 March 2023 |
|---|---|---|
| **Authorised capital** | | |
| 8,00,000 (previous year: 800,000) equity share of Rs 10 each | 8.00 | 8.00 |
| | **8.00** | **8.00** |
| **Issued, subscribed and paid up capital** | | |
| 778,646 (previous year: 778,646) equity shares of Rs 10 each | 7.79 | 7.79 |
| | **7.79** | **7.79** |

**(a) Reconciliation of the number of equity shares outstanding at the beginning and at the end of the reporting period:**

**Rs. in millions except for share data**

| Particulars | As at 31st March 2024 | | As at 31 March 2023 | |
|---|---|---|---|---|
| | No. of shares | Amount | No. of shares | Amount |
| Number of equity shares at the beginning of the year | 7,78,646 | 7.79 | 7,78,646 | 7.79 |
| Number of equity shares issued during the year | - | - | - | - |
| **Number of equity shares outstanding at the end of the year** | **7,78,646** | **7.79** | **7,78,646** | **7.79** |

**(b) The rights, preferences and restrictions attaching to each class of shares including restrictions on the distribution of dividends and the repayment of capital:**

The Company has one class of equity shares referred to as equity shares having a par value of Rs 10 each. Each holder of equity share, as reflected in the records of the Company as of the date of the shareholder meeting, is entitled to one vote in respect of each share held for all matters submitted to vote in the shareholder's meeting.

The Company declares and pays dividends in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing General Meeting.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive all of the remaining assets of the Company after distribution of all preferential amounts. However, no such preferential amounts existed as at the balance sheet date. The distribution will be in proportion to the number of equity shares held by the shareholders.

**(c) Equity shareholders holding more than 5% of equity shares along with the number of equity shares held at the beginning and at the end of the year is as given below:**

| Name of the share holder | As at 31st March 2024 | | As at 31 March 2023 | |
|---|---|---|---|---|
| | No. of shares | % holding | No. of shares | % holding |
| JV Holding Private Limited | 7,70,959 | 99.01% | 7,70,959 | 99.01% |
| JV Holding Private Limited jointly with Mr Jitendra Virwani | | | | |
| | **7,70,959** | **99.01%** | **7,70,959** | **99.01%** |

*1 share jointly held by Embassy Property Developments Private Limited along with Jitendra Virwani

**(d) Buyback of shares and shares allotted by way of bonus shares:**

The Company has not allotted any fully paid-up equity shares by way of bonus shares nor has it bought back any class of equity shares during the period of five years immediately preceding the balance sheet date. Further, the Company has not issued shares for consideration other than cash during the period of five years immediately preceding the balance sheet date.

**(e ) Shareholding of Promoters**

| Particulars | No of shares | % of total shares | % change during the year |
|---|---|---|---|
| JV Holding Private Limited with Jitendra Virwani | 7,687 | 0.99% | - |
| JV Holding Private Limited | 7,70,959 | 99.01% | - |
| | **7,78,646** | **100.00%** | - |

**(f) Particulars of each class of shares held by the holding company:**

| Particulars | As at 31st March 2024 | As at 31 March 2023 |
|---|---|---|
| JV Holding Private Limited with Jitendra Virwani | 7,687 | 7,687 |
| JV Holding Private Limited | 7,70,959 | 7,70,959 |
| | **7,78,646** | **7,78,646** |

## 20 Other equity

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| **Reserves and surplus*** | | |
| **Securities premium** | | |
| At the commencement of the year | **40.03** | **40.03** |
| **At the end of the year** | **40.03** | **40.03** |
| **Retained earnings** | | |
| At the commencement of the year | 2,902.50 | 2,756.51 |
| Add: Net profit for the year | 247.48 | 146.00 |
| **At the end of the year** | **3,149.99** | **2,902.50** |
| **Other Comprehensive Income** | | |
| **Remeasurement of actuarial gains and losses** | | |
| At the commencement of the year | 36.76 | 2.77 |
| Add: Movement during the year | (23.42) | 33.99 |
| **At the end of the year** | **13.34** | **36.76** |
| **Equity portion of Corporate Guarantee** | | |
| At the commencement of the year | (127.11) | (127.11) |
| Add: financial guarantee given during the year | 0.00 | - |
| **At the end of the year** | **(127.11)** | **(127.11)** |
| **Capital reserve** | | |
| At the commencement of the year | (7.48) | (7.48) |
| **At the end of the year** | **(7.48)** | **(7.48)** |
| | **3,068.77** | **2,844.71** |

*Refer Statement of changes in equity for detailed movement in other equity balances.

**Nature and purpose of other reserves:**

**Securities premium:**
Amounts received on (issue of shares) in excess of the par value has been classified as securities premium. The reserve can be utilised in accordance with the specific provisions of the Companies Act, 2013.

**Retained earnings:**
The cumulative gain or loss arising from the operations which is retained by the Company is recognised and accumulated under the heading of retained earnings. At the end of the year, the profit after tax is transferred from the statement of profit and loss to the retained earnings account.

**Other comprehensive income:**
Remeasurements of defined benefit (liability)/ asset comprises actuarial gains and losses and return on plan assets.

**Equity portion of corporate guarantee**
It represents the equity component arising on fair valuation of the corporate guarantee on loan taken by erstwhile holding Company as required under Ind AS 109.

**Capital reserve**
The Company had previosuly entered into a Composite Scheme of Arrangements with Embassy Services Private Limited , Embassy Property Developments Private Limited and VTV Infrastructure Management Private Limited. The Company has recognised the assets, liabilities and equity of the combining entities or businesses at the carrying amounts as stipulated in the books of the transferor adjusted for any changes required for conforming to the Company's accounting policies. The difference in the carrying value of the net assets of the specified undertaking demerged as at April 1, 2020 and the consideration issued, is recognised as capital reserve.

## 21 Borrowings

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| **Secured:** | | |
| **Term loans:** | | |
| - From Banks | 95.40 | 21.83 |
| - From Financial institution | 24.48 | 0.97 |
| | **119.88** | **22.80** |

**A) Details of securities, repayment and interest of term loans (including current maturities of long-term debt):**
(i)Secured by hypothecation of vehicles.
(ii)These loans carry an interest rate within a range of 7.5% p.a. to 9.5% p.a.
(iii)The principal amount has to be repaid in equal instalments over the period of loan in respect of each vehicle.
(iv)The term of loans range from 3-5 years.

**(B)** Information about the Company's exposure to interest rate risks, and fair value measurement, is included in note 48

**(C)** There are no defaults in repayment of principal to lenders as at 31st March 2024

**(D)** There were no requirements of filing returns or statements with banks in respect of any loan.

**22 Lease Liabilities**

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| Lease liabilities (refer Note 45(a)) | 216.83 | 141.84 |
| | **216.83** | **141.84** |

**23 Other non-current financial liabilities**

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| Lease deposit | 9.29 | 8.44 |
| **Security deposits** | | |
| - Deposit for diesel generator facility services | 2.50 | 2.50 |
| - Deposit from others | 6.39 | 4.83 |
| | **18.18** | **15.77** |

**24 Non-current provisions**

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| Provision for employee benefits | | |
| Gratuity (refer Note 46) | 55.01 | 10.61 |
| - Compensated absence (refer Note 46) | 24.58 | 5.36 |
| | **79.59** | **15.97** |

**25 Other non current liabilities**

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| Unearned financial guarantee commission (refer note a & b below)* | - | 33.03 |
| Deferred Revenue | 1.36 | 0.00 |
| | **1.36** | **33.03** |

*Refer note 39 a) for more information

a) In June 2019,Tata Capital Financial Services Limited granted a lease facility(LCD) of up to Rs 342.4 millions to WeWork India Management Private Limited("lessee") for which an irrevocable and unconditional corporate guarantee was given by Embassy Property Services Private Limited for the purpose of securing the outstanding's in relation to the facility which is payable on demand without dispute in the event of default by the lessee.
Master Rental Agreement("MRA") was entered into between WeWork India Management Private Limited(the "Renter")(associate company) and Connect Residuary Private Limited("CRPL") on 01,August 2019 to lease/rent out certain equipment to the Renter up to a maximum amount as specified in the MRA for which an irrevocable and unconditional corporate guarantee was given by Embassy Property Services Private Limited which is payable on demand without dispute in the event of default by the Renter.CRPL has also entered into a 'sale agreement' with IndusInd Bank to avail a term loan for Rs.500 millions against the security of rent received from the Renter and the letter of guarantee was assigned by CRPL to IndusInd Bank.

b) In July 2021, the Company has given co-guarantee for an amount of 7,500 million by issuing 7,500 redeemable, rated, listed, secured, tradable, principal protected, market linked non-convertible debentures of a face value Rs. 1.00 million. The redemption of debentures is as stipulated in the debenture trust deed from Oct 2021 to April 2026.
The debentures are partially secured by pledge over shares of Embassy Services Private Limited, Technique Facility Management Services Private Limited held by holding Company and Hypothecation of cash flows, movable assets of Embassy Services Private Limited, current and future receivables. The total outstanding amount towards PPMLD as on March 31, 2024 is Rs.6245.8 million.

c) The company is providing irrecoverable co-guarantee to Connect Residuary Private Limited for a Lease Rental Discounting-Term loan taken from IndusInd Bank based on the master rental agreement between the Company and Connect Residuary Private Limited. The loan amounts to Rs 60 million. The assignment of Rental Receivables of the company and hypothecation of assets under the rental agreement has been given as security on a exclusive basis.

