



Parsvnath Estate Developers Private Limited

15th Annual Report

Financial Year 2021-2022

BOARD'S REPORT

Dear Shareholders

The Directors have pleasure in presenting their 15th Board's Report together with the audited financial statements of the Company for the financial year ended 31st March, 2022.

1. FINANCIAL HIGHLIGHTS

The key highlights of the financial performance of the Company for the financial year 2021-2022 are as under:-

Particulars	<i>(Amount in Rs. Lakhs)</i>	
	FY 2021-2022	FY 2020-2021
Total Revenue	5,701.19	6,411.08
Profit/ (Loss) before tax	(14,796.31)	(9,848.50)
Provision for Tax	-	781.00
Profit/ (Loss) after tax for the year	(14,796.31)	(10,629.50)

2. DIVIDEND

In the absence of distributable profits, the Board of Directors of your Company does not recommend any dividend for the financial year under review.

3. TRANSFER OF AMOUNT TO RESERVES

The Company has not transferred any amount to the general reserves for the financial year ended 31st March, 2022.

4. REVIEW OF OPERATIONS

The Company has developed a commercial project at Bhai Veer Singh Marg, Gole Market, New Delhi, a prime location in New Delhi. The Phase I of the project viz. Parsvnath Capital Tower was completed in March, 2015 and Phase II has been completed in May, 2021. The Company has sub-licensed areas in the project to well-known organizations like World Health Organization (WHO), State Bank of India, and ICICI Lombard General Insurance Co. Ltd. etc.

During the year under review, the total revenue of the Company was lower at Rs. 5,701.19 Lakhs as against Rs. 6,411.08 Lakhs in the previous year. The Company incurred a net loss of Rs. 14,796.31 Lakhs as against a loss of Rs. 10,629.50 Lakhs in the previous year.

5. CHANGE IN THE NATURE OF BUSINESS, IF ANY

There were no changes in the nature of the business of the Company during the financial year under review.

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

There are no material changes and commitments occurred between the end of the financial year under review and the date of the report.

7. HOLDING COMPANY

The Company is a wholly owned subsidiary of Parsvnath Developers Limited (PDL).

8. SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES

The Company does not have any Subsidiary, Joint venture or Associate Company as at 31st March, 2022.

9. DEPOSITS FROM PUBLIC

The Company has not invited or accepted any deposits from public during the financial year under review, which falls within the meaning of Section 73 and 74 of the Act read together with the Companies (Acceptance of Deposits) Rules, 2014.

10. DIRECTORS AND KEY MANAGERIAL PERSONNEL

Dr. Rakshita Shharma (DIN: 08579771) resigned from the directorship of the Company with effect from 25th August, 2021.

Mr. Arvind Kumar Mishra (DIN: 08250280), retires by rotation and being eligible, offers himself for re-appointment at the forthcoming Annual General Meeting of the Company, in accordance with the provisions of Section 152(6) of the Companies Act, 2013.

As on the date of this report, the Board of your Company comprises of three Non-Executive Directors - Ms. Deepa Gupta, Mr. Surya Mani Pandey and Mr. Arvind Kumar Mishra.

Declaration by Independent Director

The Company has received necessary declarations from Ms. Deepa Gupta, Independent Director under Section 149(7) of the Companies Act, 2013, that she meets the criteria of independence laid down in Section 149(6) of the Companies Act, 2013.

Key Managerial Personnel

Ms. Payal resigned from the post of Company Secretary and Compliance Officer of the Company with effect from 14th January, 2022.

11. NUMBER OF MEETINGS OF THE BOARD AND ITS COMMITTEES

A. Board Meetings

During the financial year 2021-2022, the Board met Five (5) times with adequate quorum on 29th June, 2021, 12th August, 2021, 6th September, 2021, 13th November, 2021 and 14th February, 2022.

The attendance at the Board Meetings held during the year under review is as under:

S. No.	Name of Directors	Number of meetings which director was entitled to attend	Number of meetings attended
1	Ms. Deepa Gupta	5	5
2	Mr. Arvind Kumar Mishra	5	3
3	Mr. Surya Mani Pandey	5	5
4	Dr. Rakshita Shharma	2	2

B. Audit Committee Meetings

During the financial year 2021-22, the Audit Committee of the Board of Directors met three (3) times with adequate quorum on 29th June, 2021 and twice on 12th August, 2021.

