

**EMBASSY CORPORATE**

To
The Department of Corporate Services,
BSE Limited
P.J. Towers, Dalal Street,
Mumbai- 400 001

November 13th, 2025

Dear Sirs,

Sub: Newspaper Publication of unaudited Financial Results.

Ref: Scrip Code: 959411, 959412, 974423 and 973361.

Dear Sir,

We wish to inform you that pursuant to regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, the Company has published the unaudited Financial results for the quarter ended on 30th September 2025 in English Newspaper and Kannada Newspaper.

Copy of the newspaper clippings are enclosed.

The same is also available on the website of the Company at www.embassygroup.com

**Thanking you,
For Embassy Property Developments Private Limited**

**Devika Priyadarsini
Company Secretary
M.No.-ACS 49485**

EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED

Registered Office: Embassy Point, 1st Floor, 150, Infantry Road, Bangalore - 560 001
T: +91 80 4179 9999 F: +91 80 2228 6912 website: www.embassygroup.com
email id: secretarialteam@embassyindia.com

CIN: U85110KA1996PTC020897

MITCON CREDENTIA
PARTNER WITH TRUSTED CREDENTIALS

To debt holders of Regal Dwelling Pvt. Ltd.,
Downey Properties Pvt. Ltd, Oaktree Properties Pvt. Ltd.,
Pinehill Properties Pvt. Ltd. and Silverstream Developers Pvt. Ltd
We, MITCON Credentia Trusteeship Services Ltd as Debenture Trustee for unlisted debentures issued by above companies, regret to inform that these issuers have defaulted in payments and submitting mandatory compliances. Despite repeated reminders and complaint lodged with Registrar of Companies, Smart Owner/these issuers remain unresponsive, which has prevented convening of debenture-holders' meetings for initiating legal action. We have resigned as debenture trustee however will remain committed to protecting rights of debenture-holders till new trustee is appointed. Request you to monitor our website for further updates.

SCHEDULE I
PUBLIC ANNOUNCEMENT

(Regulation 14 of the Insolvency and Bankruptcy Board of India
(Voluntary Liquidation Process Regulations, 2017)

FOR THE ATTENTION OF THE STAKEHOLDERS OF
GIRI ELECTRONICS AND ENGINEERING PRIVATE LIMITED

01	Name of Corporate Person	GIRI ELECTRONICS AND ENGINEERING PRIVATE LIMITED
02	Date of Incorporation of Corporate Person	05/05/1997
03	Authority Under Which Corporate Person is Incorporated / Registered	Registrar of Companies - Bangalore
04	Corporate Identity Number	L31909KA1997PTC02205
05	Address of the Registered Office of Corporate Person	No.22/C, 7th Main, Sharada Colony Basaveshwaranagar, Bangalore, Karnataka - 560079.
06	Liquidation Commencement Date of Corporate Person	10/11/2023
07	Name, Address, Email Address, Telephone Number and Registration Number of the Liquidator	Venkata Subbarao Kava Address: #4/11, 11th Cross, 8th Main, 2nd Block, Jayanagar - Bengaluru - 560011 Email: subbaracs@gmail.com Mobile: +91-9444288354 ID Proof: AIAA IBBI/PA-002/UP-N0019/2017-18/10655 AFA Certificate No. A2/10655/02/2023/203485 Validity of AFA: 31/12/2025
08	Last date for submission of claims	11/12/2025

Notice is hereby given that the Giri Electronics and Engineering Private Limited has commenced voluntary liquidation on 10/11/2023.

The stakeholders of Giri Electronics and Engineering Private Limited are hereby called upon to submit a proof of their claims, on or before 11/12/2023 to the liquidator at the address mentioned against item 7.

The financial creditors shall submit their proof of claims by electronic means. All other stakeholders may submit the proof of claims in person, by post or by electronic means.

Submission of false or misleading proofs of claim shall attract penalties.

Venkata Subbarao Kava

Liquidator of Giri Electronics and Engineering Private Limited
ID Proof: AIAA
IBBI/PA-002/UP-N0019/2017-18/10655
AFA Certificate No. A2/10655/02/2023/203485
Validity of AFA: 31-12-2025

HDFC BANK

Registered Office: HDFC Bank House,
Senapati Bapat Marg, Lower Parel (West),
Mumbai - 400 013 and having one of its office as
Retail Portfolio Management at HDFC Bank Ltd, 1st Floor, i-Think Techno Campus,
Karnjung (East), Mumbai - 400042.

SALE INTIMATION AND PUBLIC NOTICE FOR SALE
OF SECURITIES BY THE BANK

The below mentioned Borrowers of HDFC Bank Ltd. (the "Bank") are hereby notified regarding the sale of securities pledged to the Bank, for availing credit facilities in the nature of Loan/Overdraft Against Securities.