**26 Short Term Borrowings**

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| -Term loans | | |
| from banks (refer Note 21) | 23.47 | 0.66 |
| from financial institutions (refer Note 21) | 7.83 | 11.13 |
| | **31.29** | **11.78** |

**A** Information about the Company's exposure to interest rate risks, and fair value measurement, is included in note 48

**B** There are no defaults in repayment of principal to lenders as at 31st March 2024

**27 Lease liabilities**

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| Lease liabilities (refer Note 45(a)) | 64.90 | 49.66 |
| | **64.90** | **49.66** |

Information about the Company's exposure to liquidity risks, and fair value measurement, is included in note 48

**28 Trade Payables**

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| Total outstanding dues of micro enterprises and small enterprises (refer note below) | 482.94 | 291.51 |
| Total outstanding dues of creditors other than micro enterprises and small enterprises | | |
| related parties (refer Note 42) | 669.51 | 264.05 |
| - others | 265.37 | 692.75 |
| | **1,417.82** | **1,248.31** |

Of the above trade payables to related parties are as below:

**Dues to Micro, small and medium enterprises**

The Ministry of Micro, Small and Medium Enterprises has issued an office memorandum dated 26 August 2008 which recommends that the Micro and Small Enterprises should mention in their correspondence with its customers the Entrepreneurs Memorandum Number as allocated after filing of the Memorandum in accordance with the 'Micro, Small and Medium Enterprises Development Act, 2006' ('the MSMED Act'). Accordingly, the disclosure in respect of the amounts payable to such enterprises as at 31 March 2024 has been made in the financial statements based on information received and available with the Company. The Company has not received any claim for interest from any supplier under the said Act. Further in view of the Management, the impact of interest, if any, that may be payable in accordance with the provisions of the Act is not expected to be material. The principal amount due to micro and small enterprises as at 31 March 2024 is Rs 482.94 Millon (31 March 2023: 291.51 million).

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year; | | |
| (a) (i) Principal | 482.94 | 291.51 |
| (ii) Interest | | |

^ No interest has been paid by the Company during the year.

*Trade payables includes payables towards for administrative expense

*(this space is intentionally left blank)*

**29 Other current financial liabilities**

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| **Other liabilities** | | |
| -Security deposits | | |
| related parties (refer note 42) | - | 0.10 |
| - others | 16.44 | 14.29 |
| - Accrued salaries and benefits | 179.00 | 22.32 |
| - for expenses | 0.15 | 0.15 |
| Payable on account of Demerger * | 0.00 | 111.69 |
| | **195.59** | **148.56** |

* During the year, the Company has reclasssified balances of vendors/ customers outstanding under multiple heads of balance sheet and diclosed the net figures receivable/ payable from vendors/ customers.

**30 Provisions**

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| **Provision for employee benefits** | | |
| -Gratuity (refer note 46) | - | 0.62 |
| -Compensated absences (refer note 46) | 10.66 | 2.82 |
| | **10.66** | **3.44** |

**31 Other current liabilities**

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| **Others** | | |
| Advance from customers | | |
| - to related parties (refer note 42) | - | 6.83 |
| - to others | 59.66 | 87.40 |
| **Payable on account of customer contractual obligations** | | |
| - to related parties (refer note 42) | 15.48 | 28.96 |
| - to others | 144.23 | 217.51 |
| Partners Current Account | 0.00 | 4.28 |
| Deferred Revenue | 0.60 | 0.65 |
| Statutory dues | 79.79 | 37.02 |
| Unearned financial guarantee commission | 7.77 | 20.30 |
| Other liabilities | 24.62 | 31.98 |
| | **332.16** | **434.91** |

*(this space is intentionally left blank)*

## 32 Revenue from operations

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| **Sale of Services** | | |
| Revenue from facility maintenance services | 4,569.95 | 3,703.49 |
| Income from sub-leasing of right-of-use asset (refer to Note 45(a)) | 74.89 | 76.43 |
| Income from finance lease (refer to Note 45(b)) | 16.62 | 17.31 |
| Revenue from backup power | 34.26 | 37.82 |
| | **4,695.72** | **3,835.07** |

## 33 Other income

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| Interest Income | | |
| - on term deposit | 4.03 | 1.84 |
| - on income tax refund | 25.72 | 0.00 |
| - on lease deposit paid | 3.26 | 3.06 |
| - on delayed payment from customer | - | 2.93 |
| Dividend on mutual fund | - | 0.05 |
| **Other non-operating income** | | |
| Unwinding of lease deposit | 1.41 | 0.60 |
| Gain on sale of investments | 3.65 | 36.93 |
| Net Gain on fair valuation of investments classified as FVTPL | 3.99 | 0.00 |
| Amortization of unearned financial guarantee commission | 20.30 | 22.91 |
| Miscellaneous income | 12.11 | 1.23 |
| | **74.46** | **69.56** |

## 34 Facility management expenses

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| Electricity charges | 36.48 | 30.95 |
| Diesel charges | 43.21 | 53.45 |
| Security charges | 365.60 | 322.71 |
| Soft service expenses | 1,316.12 | 866.37 |
| Operational & Maintenance expenses | 447.06 | 461.24 |
| Repairs and maintenance | 263.50 | 202.87 |
| Outsourced contract services | 8.99 | 20.19 |
| Facility transportation expenses | 0.54 | 0.64 |
| Annual maintenance charges | 178.42 | 146.07 |
| Retainer charges | 15.71 | 7.48 |
| Consumables | 108.63 | 313.29 |
| Water charges | 19.72 | 15.38 |
| Insurance charges | 31.45 | 13.25 |
| Statutory charges | 12.33 | 21.37 |
| Event management and food court expenses | 1.21 | 12.80 |
| | **2,848.96** | **2,488.05** |

*(this space is intentionally left blank)*

## 35 Employee benefit expenses

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| Salaries and wages and other benefits | 998.14 | 712.01 |
| Contribution to provident and other funds | | 0.00 |
| (i) Provident fund | 55.23 | 43.08 |
| (ii) Gratuity fund (refer to Note 46) | 26.34 | 13.47 |
| (iii) Employee State Insurance | 5.24 | 3.88 |
| Staff welfare expenses | 59.62 | 25.44 |
| | **1,144.56** | **797.88** |

## 36 Other expenses

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| Legal and professional charges | 51.32 | 24.53 |
| Information technology expenses | 63.31 | 38.79 |
| Travelling and conveyance | 47.19 | 50.36 |
| Printing and stationery | 1.76 | 0.61 |
| Telecommunication | - | 3.63 |
| Corporate social responsibility | 7.20 | 6.60 |
| Donation | 2.23 | 3.19 |
| General office expenses | 87.22 | 23.71 |
| Advertisement and sales promotion expenses | 5.54 | 11.49 |
| Communication expenses | 15.87 | 18.86 |
| Rent | 6.12 | 3.60 |
| Rates and taxes | 29.84 | 10.56 |
| Balances Written Off | 0.00 | 1.40 |
| Net Gain on fair valuation of investments classified as FVTPL | 0.00 | 36.27 |
| Provision for doubtful debts recorded | 0.00 | 18.83 |
| | **317.59** | **252.42** |

## 37 Depreciation and amortization expense

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| Depreciation of property, plant and equipment (refer note 4) | 53.97 | 44.15 |
| Depreciation on Investment Properties (refer note 6) | 72.46 | 71.88 |
| Amortisation of intangible assets (refer note 5) | 0.00 | 0.15 |
| | **126.43** | **116.18** |

## 38 Finance cost

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| Interest cost on financial liabilities at amortised cost | | |
| - Financial institution | 8.35 | 2.73 |
| - lease liabilities on ROU assets &lease deposits (refer Note 45(a)) | 24.95 | 19.90 |
| Other Borrowing Cost | 0.22 | 10.58 |
| | **33.51** | **33.21** |

*(this space is intentionally left blank)*

**39 Commitments and contingent liabilities**

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| **Contingent liabilities** | | |
| -Corporate Guarantee (refer note a) | 6,513.78 | 6554.10 |
| - Performance guarantees furnished via lien of Fixed Deposits | 60.37 | 45.54 |

**a) (i) Corporate Guarantee given to Tata Capital Financial Services**

In June 2019,Tata Capital Financial Services Limited granted a lease facility of up to Rs 342.4 millions to WeWork India Management Private Limited("lessee")(an associate company) for which an irrevocable and unconditional corporate guarantee was provided by Embassy Services Private Limited(The company) for the purpose of securing the outstanding's in relation to the facility which is payable on demand without dispute in the event of default by the lessee. The balance as on 31st March 2024 amounts to Rs 83.7 million.

**(ii) Corporate Guarantee given to IndusInd Bank**

A Master Rental Agreement("MRA") was entered into between WeWork India Management Private Limited(the "Renter")(an associate company) and Connect Residuary Private Limited("CRPL") on 01,August 2019 to lease/rent out certain equipment to the Renter up to a maximum amount as specified in the MRA for which an irrevocable and unconditional corporate guarantee was provided by Embassy Services Private Limited(The Company) which is payable on demand without dispute in the event of default by the Renter.CRPL has also entered into a 'sale agreement' with IndusInd Bank to avail a term loan for Rs.500 millions against the security of rent received from the Renter and the letter of guarantee was assigned by CRPL to IndusInd Bank. The balance as on 31st March 2024 amounts to Rs

**(iii) Non- convertible debentures issued by Embassy Property Development Private Limited**

In July 2021, the Company has given co-guarantee for an amount of 7,500 million by issuing 7,500 redeemable, rated, listed, secured, tradable, principal protected, market linked non-convertible debentures of a face value Rs. 1.00 million. The redemption of debentures is as stipulated in the debenture trust deed from Oct 2021 to April 2026.

The debentures are partially secured by pledge over shares of Embassy Services Private Limited, Technique Facility Management Services Private Limited held by holding Company and Hypothecation of cash flows, movable assets of Embassy Services Private Limited, current and future receivables. The total outstanding amount towards PPMLD as on March 31, 2024 is Rs.6245.80 million.

The above-mentioned corporate guarantee was initally provided by the Company for the period from October 2021 to April 2026. Accordingly, the Company recognised unamortized amount of guarantee commission for the period upto April 2026. Subsequently, the Company has vide filing dated 08 July 2024 satisfied the charge by making necessary filings with Registrar of Companies. Given that the event of satisfaction of charge has taken place before the date of approval of financial statements by the Board of Directors, the unamortised amount of guarantee commission which was initially recognised for the period upto April 2026 has been restated for the period upto July 2024.