The attendance at the Audit Committee Meeting held during the year under review is as under:-

S. No.	Name of Members	Number of meetings which member was entitled to attend	Number of meetings attended
1.	Ms. Deepa Gupta	3	3
2.	Mr. Arvind Kumar Mishra	3	2
3.	Dr. Rakshita Shharma	3	3

12. AUDIT COMMITTEE AND THE NOMINATION AND REMUNERATION COMMITTEE

Pursuant to notification dated 19th February, 2021 issued by the Ministry of Corporate Affairs, Companies whose equity shares are not listed and Non-Convertible Debentures issued on private placement basis are listed, are not considered as Listed Companies with effect from April 1, 2021 and there is no statutory requirement of having Audit Committee and Nomination and Remuneration Committee in the Company.

In view of above, the Board of Directors of the Company at its meeting held on August 12, 2021 dissolved the Audit Committee and the Nomination and Remuneration Committee of the Board of Directors of the Company with immediate effect.

13. BOARD EVALUATION

The Company is not required to provide a statement for annual evaluation by the Board under the provisions of Section 134(1)(p) of the Companies Act, 2013.

14. POLICY ON DIRECTORS' APPOINTMENT, PAYMENT OF REMUNERATION AND OTHER DETAILS

The Company is not covered under section 178(1) of the Companies Act, 2013, with effect from April 1, 2021, therefore company is not required a policy on directors' appointment, payment of remuneration and other matters provided under section 178(3) of the Act.

15. DIRECTORS' RESPONSIBILITY STATEMENT

Pursuance to the provisions of section 134 (5) of the Companies Act, 2013, the Board of Directors to the best of their knowledge and ability, state that:

- (a) in the preparation of the annual accounts for the year ended 31st March, 2022, the applicable accounting standards have been followed along with proper explanation relating to material departures;
- (b) the directors have selected such accounting policies and applied them consistently and 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 at the end of the financial year and of the loss of the Company for that year;
- (c) the directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- (d) the directors have prepared the annual accounts on a going concern basis; and
- (e) the directors have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and are operating effectively.
- (f) the directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

Pursuant to Section 134(3) (ca) of the Companies Act, 2013, the Directors state that no fraud has been reported by the Auditors of the Company.

16. RELATED PARTY TRANSACTIONS

All contracts/arrangements/transactions entered by the Company during the financial year with related parties were in ordinary course of business.

During the year under review, the Company provided an additional advance of Rs. 712.50 Lakhs for purchase of land, to Parsvnath Developers Ltd.. The total advance for purchase of land now stands at Rs.38,859.48 Lakhs.

Particulars of the agreement are given in Form AOC-2 enclosed as **Annexure-I**.

The related party transactions undertaken during the financial year 2021-2022 are detailed in the Notes to Accounts of the financial statements.

17. INTERNAL CONTROLS

The Company has in place adequate internal financial controls with reference to its financial statements.

18. STATUTORY AUDITORS

M/s T R Chadha & Co LLP, Chartered Accountants, Statutory Auditors of the Company were appointed for a period of five years from the conclusion of the 14th Annual General Meeting held on 29th September, 2021 until the conclusion of the 19th Annual General Meeting for conducting the audit for the Financial Years 2021-22 to 2025-26.

The operations of the Company do not require maintenance of cost records and cost audit, in terms of the provisions of the Companies Act, 2013 read with the rules made thereunder.

19. OBSERVATION OF AUDITORS

There are no qualifications, reservations or adverse remarks in the Auditors' Report for the financial year ended 31st March 2022.

20. SECRETARIAL AUDITORS

The Company had appointed M/s Sonal J & Associates, Company Secretaries, to conduct the Secretarial Audit of the Company for the financial year 2021-2022. The Secretarial Audit report for the financial year ended 31st March, 2022 is annexed hereto as **Annexure-II** to this Report.

There are no qualifications, reservations or adverse remarks in the Report for the financial year ended 31st March 2022.

21. DISCLOSURES

(I) Conservation of energy, technology absorption, foreign exchange earnings and outgo

All efforts were made by the Company to conserve energy. However there was no capital investment on energy conversation equipment.

There was no technology absorption. During the year under review, the Company had no foreign exchange earnings and outgo.