Due to persistent default by the Borrowers in making repayments of the advances as per agreed loan terms, the below loan accounts are in delinquent status. The Bank has issued a notice of demand to the Borrowers to make first call within 15 days of the mentioned date whereby, Bank had invoked the pledge and provided 7 days' time to the Borrower to repay the entire outstanding dues in the below accounts, failing which, Bank would be at liberty to sell the pledged securities without issuing further notice in this regard.

The Borrowers have neither negated nor failed to make any payments. The exercise of its rights under the loan agreement as a pledgee has decided to sell/ dispose of the Securities on or after **20th November 2025** for recovering the dues owned by the Borrowers to the Bank. The Borrowers are, also, notified that, if at any time, the value of the pledged securities falls further due to violation in the stock market to create further deficiency, the Bank reserves the right to sell the pledged securities without giving notice within one (1) calendar day to the bank for repayment of any remaining outstanding amount/post-adjustment of the proceeds from sale of pledged securities.

Sr. No.	Loan Account No.	Borrower's Name	Outstanding Amount as on 10th Nov 2025	Date of Sale Notice
1	XXXXXXXXXXXX0169	RONMALD CLAUDE MICHAEL FARIAS	25,822.85	11-11-2025
2	XXXXXXXXXXXX0460	SYED ABDUL KABIR	51,197.89	11-11-2025
3	XXXXXXXXXXXX0820	REVATHI MULE ESWARA RAO	16,835.38	11-11-2025
4	XXXXXXXXXXXX0462	SHANKAR MANDAL	6,67,281.27	11-11-2025
5	XXXXXXXXXXXX0552	SHIVAM JOSHI	4,41,094.51	11-11-2025
6	XXXXXXXXXXXX0517	H MANISH KUMAR	1,57,000.00	11-11-2025
7	XXXXXXXXXXXX0161	MAYA NARI	13,32,363.86	11-11-2025
8	XXXXXXXXXXXX0321	THEJUS RAJANNA	1,84,312.80	11-11-2025
9	XXXXXXXXXXXX0345	SHREYAS NAVYK C	2,36,828.32	11-11-2025
10	XXXXXXXXXXXX0769	MADHUSODAN HEGDE H P	9,23,718.00	11-11-2025
11	XXXXXXXXXXXX0422	ASWIN KUMAR HOTTA	6,33,880.61	11-11-2025
12	XXXXXXXXXXXX0338	MANIE GOWDA S N	1,51,121.80	11-11-2025
13	XXXXXXXXXXXX0476	NARPAT KUMAR LUNA	3,58,337.48	11-11-2025
14	XXXXXXXXXXXX0769	MEHUL PATEL	2,31,419.99	11-11-2025
15	XXXXXXXXXXXX0086	RANJUN KUMAR	1,53,821.51	11-11-2025
16	XXXXXXXXXXXX0699	SHARANAMMA MALLIKARIJU	19,86,581.06	11-11-2025
17	XXXXXXXXXXXX0665	MERAKI COMMUNICATIONS PRIVATE LIMITED	90,31,676.03	11-11-2025
18	XXXXXXXXXXXX1144	RAJ AYYAN	5,02,048.32	11-11-2025
19	XXXXXXXXXXXX1376	KALA BABU	8,58,894.00	11-11-2025
20	XXXXXXXXXXXX0049	RUKAYYA PEERZADE	3,62,163.02	11-11-2025
21	XXXXXXXXXXXX0281	JHLMLI YASMEEN	3,41,537.19	11-11-2025
22	XXXXXXXXXXXX0901	RAMESH NAVI	1,47,982.52	11-11-2025
23	XXXXXXXXXXXX2254	VANDANA M S	2,123.74	11-11-2025
24	XXXXXXXXXXXX1414	RABINDRA KUMAR DAS	15,933.23	11-11-2025
25	XXXXXXXXXXXX0207	ANUP R PUARI	8,66,798.62	11-11-2025
26	XXXXXXXXXXXX0234	RAJCEVIA PUARI	7,72,592.92	11-11-2025
27	XXXXXXXXXXXX0353	SAMPATH KUMAR E	2,15,161.56	11-11-2025
28	XXXXXXXXXXXX0392	RATHEESH KUMAR	9,35,681.90	11-11-2025
29	XXXXXXXXXXXX0782	K PUNITHA	1,03,518.82	11-11-2025
30	XXXXXXXXXXXX0952	GAYATRI VISHWANATH HEGDE	6,47,318.82	11-11-2025
31	XXXXXXXXXXXX0789	VISHWANATH T HEGDE	2,76,094.32	11-11-2025
32	XXXXXXXXXXXX0524	SUMA N G	5,01,378.96	11-11-2025
33	XXXXXXXXXXXX0411	SUBRAMANI REDDY R	7,56,924.00	11-11-2025
34	XXXXXXXXXXXX0623	SREEKANTA PRASAD L R	2,36,337.82	11-11-2025

Date : 13.11.2025 | Place : KARNATAKA Sd/- HDFC BANK LTD.