**(iv) Lease Rental Discounting- Term loan taken by Connect Residuary Private Limited from IndusInd Bank**

The company is providing irrecoverable co-guarantee to Connect Residuary Private Limited for a Lease Rental Discounting-Term loan taken from IndusInd Bank based on the master rental agreement between the Company and Connect Residuary Private Limited. The loan amounts to Rs 60 million. The assignment of Rental Receivables of the company and hypothecation of assets under the rental agreement has been given as security on a exclusive basis. The balance as on 31st March 2024 amounts to Rs 27.88 million.

**40 Earnings per share (EPS)**

Basic EPS amounts are calculated by dividing the profit for the year attributable to equity holders by the weighted average number of equity shares outstanding during the year. Diluted EPS amounts are calculated by dividing the profit attributable to equity holders (after adjusting for saving in interest or dividend expenses, net of taxes) by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares.

The following reflects the income and share data used in the computation of basic and diluted earnings per share :

**(i) Reconciliation of earnings used in calculating earnings per share:**

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| Total income as per statement of profit and loss before other comprehensive income (in millions) | 247.48 | 171.43 |
| **Net profit for basic and diluted earnings per share** | **247.48** | **171.43** |

**Reconciliation of basic and diluted shares used in computing earnings per share –**

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| Number of equity shares at the beginning of the year (in actuals) | 7,78,646 | 7,78,646 |
| **Number of equity shares for basic and diluted EPS** | **7,78,646** | **7,78,646** |

**Earnings per share:**

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| Basic and dilutive Earning Per Share ** | 317.83 | 220.17 |

** The Company has no potentially dilutive equity shares.

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## 41 Income Tax

### (a) Major components of income tax expense for the years ended 31 March 2024 and 31 March 2023

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| **Current income tax:** | | |
| From Continued operations | 145.02 | 74.91 |
| Adjustments in respect of current income tax of previous years | (8.90) | - |
| | **136.12** | **74.91** |
| **Deferred tax:** | | |
| Relating to origination and reversal of temporary differences | (59.21) | (4.05) |
| **Income tax expense reported in the statement of profit or loss** | **76.91** | **70.87** |

### (b) Deferred tax related to items recognised in Other Comprehensive income (OCI) during in the year:

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| Net gain on remeasurement of defined benefit liability | 23.42 | 25.43 |
| **Income tax charged to OCI** | **23.42** | **25.43** |

### (c) Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate:

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| Profit before tax (from continuing operations) | 324.39 | 216.86 |
| Tax Rate | 25.17% | 25.17% |
| **Tax at the Indian tax rate** | **81.64** | **54.58** |
| Effect of: | | |
| Non-taxable items due to Ind AS adjustments | (20.21) | (6.67) |
| Tax impact on Depreciation on Property, Plant and Equipment | 13.73 | 12.91 |
| Disallowance for non payment and non deduction of tax deducted at source | 0.24 | 0.08 |
| Impact of non-taxable income for tax purposes | 2.24 | 8.26 |
| Other temporary differences | 63.37 | 10.17 |
| Impact of tax on Gain on sale of Investments and fair valuation | 1.00 | 3.73 |
| Others permanent disallowances as per Income-tax Act | | (16.61) |
| Deduction under 80JJAA of Income-tax Act | (11.14) | |
| Short/(Excess) Provision of Tax of Prior Years | 14.15 | 8.46 |
| **Income tax expense** | **145.02** | **74.91** |

### (d) Recognised deferred tax assets and liabilities

**Deferred tax relates to the following:**

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| **Deferred tax on:** | | |
| Property Plant and Equipment and Intangible Asset | (27.69) | 20.87 |
| ROU Assets | (26.42) | 14.97 |
| Investments | (0.68) | 4.90 |
| Finance Lease Receivable | 10.76 | (14.96) |
| Security Deposits | 1.40 | (0.77) |
| Provision for doubtful Debts | (5.10) | 4.42 |
| Unbilled Revenue | 0.00 | 0.00 |
| Lease liability (IND AS 116) | 22.71 | (17.17) |
| Employee Benefits | 27.24 | (19.07) |
| Disallowance for non payment and non deduction of tax deducted at source | 0.32 | (2.56) |
| Unearned Guarantee Finance Comission | (11.47) | 13.42 |
| Trade Payables | 29.92 | 0.00 |
| Others | 33.47 | 0.00 |
| Loans (Inter Corporate Deposit) | 4.76 | |
| **Deferred tax (assets)/ liability** | **(59.21)** | **(4.05)** |

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## 42 Related parties disclosures

### A. Details of related parties

**I. Parent Entity**

JV Holdings Private Limited

**II Entities under common control, and associates of holding company with whom transactions have taken place:**

**Fellow subsidiaries:**

Technique Control Facility Management Private Limited
Embassy Property Development Private Limited
Embassy ANL Consortium
Embassy Inn Private Limited
ESPL-ANSR Infrastructure Services LLP
Embassy KSL Realty Ventures
Embassy One Commercial Property Developments Private Limited
Embassy Shelters Private Limited
Embassy Office Ventures Private Limited
Embassy Maverick Malls Private Limited
Vikas Telecom Private Limited

**Associates of holding company:**

Babbler Marketing Private Limited

**III Company in which Director of the Company is also a director:**

Embassy One Developers Private Limited
Embassy Leisure And Entertainment Private Limited
Embassy Office Parks Management Services Private Limited
EPDPL Co living Operations LLP
Lounge Hospitality LLP
Manyata Promoters Private Limited
Mac Charles India Private Limited
RGE Constructions and Development Private Limited
Stonehill Education Foundation
Embassy Buildcon LLP
WeWork India Management Private Limited
Quadron Business Park Private Limited
Embassy International Riding School Private Limited

**IV Entities where director of the holding company is also a director**

Paledium Security Services LLP
Next Level Experiences LLP
Kanj Realty Ventures LLP

**V Key management personnel of the entity:**

Mr. Pradeep Lala, Director
Mr. Jitendra Virwani, Director ( w.e.f 17 Jan 2022)
Mr. Aditya Virwani, Director ( w.e.f 17 Jan 2022)
Mr.Chandrasekar B , Chief Financial Officer ( w.e.f 17 Jan 2022)
Narpat Singh Choraria, Holding Company Director
Mr.Karan Virwani, Director(w.e.f 17th Jan 2022)

**VI Special Purpose vehicle of Embassy Office Park REIT for the ultimate holding company**

Umbel Properties Private Limited

## 42 Related parties disclosures (continued)

### B. Related party transactions :

| Particulars | | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|---|
| **VI INCOME:** | | | |
| **Revenue from operations** | | | |
| **Revenue from facility maintenance services** | Embassy ANL Consortium | 6.91 | - |
| | Embassy One Commerical Property Developments Private Limited | 4.06 | 26.84 |
| | Embassy One Developers Private Limited | 53.31 | 68.90 |
| | Embassy Property Developments Private Limited | 43.47 | 54.78 |
| | Embassy KSL Realty Ventures | 2.40 | - |
| | EPDPL Co living Operations Private Limited | 0.44 | 1.60 |
| | Technique Control Facility Management Private Limited | 0.32 | - |
| | Winterfell Realty Private Limited | 13.52 | 5.55 |
| | Manyata Promoters Private Limited | 255.60 | 243.82 |
| | Vikas Telecom Private Limited | 145.63 | - |
| | Basal Projects Private Limited | - | 0.40 |
| | Nam Estates Private Limited | 97.88 | 176.61 |
| | RGE Constructions and Development Private Limited | 1.10 | 1.75 |
| | Stonehill Education Foundation | 1.66 | 4.81 |
| | WeWork India Management Private Limited | 893.44 | 599.54 |
| | Embassy Interiors Private Limited | 0.02 | 0.16 |
| | MAC Charles India Limited | 3.52 | 3.36 |
| | Quadron Business Park Private Limited | 174.94 | - |
| | Kanj Realty Ventures LLP | 0.03 | - |
| | Babbler Marketing Pvt Ltd | 0.05 | - |
| | | **1,698.31** | **1,188.11** |

**Related party transactions (Continued):**

| Particulars | | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|---|
| **Revenue from backup power** | Embassy One Developers Private Limited | 0.35 | 0.37 |
| | Embassy Property Developments Private Limited | 1.16 | - |
| | WeWork India Management Private Limited | 0.20 | 0.10 |
| | Winterfell realty private Limited | 0.02 | 0.34 |
| | EPDPL Coliving Operation's Private Limited | 0.01 | - |
| | Quadron Business Park Private Limited | 2.93 | - |
| | | **4.68** | **0.81** |
| **Revenue from Water Charges** | | | |
| | Winterfell Realty Private Limited | 0.00 | 0.03 |
| | | **0.00** | **0.03** |
| **Lease income** | WeWork India Management Private Limited | 16.62 | 17.31 |
| | | **16.62** | **17.31** |
| **Other income** | | | |
| **Income from rental /sub-leasing of right-of-use asset** | WeWork India Management Private Limited | 96.76 | 80.96 |
| | Stonehill Education Foundation | 5.92 | 10.86 |
| | EDPL Co living Operation's Private Limited | 0.31 | 0.36 |
| | Technic Control Facility Management Private Limited | 1.26 | 1.37 |
| | Next Level enterprise LLP | 0.14 | 1.34 |
| | | **104.40** | **95.10** |
| **Financial Guarantee Income** | Embassy Property Developments Private Limited | 40.52 | 17.25 |
| | WeWork India Management Private Limited | 4.80 | 5.40 |
| | | **45.32** | **22.65** |
| **Miscellaneous income** | Technique Control Facility Management Private Limited | 0.41 | - |
| | Embassy Property Developments Private Limited | - | 0.50 |
| | Winterfalll Realty Private Limited | - | 0.23 |
| | | **0.41** | **0.73** |