(II) Particulars of employees

None of the employees of the Company is drawing a remuneration exceeding Rs.102 Lakhs per annum, if employed throughout the financial year and Rs. 8.5 Lakhs per month, if employed for part of the financial year.

The list of employees of the Company during the Financial Year 2021-22 is annexed herewith as **Annexure-III** to this Report.

(III) Particulars of loans, guarantees or investments under Section 186 of the Companies Act, 2013

There were no loans, guarantees or investments made by the Company under Section 186 of the Companies Act, 2013 during the year under review.

(IV) Annual Return

Annual Return may be accessed on the Company's Website at the link <http://www.parsvnath.com/investors/iulr/subsidiary-companies/pedpl/about-us-2-2/>

22. RISK MANAGEMENT

The Company has in place an in-principal Risk Management Policy to identify the risks associated with the business of the Company. There is no apparent element of risk which in the opinion of the Board may threaten the existence of the Company.

23. VIGIL MECHANISM

The Company has in place Vigil Mechanism. This covers serious concerns that could have grave impact on the operations and performance of the business of the Company and malpractices and events which have taken place, suspected to have taken place, misuse or abuse of authority, fraud or suspected fraud, violation of company rules, manipulations, negligence causing danger to public health and safety, misappropriation of monies, and other matters or activity on account of which the interest of the Company is affected.

24. CORPORATE SOCIAL RESPONSIBILITY

The provisions of Section 135 of the Companies Act, 2013 regarding Corporate Social Responsibility are not applicable to the Company.

25. COMPLIANCE OF SECRETARIAL STANDARDS

The Board of Directors of the Company hereby states that, during the year under review, the Company has complied with the applicable Secretarial Standards issued by The Institute of Company Secretaries of India and approved by the Central Government.

26. DEBENTURE TRUSTEE

The details of debenture trustee are as under:

Catalyst Trusteeship Limited

Registered office: GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune-411038

Branch office: Windsor, 6th Floor, Office No. 604, C.S.T. Road, Kalina Santacruz (East), Mumbai-400098

E-mail address: umesh.salvi@ctltrustee.com

27. LISTING WITH STOCK EXCHANGE

250 Non-Convertible Debentures (NCDs) having face value of Rs. 9,67,270.283/- per debenture continue to remain listed with BSE Limited. The listing fee for the financial year 2022-23 is being paid by the Company to BSE Limited.

The codes assigned to the NCDs by NSDL and BSE are:

NSDL (ISIN): INE244P07037

BSE Scrip Code: 959701

28. DETAILS OF SIGNIFICANT MATERIAL ORDERS PASSED BY THE REGULATORS/ COURTS/TRIBUNAL IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE

There are no orders passed by the Regulators/Courts/Tribunals which would impact the going concern status of the Company and its future operations.

29. DETAILS OF APPLICATION MADE OR ANY PROCEEDING PENDING UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016

There are no proceeding pending under the Insolvency and Bankruptcy Code, 2016 during the year.

30. GENERAL

Your Directors state that no disclosure or reporting is required in respect of the following items as there were no transactions on these items during the year under review:

1. Issue of equity shares with differential rights as to dividend, voting or otherwise;
2. Issue of shares (including sweat equity shares) to the employees of the Company under any scheme;
3. There is no requirement for Constitution of Internal Complaints Committee under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and Rules made thereunder as the number of employees is less than ten. During the year under review, there were no cases filed/ reported pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

31. ACKNOWLEDGEMENTS

Your Directors wish to place on record their sincere gratitude to the shareholders, debenture holders, customers, bankers, financial institutions, vendors and all the other business associates for the continuous support provided by them to the Company.

**For and on behalf of Board of Directors of
Parsvnath Estate Developers Private Limited**

Date: 13.08.2022
Place: Delhi

s/d
Arvind Kumar Mishra
Director
DIN: 08250280
L-429, Mangol Puri,
Delhi-110083

s/d
Surya Mani Pandey
Director
DIN: 08250346
1/4291, Ramnagar Extension,
Mandoli Road Shahdara,
Delhi-110032

FORM NO. AOC.2

{Pursuant to clause (h) of sub-section (3) of Section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014}

Disclosure of particulars of contracts/arrangements entered into by the Company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arm's length transaction

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

Not applicable.