Sd/- HDFC BANK LTD.



AVANTI FINANCE PRIVATE LIMITED

CIN: U65929KA2016PTC138355
2727, 2nd floor, 1st Main Road, HAL 3rd Stage, Ward no 58 (Old No. 83),
New Thippasandra, Bangalore, Bangalore North, Karnataka, India 560075

Extract of unaudited standalone Financial Results for the quarter ended September 30, 2025

(All amounts in ₹ Lakhs unless otherwise stated)

Sr. No.	Particulars	Quarter ended 30.09.2025	Quarter ended 30.09.2024	Year ended 31.03.2025
1	Total Income from Operations	7,147.88	10,268.98	38,949.91
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	(5,562.59)	(2,894.36)	(12,197.67)
3	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	(5,562.59)	(2,894.36)	(12,197.67)
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	(5,562.59)	(2,894.36)	(12,197.67)
5	Total Comprehensive Income for the period (before Tax, Exceptional and/or Extraordinary items)	(5,562.59)	(2,998.53)	(12,213.26)
6	Paul up Equity Share Capital	15,090.72	15,090.72	15,090.72
7	Reserves (excluding Revaluation Reserve)	(25,684.00)	(10,023.56)	(18,190.25)
8	Securites Premium Account	17,689.51	16,332.52	17,689.51
9	Net worth	24,079.70	32,376.89	33,351.44
10	Oustanding Debts	62,901.92	66,886.48	79,775.95
11	Outstanding Redeemable Preference Shares	-	-	-
12	Debt Equity Ratio	2.61	2.68	2.39
13	Earnings Per Share	-	-	-
14	Capital Redemption Reserve	-	-	-
15	Debt Redemption Reserve	-	-	-

Notes

- The above unaudited financial results (the Statement) of Avanti Finance Private Limited ("the Company") for the quarter ended September 30, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 11, 2025.
- Figures of the previous periods have been regrouped, wherever necessary, to make them comparable with the current period.
- Debt Service Coverage Ratio & Interest Service Coverage Ratio are not applicable to NIFC.
- The format of the financial results is in accordance with the detailed format of quarterly results filed with the Stock exchanges under Regulation 52 of the LODR Regulations. The full format of the quarterly annual financial results is available on the websites of the Stock Exchange and the listed entity URL: <http://www.avantifinance.in/>
- For the other line items referred to in regulation 52 (4) of the LODR Regulations, pertinent disclosures have been made to the Bombay Stock Exchange(s) and can be accessed on www.bseindia.com

For and on behalf of the Board of Directors
Avanti Finance Private Limited
Rajendra Singh
Director
DIN: 06247626

Place: Bangalore

Date: November 11, 2025



Embassy Property Developments Private Limited

Registered office: No 150, Embassy Point, 1st Floor, Infantry Road, Bangalore-560001
CIN: U85110KA1996PTC020897
Website - www.embassygroup.com

Statement of unaudited standalone financial results for the quarter ended September 30, 2025

(Rs. in Lakhs, except as otherwise stated)

Sl. No.	Particulars	Quarter ended 30 Sept 2025	Quarter ended 30 Sept 2024	Previous Year ended 31 March 2025
		Un Audited	Un Audited	Audited
1	Total income from operations	43,965.60	114,853.30	111,776.40
2	Profit / (loss) from operations before tax and exceptional items	18,189.40	68,154.20	130,497.20
3	Profit / (loss) from ordinary activities before tax after exceptional items	18,189.40	68,164.20	130,497.20
4	Net profit / (loss) from ordinary activities after tax	18,189.40	65,882.60	125,131.50
5	Other comprehensive income	(61,006.40)	-	45,816.40
6	Paid-up equity share capital (Face value Rs 10 each)	110,437.60	110,437.60	110,437.60
7	Reserves excluding revaluation reserves as per balance sheet of previous accounting year	-	-	-
8	Networth	392,129.40	312,364.30	410,296.10
9	Paid-up debt capital	136,598.85	136,598.85	136,598.85
10	Debt equity ratio	0.99	1.38	0.89
11	Earnings / (loss) per share (EPS) -basic and diluted (Rs)	1.66	5.97	11.33
12	Debenture redemption reserve	-	-	-
13	Debt service coverage ratio	0.85	0.78	0.77
14	Interest service coverage ratio	1.81	3.03	2.76

Notes to the financial results:

- This is an extract of the detailed format of yearly financial results filed with the Stock Exchanges under Regulation 52 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the yearly results are available on the websites of the Stock Exchanges.
- For the items referred in sub-clauses (a), (b), (d) and (e) of Regulation 52 (4) of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015, the pertinent disclosures have been made to the Stock Exchange(s).

for and on behalf of the Committee of the Board of Directors of Embassy Property Developments Private Limited

Sd/-

Aditya Virwani

Director DIN - 06480521

Place : Bangalore

Date : 11.11.2025



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