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| Particulars | | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|---|
| **VII EXPENSES:** | | | |
| **Facility management expenses** | | | |
| **Electricity charges*** | | | |
| | Manyata Promoters Private Limited | 2.93 | 0.26 |
| | | **2.93** | **0.26** |
| **Electricity charges recovered*** | Embassy One Developers Private Limited | 12.95 | 12.13 |
| | Embassy Property Developments Private Limited | 0.06 | 0.13 |
| | | **13.01** | **12.26** |
| *The net figures have been disclosed in the financials | | | |
| **Facility Management Expense** | Technique Control Facility Management Private Limited | 1,664.81 | 1,311.78 |
| | Manyata Promoters Private Limited | 7.58 | 10.11 |
| | Babbler Marketing Private Limited | 1.01 | 3.39 |
| | Paledium Security Services LLP | 88.94 | 78.70 |
| | Lounge Hospitality LLP | 0.53 | 6.45 |
| | Embassy Interiors Private Limited | - | 0.24 |
| | Embassy Property Developments Private Limited | 18.21 | (4.42) |
| | We work India Management Private Limited | 3.53 | 0.11 |
| | Next Level Experiences LLP | 11.26 | 6.88 |
| | Quadron Business Park Private Limit | 0.22 | - |
| | Umbel Properties Private Limited | 0.18 | - |
| | Embassy Shelters Private Limited | 0.10 | - |
| | | **1,796.37** | **1,413.24** |
| **Employee benefit expenses** | | | |
| **Salaries and wages and other benefits** | Pradeep Nenumal Lala | 39.80 | 45.14 |
| | Chandrasekar B | 14.28 | 13.19 |
| | | **54.08** | **58.33** |
| **Gratuity to KMP** | Pradeep Nenumal Lala | 4.24 | 7.88 |
| | Chandrasekar B | 1.71 | 4.76 |
| | | | - |
| | | **5.96** | **12.64** |
| **Incentive** | Pradeep Nenumal Lala | 11.77 | 31.37 |
| | | **11.77** | **0.00** |
| **Staff Welfare Expenses **** | Technique Control Facility Management Private Limited | 22.43 | 0.16 |
| | Lounge Hospitality LLP | 8.07 | 1.08 |
| | Manyata Promoters Private Limited | 0.01 | 0.25 |
| | Embassy Office Parks Management Services Private Limited | - | 0.16 |
| | Next Level Experiences LLP | 3.78 | - |
| | Embassy International Riding School Private Limited | 0.02 | - |
| | Umbel Properties Private Limited | 0.07 | - |
| | | **34.37** | **1.65** |
| **Reimbursements of staff welfare expenses | | | |
| **Other expenses** | | | |
| | We work India Management Private Limited | - | 1.93 |
| | Technique Control Facility Management Private Limited | 9.05 | 16.56 |
| | Babbler Marketing Private Limited | - | 0.47 |
| | Next Level Experiences LLP | - | 0.03 |
| | Lounge Hospitality LLP | - | 0.60 |
| | JV Holdings Private Limited | - | 0.21 |
| | | **9.05** | **19.80** |

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**42 Related parties disclosures (continued)**

**B. The following is a summary of balances receivable from and payable to related parties:**

| Particulars | | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|---|
| **VIII ASSETS:** | | | |
| **Non current financial loans** | | | |
| **Inter corporate deposit to related parties-** | Redwood Infrastructure Private Limied | 10.00 | 10.00 |
| | | 10.00 | **10.00** |
| **Non-current assets** | | | |
| **Other Non Current Assets-Other Receivables** | Embassy Property Developments Private Limited | 16.66 | 16.66 |
| | | **16.66** | **16.66** |
| **IX Assets:** | | | |
| **Non-current assets** | | | |
| **Non-Current Investments** | Technique Control Facilility Management Private Limited | 1,359.28 | 1,359.28 |
| | ANSR Infrastructure Private Limited | 0.07 | 0.07 |
| | Embassy Maverick Malls Private Limited | 0.01 | 0.01 |
| | | **1,359.36** | **1,359.36** |
| **Other Non-current financial assets** | We work India Management Private Limited | - | 0.13 |
| | | - | **0.13** |
| **Current assets** | | | |
| **Financial assets** | | | |
| | Embassy KSL Realty Ventures | 15.28 | 12.44 |
| | Embassy Leisure And Entertainment Private Limited | 5.39 | 21.14 |
| | Embassy One Commercial Property Developments Private Limited | - | 3.18 |
| | Embassy One Developers Private Limited | 126.85 | 92.31 |
| | Embassy Property Developments Private Limited | - | 301.41 |
| | ESPL-ANSR Infrastructure Services LLP | - | 8.37 |
| | Manyata Promoters Private Limited | 8.45 | 27.33 |
| | Nam Estates Private Limited | 572.75 | 483.09 |
| | RGE Constructions and Development Private Limited | 8.67 | 7.37 |
| | Stonehill Education Foundation | 1.99 | 1.65 |
| | EPDPL Coliving Operation's Private Limited | 7.94 | 7.13 |
| | Vikas Telecom Private Limited | 9.87 | 28.96 |
| | Technique Control Facility Management Private Limited | - | 0.19 |
| | WeWork India Management Private Limited | 280.46 | 227.48 |
| | Embassy Industrial Parks Private Limited | - | 0.05 |
| | Embassy Interiors Private Limited | 0.05 | 0.19 |
| | Embassy Real Estate Developments and Services Private Limited | - | 6.11 |
| | Mac Charles India Limited | 1.40 | 1.69 |
| | Next Level Experiences LLP | - | 0.62 |
| | Winterfell Realty Private Limited | - | 5.55 |
| | Quadron Business Park Private Limited | 9.10 | |
| | | **1,048.19** | **1,236.26** |

**42 Related parties disclosures (continued)**

**C. The following is a summary of balances receivable from and payable to related parties:**

| Particulars | | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|---|
| **Loans** | Embassy Property Developments Private Limited | - | 26.12 |
| | | **-** | **26.12** |
| **Unbilled revenue(Asset)** | Embassy One Developers Private Limited | 6.55 | 1.33 |
| | Embassy Property Developments Private Limited | 4.52 | 12.93 |
| | Embassy One Commercial Property Developments Private Limited | 1.47 | - |
| | EPDPL Coliving Operation's Private Limited | - | 0.13 |
| | Manyata Promoters Private Limited | 15.88 | 13.75 |
| | NAM Estates Private Limited | 19.07 | - |
| | Stonehill Education Foundation | - | 4.36 |
| | Winterfell Realty Private Limited | 9.58 | 0.47 |
| | We Work India Management Private Limited | 82.76 | 75.27 |
| | Next Level enterprises LLP | - | 0.11 |
| | Mac Charles India Private Limited | 0.61 | - |
| | Quardon Business Park Private Limited | 0.82 | - |
| | Technique Control Facility Management Private Limited | 4.20 | - |
| | Vikas Telecom Private Limited | 9.04 | - |
| | | **154.50** | **108.34** |
| **Other current assets** | | | |
| **Other Advances** | ESPL-ANSR Infrastructure Services LLP | 0.06 | 0.11 |
| | WeWork India Management Private Limited | - | 1.09 |
| | Embassy Office Ventures Private Limited | - | 13.03 |
| | Paledium Security Services LLP | - | 0.02 |
| | Embassy Office Parks Management Services Private Limited | 0.03 | - |
| | | **0.09** | **14.26** |
| **X Liabilities:** | | | |
| **Financial liabilities** | | | |
| **Trade Payables** | | | |
| | Embassy Property Development Private Limited | 20.30 | 194.90 |
| | Embassy Property Development Private Limited-SEZ | 2.01 | 2.01 |
| | Embassy Real Estate Developments and Services Private Limited | 53.62 | 59.73 |
| | Lounge Hospitality LLP | - | 1.49 |
| | JV Holdings Private Limited | 0.13 | 0.13 |
| | Paledium Security Services LLP | 17.57 | - |
| | Embassy Shelters Private Limited | 1.51 | 1.30 |
| | Babbler Marketing Private Limited | 2.25 | 2.27 |
| | Embassy Office Parks Management Services Private Limited | - | 0.19 |
| | Next Level Experiences LLP | 6.67 | 2.00 |
| | We Work India Management Private limited | - | 0.03 |
| | Embassy International Riding School Private Limited | 0.01 | - |
| | | **104.07** | **264.05** |
| **Provision and GR-SR** | Babbler Marketing Private Limited | 0.55 | - |
| | Lounge Hospitality LLP | 8.03 | - |
| | Next Level Experiences LLP | 3.78 | - |
| | Paledium Security Services LLP | 9.37 | - |
| | Technique Control Facility Management Private Limited | 543.68 | - |
| | Umbel Properties Private Limited | 0.04 | - |
| | | **565.44** | **-** |
| **Other current financial liabilities** | | | |
| Security Deposits | Narpat Singh Choraria | - | 0.10 |
| | | **-** | **0.10** |
| Payable on account of demerger | Embassy Property Developments Private Limited | - | 111.69 |
| | | **-** | **111.69** |
| **Other current liabilities** | | | |
| **Other Payables** | | | |
| | Embassy One Developers Private Limited | 15.48 | 5.33 |
| | Embassy Property Developments Private Limited | - | 23.63 |
| | | **15.48** | **28.96** |
| **Advance received from customers** | Embassy ANL Consortium | - | 3.15 |
| | Embassy Industrial Parks Private Limited | - | 0.01 |
| | Manyata Promoters Private Limited | - | 3.67 |
| | Embassy One Commercial Property Developments Private Limited | 3.84 | - |
| | | **3.84** | **6.83** |

**43 Auditor's remuneration (included in legal and professional charges and excludes goods and service tax)**

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| As auditor | | |
| - for statutory audit | 3.00 | 3.00 |
| - for tax audit | 0.50 | 0.50 |
| Reimbursement of expenses | - | - |
| | **3.50** | **3.50** |

**44 Corporate social responsibility**

As per Section 135 of the Companies Act, 2013, a company, meeting the applicability threshold, needs to spend at least 2% of its average net profit for the immediately preceding three financial years on corporate social responsibility (CSR) activities. The areas for CSR activities are eradication of hunger and malnutrition, promoting education, art and culture, healthcare, destitute care and rehabilitation, environment sustainability, disaster relief and rural development projects. A CSR committee has been formed by the Company as per the Act. The funds were primarily allocated to a corpus and utilized through out the year on these activities which are specified in Schedule VII of the Companies Act, 2013.