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

S. No.	Particulars	Details
1	Name of the related party and nature of relationship	Parsvnath Developers Ltd. (PDL) Holding Company
2	Nature of contracts/ arrangements/ transactions	Agreement with PDL for sale and transfer of proposed agricultural land, to be acquired by PDL and acknowledging part consideration paid in advance by the Company to PDL against the same.
3	Duration of the contracts/ arrangements/ transactions	24 months from execution of the Agreement dated October 4, 2019.
4	Salient terms of the contracts or arrangements or transactions including the value, if any:	<ul style="list-style-type: none">- PDL will accumulate agricultural land approx. 1000 acres adjacent/ contiguous to the land owned by the Company (Proposed Land) and transfer it to the Company within 24 months from the date of execution of Agreement, 'on as is where is basis'.- Sale Consideration is Rs. 50 Lakhs per acre.
5	Date of approval by the Board, if any:	October 03, 2019
6	Amount paid as advances, if any:	The Company earlier paid Rs.38,146.98 Lakhs as advance for purchase of land.

		<p>The Company paid an additional advance of Rs.712.50 Lakhs during the year under review.</p> <p>The total advance for purchase of land now stands at Rs.38,859.48 Lakhs</p>
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**For and on behalf of Board of Directors of
Parsvnath Estate Developers Pvt. Ltd.**

s/d
Arvind Kumar Mishra
Director
DIN: 08250280
L-429, Mangol Puri,
Delhi-110083

s/d
Surya Mani Pandey
Director
DIN: 08250346
1/4291, Ramnagar Extension,
Mandoli Road Shahdara,
Delhi-110032

Date: 13.08.2022
Place: Delhi

Form No. MR-3
SECRETARIAL AUDIT REPORT
(FOR THE FINANCIAL YEAR ENDED 31st March, 2022)

[Pursuant to section 204(1) of the Companies Act, 2013 and Rule No.9 of the Companies(Appointment and Remuneration of Managerial Personnel) Rules, 2014]

The Members

PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED

Parsvnath Tower

Near Shahdara Metro Station

Shahdara,

Delhi-110032

I have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Parsvnath Estate Developers Private Limited** (hereinafter called the Company). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, I hereby report that in my opinion, the Company has, during the audit period covering the financial year ended on 31st March 2022, complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by **the Company** for the financial year ended on 31st March 2022 according to the provisions of:

- I. The Companies Act, 2013 (**the "Act"**) and the Rules made thereunder;
- II. The Securities Contracts (Regulation) Act, 1956 ("**SCRA**") and the Rules made thereunder;
- III. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder to the extent of Regulation 76 (i.e. Reconciliation of Share Capital Audit) - Not applicable;
- IV. Foreign Exchange Management Act, 1999 and the Rules and Regulations made

thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; *(Not applicable for External Commercial Borrowings as there was no reportable event during the financial year under review)*

- V. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 (“SEBI Act”) to the extent applicable to the Company: -
- (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
 - (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
 - (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; *(Not Applicable as there was no reportable event during the financial year under review)*
 - (d) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations 2014; *(Not Applicable as the Company has not made any such scheme during the Audit period under review)*
 - (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; *(Not Applicable as there was no reportable event during the financial year under review)*
 - (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client to the extent of securities issued; *(Not Applicable as the Company is not registered as Registrar to an Issue and Share Transfer Agent during the financial Year under review);*
 - (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; - *(Not Applicable as there was no reportable event during the financial year under review)*
 - (h) The Securities and Exchange Board of India (Buy Back of Securities) Regulations, 2018; *(Not Applicable as there was no reportable event during the financial year under review)*

I have also examined compliance with the applicable clauses of the following:

- a) Secretarial Standards issued by The Institute of Company Secretaries of India and notified by the Ministry of Corporate Affairs.
- b) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

I Further Report That:

During the period under review and as per the explanations and representations made by the management and subject to clarifications given to us, the Company has substantially complied with the provisions of the Act, Rules, Regulations, Guidelines, etc., that are applicable to the Company.;

I further report that the compliance by the Company of applicable financial laws, like direct and indirect tax laws, has not been reviewed in this Audit since the same have been subject to review by statutory financial audit and other designated professionals.