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| Where the company covered under section 135 of the companies act, the following shall be disclosed with regard to | | |
| (a) Amount required to be spent by the company during the year | 7.20 | 3.82 |
| (b) Amount spent during the year for: | | |
| (i) Construction/ acquisition of any asset | 4.00 | - |
| (ii) On purposes other than (i) above | 9.59 | 6.48 |
| (iii) Less: Excess amount spent which Company intends to carry forward | 6.40 | - |
| Total amount spent by Company towards CSR | 13.59 | - |
| (c) shortfall at the end of the year, | - | - |
| (d) total of previous years shortfall, | - | 2.02 |
| (e) reason for shortfall, | - | |
| (f) nature of CSR activities, | | |
| - Promotion of Tradition and Culture | | |
| - Eradicating povery, hunger and malnutrition | | |
| - Promoting Education | | |
| (g) details of related party transactions, e.g., contribution to a trust controlled by the company in relation to CSR expenditure as per relevant Accounting Standard, | Nil | Nil |
| (h) where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the year should be shown separately. * | Nil | Nil |
| (i) Amount of CSR expenditure carried forward for future years | 6.40 | - |

* This will be equal to the amount of Opening unspent CSR amount + CSR to be incurred for current year - CSR spent out of opening unspent CSR - CSR spent out of

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## 46 Employee benefits obligations

### A. Defined contribution plan

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. The Company makes specified monthly contributions towards Government administered provident fund scheme. Obligations for contributions to defined contribution plans are recognised as an employee benefit expense in profit or loss in the periods during which the related services are rendered by employees.

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| Employer's Contribution to Provident Fund | 32.35 | 24.97 |
| Employer's Contribution to Employee State Insurance Corporation | 5.24 | 3.88 |
| Labour welfare scheme | 0.01 | 0.01 |
| Employer's Pension Fund | 22.87 | 18.12 |
| **Expense recognised during the year** | 60.47 | 46.97 |

### B. Defined benefit plan

**(a) Gratuity**

The Company has a defined benefit gratuity plan in India, governed by the Payment of Gratuity Act, 1972. The plan entitles an employee, who has rendered at least five years of continuous service, to gratuity at the rate of fifteen days wages for every completed year of service or part thereof in excess of six months, based on the rate of wages last drawn by the employee concerned. The gratuity plan is a funded plan and the company makes contributions to recognised funds in India. The same is maintained by the LIC New Group Gratuity Cash Accumulation Plan.

**(i) Changes in present value of obligation:**

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| Obligations at the beginning of the year | 23.96 | 45.34 |
| Service cost | | |
| - Current service cost | 25.48 | 9.92 |
| - Prior service cost | - | - |
| Interest expense or cost | 1.75 | 2.90 |
| Actuarial (gains) losses recognised in other comprehensive income | | |
| - due to changes in financial assumptions | (22.25) | 10.61 |
| - due to changes in demographic assumptions | - | (6.01) |
| - due to experience adjustments | 53.67 | (38.81) |
| Benefits settled | (1.65) | |
| **Obligations at year end** | **80.96** | **23.96** |

**(ii) Change in fair value of plan assets:**

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| Plans assets at the beginning of the year, at fair value | 12.22 | 4.91 |
| Expected return on plan assets | 0.89 | 0.31 |
| Actuarial (loss)/gain | 0.12 | 0.34 |
| Contributions paid into the plan | 14.37 | 7.21 |
| Benefits settled | (1.65) | (0.55) |
| **Plans assets at year end, at fair value** | **25.95** | **12.22** |

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**(iii) Value of assets and liabilities as at Balance sheet date**

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| Present Value of Obligation | 80.96 | 23.96 |
| Fair Value of Plan Asset | 25.95 | 12.22 |
| **Net liability:** | **55.01** | **11.74** |
| Non-current | 55.01 | 11.74 |
| Current | - | 0.00 |
| | **55.01** | **11.74** |

**(iv) Expense recognised in statement of profit and loss**

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| Current service cost | 25.48 | 9.92 |
| Interest cost | 0.86 | 2.59 |
| Past service cost | - | - |
| Expected return on plan assets | - | - |
| **Net gratuity cost** | **26.34** | **12.51** |

**(v) Remeasurements recognised in other comprehensive income**

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| Actuarial (gains) / losses on defined benefit obligation | 31.42 | (34.20) |
| Actuarial (gains) / losses on plan assets excluding interest income | (0.12) | 0.21 |
| | **31.30** | **(34.20)** |

**(vi) Plan assets comprise of the following:**

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| Investment funds | 25.95 | 12.22 |
| | **25.95** | **12.22** |

**(vii) Description of Risk Exposures**

Valuations are performed on certain basic set of pre-determined assumptions and other regulatory framework which may vary over time. Thus, the Company is exposed to various risks in providing the above gratuity benefit which are as follows:

**Interest Rate risk:** The plan exposes the Company to the risk of fall in interest rates.A fall in interest rates will result in an increase in the ultimate cost of providing the above benefit and will thus result in an increase in the value of the liability (as shown in financial statements)

**Liquidity Risk:** This is the risk that the Company is not able to meet the short-term gratuity payouts.This may arise due to non availability of enough cash/ cash equivalent to meet the liabilities or holding of illiquid assets not being sold in time.

**Salary Escalation Risk:** The present value of the defined benefit plan is calculated with the assumption of salary increase rate of plan participants in future. Deviation in the rate of increase of salary in future for plan participants from the rate of increase in salary used to determine the present value of obligation will have a bearing on the plan's liability.

**Demographic Risk:** The Company has used certain mortality and attrition assumptions in valuation of the liability. The Company is exposed to the risk of actual experience turning out to be worse compared to the assumption.

**Regulatory Risk:** Gratuity benefit is paid in accordance with the requirements of the Payment of Gratuity Act,1972 (as amended from time to time).There is a risk of change in regulations requiring higher gratuity pay-outs (e.g. Increase in the maximum limit on gratuity of Rs. 20,00,000).

**Asset Liability Mismatching or Market Risk:** The duration of the liability is longer compared to duration of assets, exposing the Company to market risk for volatilities/fall in interest rate.

**Investment Risk:** The probability or likelihood of occurrence of losses relative to the expected return on any particular investment.

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**(viii) Actuarial assumptions**

**(a) Principal actuarial assumptions at the reporting date:**

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| **Financial assumptions** | | |
| Interest rate | 7.15% | 7.30% |
| Salary increase | 10% for the first 5 years and 7% thereafter | 16.66% for the first 5 years and 10% thereafter |
| Attrition rate | 15.38% | 15.38% |
| Mortality table | 100% of IALM 2012-14 | 100% of IALM (2012-14) |

**(b) Sensitivity analysis**

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have reflected the defined benefit obligation as the amounts shown below.

| Particulars | For the year ended 31 March 2024 | | For the year ended 31 March 2023 | |
|---|---|---|---|---|
| | Increase | Decrease | Increase | Decrease |
| Discount rate (100 basis points movement) | 7,68,44,275 | 8,55,07,290 | 2,22,05,592 | 2,59,50,580 |
| Future salary growth (100 basis points movement) | 8,53,91,157 | 7,68,71,598 | 2,58,05,284 | 2,22,86,231 |
| Attrition rate (100 basis points movement) | 8,03,48,452 | 8,15,79,162 | 2,32,95,673 | 2,46,70,972 |
| Mortality rate (1000 basis points movement) | 8,09,58,717 | 8,09,58,028 | 2,39,55,461 | 2,39,68,830 |

Although the analysis does not take account of the full distribution of cash flows expected under the plan, it does provide an approximation of the sensitivity of the assumptions shown.

**(ix) Effect of Plan on Entity's Future Cash Flows**

**(a) Funding arrangements and Funding Policy**

The Company has purchased an insurance policy to provide for payment of gratuity to the employees. Every year, the insurance company carries out a funding valuation based on the latest employee data provided by the Company. Any deficit in the assets arising as a result of such valuation is funded by the Company

**(b) Expected Contribution during the next annual reporting period**

The Company's best estimate of Contribution during the next year Rs 75.15 million

**(x) Maturity Profile of Defined Benefit Obligation**

| Expected cash flows over the next (valued on undiscounted basis): | As at 31 March 2024 |
|---|---|
| 1 year | 17.57 |
| 2 to 5 years | 40.17 |
| 6 to 10 years | 35.69 |
| more than 10 years | 34.23 |

**(b) Compensated Absences**

Compensated Absences have been provided for based on actuarial valuation based on leave encashment policy of the Company.

**(i) Position of Asset and Liability:**

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| Present Value of Obligation | 35.24 | 6.47 |
| Fair Value of Plan Assets | - | - |
| Effects of Asset Ceiling, if any | 35.24 | 6.47 |
| **Net Asset / (Liability)** | **35.24** | **6.47** |
| Non-current | 10.66 | 1.11 |
| Current | 24.58 | 5.36 |
| | 35.24 | 6.47 |

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**(ii) Description of Risk Exposures**

Valuations are performed on certain basic set of pre-determined assumptions and other regulatory framework which may vary over time. Thus, the Company is exposed to various risks in providing the above gratuity benefit which are as follows:

**Interest Rate risk:** The plan exposes the Company to the risk of fall in interest rates. A fall in interest rates will result in an increase in the ultimate cost of providing the above benefit and will thus result in an increase in the value of the liability (as shown in financial statements)

**Liquidity Risk:** This is the risk that the Company is not able to meet the short-term gratuity payouts.This may arise due to non availability of enough cash/ cash equivalent to meet the liabilities or holding of illiquid assets not being sold in time.

**Salary Escalation Risk:** The present value of the defined benefit plan is calculated with the assumption of salary increase rate of plan participants in future. Deviation in the rate of increase of salary in future for plan participants from the rate of increase in salary used to determine the present value of obligation will have a bearing on the plan's liability.

**Demographic Risk:** The Company has used certain mortality and attrition assumptions in valuation of the liability. The Company is exposed to the risk of actual experience turning out to be worse compared to the assumption.