I further report that the Company has, in our opinion, complied with the provisions of the Companies Act, 2013 and the Rules made under that Act and the Memorandum and Articles of Association of the Company, with regard to:

- a) Maintenance of various statutory registers and documents and making necessary entries therein;
- b) Forms, returns, documents and resolutions required to be filed with the Registrar of Companies and the Central Government;
- c) Service of documents by the Company on its Members, Auditors and the Registrar of Companies;
- d) Notice of Board Meetings and Committee Meetings of Directors;
- e) The meetings of Directors and Committees of Directors including passing of resolutions by circulation;
- f) The Annual General Meeting during the period was held on 29th September, 2021.;
- g) Minutes of proceedings of General Meetings and of the Board and its Committee meetings;
- h) Approvals of the Members, the Board of Directors, the Committees of Directors and the government authorities, wherever required;
- i) Constitution of the Board of Directors / Committee(s) of Directors, appointment, retirement and reappointment of Directors;
- j) Payment of remuneration to Directors;
- k) Appointment and remuneration of Auditors;
- l) Transfers and transmissions of the Company's shares;
- m) Borrowings and registration, modification and satisfaction of charges wherever

- applicable;
- n) Investment of the Company's funds including investments and loans to others;
 - o) Form of Balance Sheet as prescribed under Part I, form of statement of profit and loss as prescribed under Part II and General Instructions for preparation of the same as prescribed in Schedules to the Act;
 - p) Board report;
 - q) Contracts, common seal, registered office and publication of name of the Company; and
 - r) Generally, all other applicable provisions of the Act and the Rules made under the Act.

I further report that:

- The Board of Directors of the Company is duly constituted. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.
- In accordance with law, adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.
- Majority decisions are carried unanimously. The members of the Board have not expressed dissenting views on any of the agenda items.
- The Company has obtained all necessary approvals under the various provisions of the Act; and there was no prosecution initiated and no fines or penalties were imposed during the year under review under the Companies Act 2013, Depositories Act and Rules, Regulations and Guidelines framed under these Acts against / on the Company, its Directors and Officers.

We further report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

I further report that: that during the audit period; there were no instances of: -

- a) Foreign technical collaboration during the financial year;
- b) Merger / Amalgamation / Reconstruction etc.;
- c) Public/Right/Preferential issue of shares/debentures/sweat equity shares etc.;
- d) Major decision taken by the members in pursuance to the section 180 of the Companies Act, 2013.

Place: Ghaziabad

Date: 30.06.2022

s/d
FOR SONAL J & ASSOCIATES
(Company Secretaries)

CS SONAL JAIN
FCS 11278
COP NO 21639

NOTE: THIS REPORT SHOULD BE READ WITH MY LETTER OF EVEN DATE WHICH IS ANNEXED AS ANNEXURE-A AND FORMS AN INTEGRAL PART OF THIS REPORT.

Annexure -A

The Members,
PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED
Parsvnath Tower,
Near Shahdara Metro Station,
Shahdara, Delhi-110032.

My report of even date is to be read along with this letter.

1. Maintenance of Secretarial record is the responsibility of the management of the Company. My responsibility is to express an opinion on these secretarial records based on my audit.
2. I have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. I believe that the processes and practices, I followed, provide a reasonable basis for my opinion.
3. I have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Where ever required, I have obtained the Management representation about the Compliance of laws, rules and regulations and happening of events etc.
5. The Compliance of the provisions of Corporate and other applicable laws, Rules, Regulations, standards is the responsibility of management. My examination was limited to the verification of procedure on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

Place: Ghaziabad

s/d
FOR SONAL J & ASSOCIATES
(Company Secretaries)
CS SONAL JAIN
FCS 11278
COP NO 21639

Date: 30.06.2022

Parsvnath Estate Developers Private Limited**Particulars of employees (in terms of remuneration drawn during FY 2021-22) pursuant to section 197(12) of the Companies Act, 2013**

S. No.	Name	Designation	Qualifications	Remuneration during 2021-22 (in Rs.)	Experience (In Years)	Date of commencement of employment	Age (Years)	Last Employment Held	Number & % of shares held in the Company as at March 31, 2022	Nature of employment, whether contractual or otherwise
1	Mr. Atul Gupta	Sr. Manager Accounts	M.Com., CA	3,89,247	9	15.11.2021	36	Ooms Polymer Bitumen Pvt. Ltd.	Nil	Permanent
2	Mr. Rajnish Sajdeh	Dy. General Manager	BE (Civil)	14,58,508	36	20.04.2015	58	M/s. M.R.A. Associates India Pvt. Ltd.	Nil	Permanent
3	Mr. Rajesh Nagar	Dy. Facilities Head	M.A.	13,97,340	38	30.09.2013	54	M/s Umang Realtech Pvt. Ltd.	Nil	Permanent
4	Mr. Nand Kishore	Computer Operator	B.A.	2,15,711	17	01.08.2005	41	M/s Automation Systems	Nil	Permanent