**(iii) Actuarial assumptions**

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| **Financial assumptions** | | |
| Discount Rate | 7.15% | 7.30% |
| Salary growth rate | 10% for the first 5 years and 7% thereafter | 16.66% for the first 5 years and 10% thereafter |
| Mortality Rate | 100% of IALM 2012-14 | 100% of IALM 2012-14 |
| Normal retirement age | 60 years | 60 years |
| Attrition / Withdrawal rate (per annum) | 15.38% | 15.38% |

**(b) Sensitivity analysis**

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have reflected the defined benefit obligation as the amounts shown below.

| Particulars | For the year ended 31 March 2024 | | For the year ended 31 March 2023 | |
|---|---|---|---|---|
| | Increase | Decrease | Increase | Decrease |
| Discount rate (100 basis points movement) | 3,36,78,079 | 3,69,54,494 | 61,50,816 | 68,12,825 |
| Future salary growth (100 basis points movement) | 3,69,09,715 | 3,36,89,389 | 67,87,988 | 61,66,994 |
| Attrition rate (5000 basis points movement) | 3,49,05,521 | 3,55,75,334 | 45,34,281 | 1,04,54,442 |
| Mortality rate (1000 basis points movement) | 3,52,37,171 | 3,52,39,781 | 64,58,289 | 64,74,517 |

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**47 Details of inter-corporate loans given:**

**(a) Terms and conditions on which inter-corporate loans have been given:**

| Party name | Nature of relationship | Interest rate(p.a) | Repayment terms | Purpose |
|---|---|---|---|---|
| Redwoods Infrastructure Private Limited | NA | NA | Repayable on demand | General business purposes |

**(b) Reconciliation of inter-company deposits/loans given as at the beginning and as at the end of the year:**

| Party name | | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|---|
| **Redwoods Infrastructure Private Limited** | At the commencement of the year | 18.83 | 18.83 |
| | Add: given during the year | - | - |
| | Add: interest accrued during the year | - | - |
| | Less: interest received during the year | - | - |
| | Less: repaid during the year | - | - |
| | At the end of the year | **18.83** | **18.83** |

**Note:** The Company has undertaken legal action for recovery of the above-mentioned Inter Corporate Deposit amount from Redwoods Infrastructure Private Limited. However, the Company by applying te concept of prudence has recorded provision in the books of accounts for the entire amount of inter corporate deposit (Rs 18.83 million) in the financial year 2022-23

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## 48 Financial instruments - Fair values and risk measurement

### A. Accounting classification and fair value for the year ended 31 March 2024

| Particulars | Carrying value at 31 March 2024 | Fair value | | | Total |
|---|---|---|---|---|---|
| | | Level 1 | Level 2 | Level 3 | |
| **Financial assets measured at amortised cost:** | | | | | |
| Non current financial assets | | | | | |
| - Investments | 1,359.36 | - | - | - | - |
| - Other financial assets | 120.77 | - | - | - | - |
| | | | | - | |
| Current financial assets | | | | | |
| - Trade receivables | 1,756.48 | - | - | - | - |
| - Cash and cash equivalents | 103.45 | - | - | - | - |
| - Loans | 23.41 | - | - | - | - |
| - Other financial assets | 609.95 | - | - | - | - |
| **Total** | **3,973.42** | **-** | **-** | **-** | **-** |
| **Financial assets measured at fair value through profit and loss** | | | | | |
| - Investments in mutual fund units (current and non-current) | 366.48 | 366.48 | - | - | 366.48 |
| **Total** | **366.48** | **366.48** | **-** | **-** | **366.48** |
| **Financial liabilities measured at amortised cost:** | | | | | |
| Non current financial liabilities | | | | | |
| - Long term borrowing | 119.88 | - | - | - | - |
| - Lease liabilities | 216.83 | | | - | - |
| - Other financial liabilities | 18.18 | - | - | - | - |
| Current financial liabilities | | | | | |
| - Borrowings | 31.29 | - | - | - | - |
| - Trade payables | 1,417.82 | - | - | - | - |
| - Lease liabilities | 64.90 | | | - | - |
| - Other financial liabilities | 195.59 | - | - | - | - |
| **Total** | **2,064.49** | **-** | **-** | **-** | **-** |

The Company has not disclosed the fair values for financial instruments such as trade receivables, cash and cash equivalents, other financial assets, loans, other financial liabilities, trade payables,lease liabilities and borrowings because their carrying amounts are a reasonable approximation of fair value.

### Accounting classification and fair value for the year ended 31 March 2023

| Particulars | Carrying value at 31 March 2023 | Fair value | | | Total |
|---|---|---|---|---|---|
| | | Level 1 | Level 2 | Level 3 | |
| **Financial assets measured at amortised cost:** | | | | | |
| Non current financial assets | | | | | |
| - Investments | 1,359.36 | - | - | - | - |
| - Other financial assets | 182.15 | - | - | - | - |
| Current financial assets | | | | | |
| - Trade receivables | 1,645.34 | - | - | - | - |
| - Cash and cash equivalents | 102.93 | - | - | - | - |
| - Loans | 63.61 | - | - | - | - |
| - Other current financial assets | 514.50 | - | - | - | - |
| **Total** | **3,867.90** | **-** | **-** | **-** | **-** |
| **Financial assets measured at fair value through profit and loss** | | | | | |
| - Investments in mutual fund units (current and non-current) | 0.00 | 0.00 | - | - | 0.00 |
| **Total** | **0.00** | **0.00** | **-** | **-** | **0.00** |
| **Financial liabilities measured at amortised cost:** | | | | | |
| Non current financial liabilities | | | | | |
| - Borrowings | 22.80 | - | - | - | - |
| - Lease liabilities | 141.84 | | | - | - |
| - Other financial liabilities | 15.77 | - | - | - | - |
| Current financial liabilities | | | | | |
| - Borrowings | 11.79 | - | - | - | - |
| - Trade payables | 1,248.31 | - | - | - | - |
| - Lease liabilities | 49.66 | | | - | - |
| - Other | 148.56 | - | - | - | - |
| **Total** | **1,638.72** | **-** | **-** | **-** | **-** |

The Company has not disclosed the fair values for financial instruments such as trade receivables, cash and cash equivalents, other financial assets, loans, other financial liabilities, trade payables,lease liabilities and borrowings because their carrying amounts are a reasonable approximation of fair value.

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**48 Financial instruments - fair value measurement and risk management (continued)**

**B Measurement of fair values**

The section explains the judgement and estimates made in determining the fair values of the financial instruments that are:

a) recognised and measured at fair value

b) measured at amortised cost and for which fair values are disclosed in the financial statements.

To provide an indication about the reliability of the inputs used in determining fair value, the Company has classified its financial instruments into the three levels prescribed under the accounting standard. An explanation of each level is mentioned below:

**Level 1:** Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments, traded bonds and mutual funds that have quoted price. The fair value of all equity instruments (including bonds) which are traded in the stock exchanges is valued using the closing price as at the reporting period. The mutual funds are valued using the closing net asset value.

**Level 2:** The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

**Level 3**: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

**Financial Instruments**

Quantitative disclosures fair value measurement hierarchy for assets as at:

| Particulars | Date of Valuation | Total | Level 1 | Level 2 | Level 3 |
|---|---|---|---|---|---|
| Financial assets measured at fair value: | | | | | |
| **FVTPL financial investments:** | | | | | |
| Investment in mutual funds | As at 31 March 2024 | 366.48 | 366.48 | | |
| Investment in mutual funds | As at 31 March 2023 | - | - | | |

**Transfers between Level 1, Level 2 and Level 3**

There were no transfers between Level 1, Level 2 or Level 3 during the year ended 31 March 2024 and 31 March 2023

When measuring the fair value of an asset or a liability, the Company uses observable market data as far as possible. If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

**Valuation technique and significant unobservable inputs**

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

**C Financial risk management**

The Company has exposure to the following risks arising from financial instruments:

- credit risk (refer note ii below)
- liquidity risk (refer note iii below)
- market risk (refer note iv below)

**(i) Risk management framework**

The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities.

**(ii) Credit risk**

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including inter-corporate deposits.

The carrying amount of financial assets represents the maximum credit exposure.

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**48 Financial instruments - fair value measurement and risk management (continued)**

**Trade receivable and loans**

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However, management also considers the factors that may influence the credit risk of its customer base, including the default risk associated with the industry and country in which customers operate.

The Company has credit policies in place and exposure to the credit risk is monitored on an ongoing basis. Credit evaluations are performed on all customers requiring credit over a certain amount.As explained, the Company has categorised its receivables into the following parts:
- Receivables from non related customers: Receivables above 6 months are considered to be doubtful and provision is created for the balance based on the case to case valuation done by the company
- Receivables from related customers: Receivables are considered good and there is no concentration of credit risk.

Cash is placed with reputable banks and the risk of default is considered remote.

Loans, Inter-corporate deposits and advances are given only based on the strength of the financial position or potential business development opportunities

The following table provides information about the exposure to credit risk and the expected credit loss for trade receivables:

| Particulars | As at 31 March 2024 | | As at 31 March 2023 | |
|---|---|---|---|---|
| | Carrying amount | Provision amount | Carrying amount | Provision amount |
| Less than 180 days | 1,047.76 | - | 910.73 | - |
| More than 180 days | 779.35 | (70.70) | 734.61 | (72.08) |
| | **1,827.11** | **(70.70)** | **1,645.34** | **(72.08)** |

**Movement in Expected credit losses**

| Particulars | Opening Balance | Created during the year | Reversed During the year | Closing Balance |
|---|---|---|---|---|
| 31 March 2024 | 72.08 | - | (1.38) | 70.70 |
| 31 March 2023 | 73.35 | - | (1.27) | 72.08 |

**Cash and cash equivalents (including bank balances) :**
Credit risk on cash and cash equivalent is limited as the Company generally transacts with banks and financial institutions with high credit ratings assigned by international and domestic credit rating agencies.

**Loans and security deposit:**
Expected credit loss for loans and security deposits is as follows:

| Particulars | | Period ended | Asset group | Estimated gross carrying amount at default | Expected probability of default | Expected credit losses | Carrying amount, net of impairment provision |
|---|---|---|---|---|---|---|---|
| Loss allowance measured at 12 month expected credit loss | Financial assets for which credit risk has not increased significantly since initial recognition | 31-Mar-24 | Security deposits | 54.13 | - | - | 54.13 |
| | | | Loan | 23.41 | - | - | 23.41 |
| Loss allowance measured at 12 month expected credit loss | | 31-Mar-23 | Security deposits | 67.60 | - | - | 67.60 |
| | | | Loan | 63.61 | - | - | 63.61 |

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**48 Financial instruments - fair value measurement and risk management (continued)**

**(iii) Liquidity risk**

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company's objective is to maintain a balance in between cash outflow and inflow. Usually the excess of funds is invested in short term mutual funds. This is generally carried out in accordance with practice and limits set by the Company. These limits vary to take into account the liquidity of the market in which the Company operates.

**Exposure to liquidity risk**

The table below provides details regarding the undiscounted contractual maturities of significant financial liabilities. The amounts are gross and undiscounted contractual cash flow.

**As at 31 March 2024**

| Particulars | Carrying amount | Total | 6 months or less | 6–12 months | 1–2 years | More than 2 years |
|---|---|---|---|---|---|---|
| Borrowings* | 151.17 | 175.80 | 22.67 | 21.62 | 40.94 | 90.58 |
| Lease Liabilities | 281.72 | 337.40 | 43.06 | 44.31 | 84.81 | 165.22 |
| Other non current financial liabilities | 18.18 | 20.23 | 8.89 | - | - | 11.33 |
| Trade payables | 1,417.82 | 1,417.82 | 522.98 | 784.47 | 33.31 | 77.06 |
| Other current financial liabilities | 195.59 | 195.59 | 195.59 | - | - | - |
| | **2,064.49** | **2,146.84** | **793.20** | **850.39** | **159.06** | **344.19** |

* Includes current maturities of long term debt

**As at 31 March 2023**

| Particulars | Carrying amount | Total | 6 months or less | 6–12 months | 1–2 years | More than 2 years |
|---|---|---|---|---|---|---|
| Borrowings* | 34.59 | 34.54 | 6.63 | 6.14 | 3.69 | 18.08 |
| Lease liabilities | 191.50 | 191.50 | 28.03 | 21.62 | 38.88 | 102.97 |
| Other non current financial liabilities | 15.77 | 15.77 | 15.77 | - | - | |
| Trade payables | 1,248.31 | 1,248.31 | 173.90 | 260.85 | 89.62 | 133.09 |
| Other current financial liabilities | 180.30 | 180.30 | 180.30 | - | - | - |
| | **1,670.46** | **1,670.42** | **404.62** | **288.61** | **132.20** | **254.15** |

* Includes current maturities of long term debt

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**48 Financial instruments - fair value measurement and risk management (continued)**

**(iv) Market risk**

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices, which will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

**- Currency risk**

The Company is not exposed to currency risk as there were no transactions involving foreign currency. The functional currency of the Company is primarily INR.

Since the Company does not have any unhedged foreign currency exposure at the year end, it is not exposed to currency risk.

**- Interest rate risk**

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's borrowing comprises of bank overdraft which carries variable rate of interest, which exposes it to interest rate risk.

**Exposure to interest rate risk**

The exposure of the Company's borrowing to interest rate at the end of the reporting period are as follows :-

| | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| Floating rate | | |
| Borrowings | - | - |
| Floating rate instruments exposed to interest rate risks | **0.00** | **0.00** |

A reasonably possible change of 100 basis points in interest rates at the reporting date would have increased (decreased) equity and profit or loss by the amounts shown below. This analysis assumes that all other variables remain constant.

| Particulars | Impact on profit or loss | | Impact on other components of equity | |
|---|---|---|---|---|
| | For the year ended 31 March 2024 | For the year ended 31 March 2023 | As at 31 March 2024 | As at 31 March 2024 |
| Increase by 100 base points | - | - | - | - |
| Decrease by 100 base points | - | - | - | - |

**- Price risk**

**Mutual funds price risk sensitivity analysis**

The Company's exposure to price risk arises from investments held by the Company and classified in the balance sheet as fair value through statement of profit or loss.

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| Increase by 10% (2024: 10%) | 36.65 | - |
| Decrease by 10% (2024: 10%) | (36.65) | - |

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## 49 Segment reporting

An operating segment is a component of the Company that engages in business activities from which it may earn revenues and incur expenses and for which discrete financial information is available. The operating segments' operating results are reviewed by the Chief Operating Decision Maker (Board of Directors) to make decisions about resources to be allocated to the segments and assess their performance. The CODM considers the Company as one single reportable segment.

### (i) Revenue from major products and services

The Company's revenue from continuing operations from its major services are as follows:

| Particulars | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| **Sale of Services** | | |
| Revenue from facility maintenance services | 4,604.21 | 3,741.31 |
| Income from sub-leasing of right-of-use asset and interest on deposit | 96.18 | 97.41 |
| **Segment results:** | | |
| Leasing of properties | (1.23) | 5.63 |
| Maintenance services | 300.36 | 211.24 |
| | 299.13 | 216.87 |
| **Segment Assets** | | |
| Leasing of properties | 430.86 | 386.33 |
| Maintenance services | 5,133.95 | 4,591.04 |
| | 5,564.81 | 4,977.37 |
| **Segment Liablities** | | |
| Leasing of properties | 292.98 | 200.59 |
| Maintenance services | 5,271.83 | 4,776.78 |
| | 5,564.81 | 4,977.37 |

### (ii) Geographical information

The Company operates only in one geographical location .i.e., India and hence this disclosure is not applicable to the Company.

### (iv) Information about major customers

Information about major customers - The revenue from the below customers constitutes more than 10 percent of the Company's total revenue.

| Customer | For the year ended 31 March 2024 | For the year ended 31 March 2023 |
|---|---|---|
| Customer 1 | 893.44 | 752.37 |
| Customer 2 | - | 471.13 |
| | **893.44** | **1,223.50** |

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**50 a. Exemption from preparation of consolidated financials statements:**

**As per Ind AS 110, paragraph 4(a), a Parent company need not present consolidated financials statements if it meets following conditions:**

i) It is a wholly owned subsidiary or is a partially owned subsidiary of another company and all its other members, including those not otherwise entitled to vote, have been intimated in writing and for which the proof of delivery of such intimation is available with the company, do not object to the company not presenting consolidated financial statements.

ii) Its ultimate or intermediate holding company files the consolidated financial statements with the registrar which are in compliance with the applicable accounting standards.

The financials statements are separate financial statements and the exemption from consolidation has been used, as the parent company informed the other shareholders about its intention of not presenting consolidated financial statements.

**b. List of significant investment in subsidiaries, joint ventures and associates:**

| SL.NO. | Name of the investees | Proportion of ownership interest | Principal place of business | Method used to account |
|---|---|---|---|---|
| 1 | Technique Control Facility Management Private Limited (.01% is jointly held with JV Holdings) | 100% | Bengaluru | carried at cost |
| 2 | ESPL-ANSR Infrastructure Services LLP | 70% | Bengaluru | carried at cost |
| 3 | Embassy Maverick Malls Private Limited | 11% | Bengaluru | carried at cost |

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## 51 Capital management

For the purpose of the Company's capital management, capital includes issued equity share capital, and all other equity reserves attributable to the equity holders of the company. The primary objective of the Company's capital management is to maximise the shareholder value.

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. Management monitors the return on capital, as well as the level of dividends to equity shareholders. The Board of Directors seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowing and the advantages and security afforded by a sound capital position.

The Company monitors capital using a ratio of 'adjusted net debt' to 'equity'. For this purpose, adjusted net debt is defined as total liabilities, comprising interest-bearing loans and borrowings less cash and cash equivalents. Equity comprises all components of equity. The Company's adjusted net debt to equity ratio at 31 March 2024 and as at 31st March 2023 was as follows:

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| Total liabilities | 2,488.26 | 2,479.50 |
| Less: Cash and cash equivalents (refer note 15) | 103.45 | 86.88 |
| **Adjusted net debt** | **2,384.81** | **2,392.63** |
| Total equity | 3,076.55 | 2,646.65 |
| **Adjusted equity** | **3,076.55** | **2,646.65** |
| **Adjusted net debt to adjusted equity ratio** | **0.78** | **0.90** |

## 52 Off-setting of Income and Expenditure

The company off- sets amount collected from customers towards electricity charges And presents the same as net value in the Statement of Profit and Loss.

The above income and expense has been offset in the statement of profit and loss as it reflects the substance of the transaction, that is reimbursement of expenditure and not income earned for service rendered.