Particulars of the Employee employed for part of the financial year :-

S. No.	Name	Designation	Qualifications	Remuneration during 2021-22 (in Rs.)	Experience (In Years)	Date of commencement of employment	Age (Years)	Last Employment Held	Number & % of shares held in the Company as at March 31, 2022	Nature of employment, whether contractual or otherwise
1	Mr. Tularam	Supervisor (MEP)	ITI	2,37,331	25	01.07.2014	48	M/s. SSS Services Pvt. Ltd.	Nil	Permanent
2.	Ms. Payal	Company Secretary	B.Com, MBA	2,69,765	2	18.12.2020	28	Soni Chatrath & Co.	Nil	Permanent
3.	Ms. Ketna Kumari	Assistant Manager - Secretarial	B.Com., CS	51,242	0.25	02.02.2022	26	Mirza International Limited	Nil	Under probation

Note:

1. The remuneration does not include leave encashment, gratuity and other retirement benefits and other terms and conditions of the employment are as per Company's policy.
2. All the employees have adequate experience to discharge the responsibilities assigned to them and their designations are indicative of their nature of duties.
3. None of the employees mentioned above is a relative of any Director of the Company.



INDEPENDENT AUDITOR'S REPORT

To the Members of PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying standalone financial Statements of **Parsvnath Estate Developers Private Limited ('the Company')**, which comprise the Balance Sheet as at March 31, 2022, the statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and Statement of Cash Flows for the year ended on that date, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required give a true and fair view in conformity with the Indian Accounting Standard prescribed under section 133 if the Act read with the Companies (Indian Accounting Standard) Rules, 2015, as amended ("Ind AS"), and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022 and its losses, total comprehensive loss, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

Emphasis of Matters Paragraph

- a) The Company has accumulated losses and its net worth has been fully eroded, the Company has incurred a net loss/net cash loss during the current and previous year(s) and, the Company's current liabilities exceeded its current assets as at the balance sheet date. These conditions indicate the existence of a material uncertainty that may cast significant doubt about the Company's ability to continue as a going concern. However, the financial statements of the Company have been prepared on a going concern basis in view of continuing financial support from its holding / ultimate holding company.

T R Chadha & Co., a partnership firm converted into T R Chadha & Co LLP
(A limited liability partnership with LLP Identification No. AAF-3926) with effect from 28th December, 2015

Gurgaon Office: 76E, Udyog Vihar Phase IV, Gurgaon -122016 (Haryana)
Phone: 0124-4129900, Fax: 011-4114935, E-mail: gurgaon@trchadha.com
Corporate Office/ Regd. Office: B-30, Connaught Place, Kuthiala Building, New Delhi - 110001
Phone: 43259900, Fax: 43259930, E-mail: delhi@trchadha.com

The management is taking continuous efforts to sustain its business operations along with the parent company support.

Our opinion is not modified in respect of this matter.

Information Other than the Financial Statements and Auditor's Report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Directors report, but does not include the Standalone Financial Statements and our auditor's report thereon. These Reports are expected to be made available to us after the date of this auditor's report.

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

In connection with our audit of the Standalone financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the Directors report, Management Discussion and Analysis Report and Corporate Governance Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance as required and take appropriate action as applicable under the relevant laws and regulations.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

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

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

The Board of Directors are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statement that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider the quantitative and qualitative factor in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matters

- The standalone financial result for the year ended March 31, 2021 were audited by the erstwhile auditor whose report dated June 29, 2021, expressed an unmodified conclusion on those final Standalone financial results.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "**Annexure A**", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books
 - (c) The Balance Sheet, the Statement of Profit and Loss (including Other Comprehensive income), the statement of changes in equity and the Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of account
 - (d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with Companies (India Accounting Standard) Rules, 2015 as amended.
 - (e) The matters described in the 'Emphasis of Matter' paragraph above, in our opinion, may have an adverse effect on the functioning of the company.
 - (f) On the basis of the written representations received from the directors as on 31st March, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2022 from being appointed as a director in terms of Section 164 (2) of the Act.
 - (g) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "**Annexure B**".
 - (h) With respect to the other matters to be included in Auditor's Report in accordance with the requirements of section 197 (16) of the Act, as amended, to the best of our information and according to the explanations given to us, the company has not paid any remuneration to its directors during the year.