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| **Gross amounts that are set off** | | |
| Amount collected towards expenditure | 389.22 | 367.50 |
| Expenditure Incurred | 389.22 | 367.50 |
| **Amounts that are set off in accordance with Ind AS** | | |
| Amount collected towards expenditure | | |
| - towards Electricity Charges | 389.22 | 367.50 |
| Expenditure Incurred | | |
| - Electricity charges | 389.22 | 367.50 |
| **Net amount presented in Statement of Profit and Loss** | **-** | **-** |

## 53 Cash flow disclosure

Reconciliation between opening and closing balances in the balance sheet for liabilities arising from financing activities:

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|---|---|---|
| Balance as at beginning of the year | 34.92 | 33.98 |
| **Changes from financing cash flows** | | |
| Proceeds from vehicle loan | 140.80 | 29.59 |
| Repayments of vehicle loan | (24.55) | (28.64) |
| Interest capitalized | - | - |
| Interest expense | 8.35 | - |
| Interest paid | (8.35) | - |
| | **151.17** | **34.92** |

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**54** Trade receivables ageing schedule for the year ended as on March 31, 2024 and March 31, 2023

| Particulars | As at | Outstanding for following periods from due date of payment | | | | | Total |
|---|---|---|---|---|---|---|---|
| | | Less than 6 months | 6 months to 1 year | 1-2 years | 2-3-years | More than 3 years | |
| **Undisputed Trade receivables – considered good** | **31st March 2024** | 1,047.76 | 172.75 | 378.50 | 79.35 | 148.76 | 1,827.11 |
| | **31st March 2023** | 910.73 | 716.90 | 14.33 | 2.10 | - | 1,644.06 |
| **Undisputed Trade Receivables – which have significant increase in credit risk** | **31st March 2024** | - | - | - | 34.81 | 35.81 | 70.62 |
| | **31st March 2023** | - | - | 36.27 | 35.81 | - | 72.08 |
| **Undisputed Trade Receivables – credit impaired** | **31st March 2024** | - | - | - | - | - | - |
| | **31st March 2023** | - | - | - | - | - | - |
| **Disputed Trade Receivables–considered good** | **31st March 2024** | - | - | - | - | - | - |
| | **31st March 2023** | - | - | - | - | - | - |
| **Disputed Trade Receivables – which have significant increase in credit risk** | **31st March 2024** | - | - | - | - | - | - |
| | **31st March 2023** | - | - | - | - | - | - |
| **Disputed Trade Receivables – credit impaired** | **31st March 2024** | - | - | - | - | - | - |
| | **31st March 2023** | - | - | - | - | - | - |
| | | - | - | - | - | - | - |
| **Less: Credit Allowances** | **31st March 2024** | - | - | - | 70.62 | - | 70.62 |
| | **31st March 2023** | - | - | - | 72.08 | - | 72.08 |
| **TOTAL** | **31st March 2024** | 1,047.76 | 172.75 | 378.50 | 8.72 | 148.76 | 1,756.48 |
| | **31st March 2023** | 910.73 | 716.90 | 14.33 | 2.10 | - | 1,644.06 |

**55** **Unbilled Revenue ageing schedule for the year ended as on March 31, 2023 and March 31, 2022:**

| Particulars | As at | Outstanding for following periods from due date of payment | | | | | Total |
|---|---|---|---|---|---|---|---|
| | | Less than 6 months | 6 months to 1 year | 1-2 years | 2-3-years | More than 3 years | |
| (i) Undisputed Unbilled Dues – considered good | **31st March 2024** | 487.16 | 7.38 | - | - | - | 494.53 |
| | **31st March 2023** | 377.27 | 3.31 | 11.34 | | - | 391.92 |
| (ii) Undisputed Unbilled Dues – which have significant increase in credit risk | **31st March 2024** | - | - | - | - | - | - |
| | **31st March 2023** | - | - | - | - | - | - |
| (iii) Undisputed Unbilled Dues – credit impaired | **31st March 2024** | - | - | - | - | - | - |
| | **31st March 2023** | - | - | - | - | - | - |
| (iv) Disputed Unbilled Dues – considered good | **31st March 2024** | - | - | - | - | - | - |
| | **31st March 2023** | - | - | - | - | - | - |
| (v) Disputed Unbilled Dues – which have significant increase in credit risk | **31st March 2024** | - | - | - | - | - | - |
| | **31st March 2023** | - | - | - | - | - | - |
| (vi) Disputed Unbilled Dues – credit impaired | **31st March 2024** | - | - | - | - | - | - |
| | **31st March 2023** | - | - | - | - | - | - |
| **Gross receivables** | **31st March 2024** | 377.27 | 3.31 | 11.34 | - | - | 391.92 |
| | **31st March 2023** | 377.27 | 3.31 | 11.34 | - | - | 391.92 |
| | | - | - | - | - | - | - |
| Provision amount | **31st March 2024** | - | - | - | - | - | - |
| | **31st March 2023** | - | - | - | - | - | - |
| **Net Carrying Amount** | **31st March 2024** | 487.16 | 7.38 | - | - | - | 494.53 |
| | **31st March 2023** | 377.27 | 3.31 | 11.34 | - | - | 391.92 |

**56** **Trade Paybles ageing schedule for the year ended as on March 31, 2024and March 31, 2023:**

| Particulars | As at | Outstanding for following periods from due date of payment | | | | Total |
|---|---|---|---|---|---|---|
| | | Less than 1 year | 1-2 years | 2-3-years | More than 3 years | |
| **MSME** | **31st March 2024** | 251.77 | 22.97 | 7.60 | 0.69 | 283.03 |
| | **31st March 2023** | 173.33 | 18.34 | 0.92 | 0.09 | 192.68 |
| | | - | - | - | - | - |
| **NON MSME** | **31st March 2024** | 170.99 | 9.17 | 58.14 | 10.63 | 248.93 |
| | **31st March 2023** | 261.42 | 71.29 | 128.83 | 3.26 | 464.79 |
| **Disputed Dues - MSME** | **31st March 2024** | - | - | - | - | - |
| | **31st March 2023** | - | - | - | - | - |
| **Disputed dues - NON MSME** | **31st March 2024** | - | - | - | - | - |
| | **31st March 2023** | - | - | - | - | - |
| **Unbilled Trade Payables MSME** | **31st March 2024** | 179.20 | 1.01 | - | - | 180.21 |
| | **31st March 2023** | - | - | - | - | - |
| **Unbilled Trade Payables NON MSME** | **31st March 2024** | 705.49 | 0.16 | - | - | 705.65 |
| | **31st March 2023** | 631.80 | - | - | - | 631.80 |
| **TOTAL** | **31st March 2024** | 1,307.45 | 33.31 | 65.74 | 11.32 | 1,417.82 |
| | **31st March 2023** | 434.75 | 89.62 | 129.74 | 3.35 | 1,289.27 |

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**57 Ratios**

The following are analytical ratios for the year ended March 31, 2024 and March 31, 2023

| Particulars | Numerator | Denominator | As at 31 March 2024 | As at 31st March 2023 | Variance | Reasons |
|---|---|---|---|---|---|---|
| **Current Ratio** | Current assets | Current Liabilities | 1.51 | 1.34 | 13% | |
| **Debt-Equity Ratio** | Total Debt | Shareholders' equity | 0.05 | 0.01 | 0.00% | |
| **Debt Service Coverage Ratio** | Earning available for debt service | Debt service | 12.34 | 13.44 | -8.18% | |
| **Return on Equity Ratio** | Net profit after taxes | Average Shareholders' equity | 0.08 | 0.05 | 57.21% | The improvement in return on equity is due to improvement in profitability during the year |
| **Trade Receivables turnover ratio** | Revenue | Average trade receivable | 2.76 | 2.66 | 4% | |
| **Trade payables turnover ratio** | Purchases of services and other expenses | Average trade payales | 3.23 | 2.86 | 13% | |
| **Net capital turnover ratio** | Revenue | Working Capital | 5.59 | 7.27 | -23% | The reduction in net capital turnover ratio is due to increase in trade receivables balance resulting in increase in working capital |
| **Net profit ratio** | Net profit after taxes | Revenue | 0.05 | 0.04 | 38% | The Increase in capital employed is due to Increase in profitability |
| **Return on Capital employed** | EBIT | Capital employed | 0.09 | 0.08 | 17% | The Increase in capital employed is due to Increase in profitability |
| **Return on investment** | Income from investments | Time weighted average investments | - | - | NA | |

| Particulars | As at 31 March 2024 | As at 31st March 2023 |
|---|---|---|
| Current Assets | 3,096.16 | 2,532.82 |
| Current Liabilities | 2,052.42 | 1,895.46 |
| Adjusted Current Liabilities | 1,880.57 | 1,734.38 |
| Total Borrowings | 151.17 | 34.59 |
| Total Equity | 3,076.55 | 2,852.49 |
| Earning for Debt Service | 407.41 | 366.26 |
| Finance costs + Principal repayments made during the year (Debt Service) | 33.00 | 27.24 |
| Profit After Tax (PAT) | 247.48 | 146.00 |
| Average Shareholders' Equity | 2,964.52 | 2,749.57 |
| COGS | 43.21 | 53.45 |
| Average Value of Inventory | 5.50 | 8.00 |
| Revenue | 4,695.72 | 3,835.07 |
| Average Accounts Receivable | 1,700.91 | 1,444.03 |
| Total expenses | 4,311.11 | 3,538.35 |
| Average Accounts Payable | 1,333.06 | 1,236.26 |
| Average Working Capital | 840.55 | 527.45 |
| EBIT (Earnings before Interest and Tax) | 332.64 | 250.08 |
| Capital Employed | 3,512.39 | 3,081.91 |

**58 Other Statutory Information**

(i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.

(ii) The Company does not have any transactions with companies struck off.

(iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

(iv)The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.

(v) The Company does not own any immovable properties but has obtained a few buildings on lease. The initial lease term in respect of the building obtained on lease from ITI Limited and Sumitra Investments Private Limited has expired on the balance sheet date and the Company is in negotiation with the lessor for renewal of the same.

(vi) The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall
- 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 to or on behalf of the Ultimate Beneficiaries

(vii) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
- 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,

(viii) The Company has not been declared as a wilful defaulter by any bank or financial institution or lender.

(viii) The Company have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961

(ix) The Company has not been declared as wilful defaulter by any bank of financial institution or other lender.

(x) The Company does not have any investments/downstream companies. Hence, compliance with number of layers of layer is not applicable to the Company.

**59** Previous period comparatives have been regrouped and reclassified, wherever necessary to conform to the current periods classification/ disclosure.

As per our report of even date attached

*for* **N S V M & Associates**
Chartered Accountants
Firm registration number: 010072S

**B N Sree Hari**
Partner
Membership no. : 027388

Place : Bengaluru
Date : 12 September 2024

for and on behalf of the Board of Directors of
**Embassy Services Private Limited**
(Formerly known as Embassy Property Services Private Limited)

**Aditya Virwani**
Director
DIN : 06480521

Place : Bengaluru
Date : 12 September 2024

**Pradeep Nenumal Lala**
Managing Director & CEO
DIN: 06921988

Place : Bengaluru
Date : 12 September 2024

**Chandrasekar B**
Chief Financial Officer

Place : Bengaluru
Date : 12 September 2024