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

- a. The Company has disclosed the impact of pending litigations on its financial position in its financial statements - **Refer Note 26 to the financial statements**
- b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses - **Refer Note 27 to the financial statements;**
- c. There were no amounts which were required to be transferred to the investor's education and protection fund by the company - **Refer Note 39 (xiii) to the financial statements;**
- d. (i) Management has represented as disclosed in note no. 39 (v) to the financial statements, that to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(ii) The Management has represented to us and as disclosed in note no. 39 (vi) to the financial statements, that, to the best of its knowledge and belief,, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

(iii) Based on such audit procedures performed and information and explanation given, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.
- e. The company has not paid or declared any dividend during the year.

For T R Chadha & Co LLP
Chartered Accountants
Firm Regn. No: 006711N/N500028

Place: Delhi
Date : 30.05.2022

s/d-
Aashish Gupta
Partner
Membership No. 097343
UDIN : 22097343ANPKJU6849

ANNEXURE A
PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED
Annexure to Independent Auditors' Report for the period ended March 2022
(Referred to in Paragraph 1 under the Heading of "Report on Other Legal and Regulatory Requirements" of our Report of even date)

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that;

(i) Property, Plant and Equipment

- a)
- A. The Company is in the process of updation of proper records showing full particulars including quantitative details and situation of Property, Plant and Equipment;
 - B. The Company is in the process of updation of proper records showing full particulars including quantitative details and situation of Intangible Assets.
- b) As informed to us, there is regular periodic programme of physical verification to cover Property, Plant and Equipment. In our opinion, the periodicity of the physical verification is reasonable having regard to the size of the Company and the nature of its assets. The Company is under preparation of reconciliation of assets physically verified with books of accounts and in the opinion of the management discrepancies would not be material. However in the absence of reconciliation we are unable to comment upon whether the discrepancies are material.
- c) According to the information and explanations given to us, there are no immovable assets held by the company, hence reporting under clause (c) paragraph 3 (i) of the order is not applicable to the Company.
- d) The Company has not revalued its Property and Plant and Equipment (Including Right to use) or Intangible assets during the year.
- e) As disclosed by the management in note 39 (i) of the standalone financial statements, no proceedings have been initiated during the year or are pending against the Company as at March 31, 2022 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) (as amended in 2016) and rules made thereunder.

(ii) Inventories

- a) In our opinion and according to the information and explanations given to us, having regard to the nature of Inventory, the physical verification by way of verification of title deeds, site visits by the Management and certification of extent of work completion by competent persons, are at reasonable intervals and no material discrepancies were noticed on physical verification.
- a) As disclosed in note 39 (xiv) to the Ind AS financial statements, the Company has not been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks during the year on the basis of security of current assets of the Company. Based on the records examined by us in the normal course of audit of the Ind AS financial statements, the quarterly statements filed by the Company with

such banks are in agreement with the books of accounts of the Company. Therefore reporting under paragraph 3 (ii) (b) of the order is not applicable to the company.

(iii) Loans, Investments, Guarantees, Securities and Advances in nature of Loan

The Company has not made any investments and granted loans to its subsidiary companies and other parties during the year which were outstanding at balance sheet date, in respect of which:

- (a) The aggregate amount of loans granted & guarantee given to its subsidiary & Associates during the year and the balance outstanding at the balance sheet date with respect to the same, which were outstanding at balance shete date are as under:

Particulars	Guarantee	Security	Loans	Investment
Aggregate amount granted/provided during the year	NIL	NIL	NIL	NIL
-Subsidiaries	NIL	NIL	NIL	NIL
-Associates	NIL	NIL	NIL	NIL
Holding	NIL	NIL	NIL	NIL
-Others	NIL	NIL	NIL	NIL
Balance outstanding as at balance sheet date	NIL	NIL	NIL	NIL
-Subsidiaries	NIL	NIL	NIL	NIL
-Associates	NIL	NIL	NIL	NIL
Holding	NIL	827.05	NIL	NIL
-Others	NIL	NIL	NIL	NIL

- (b) The company has not given loans as well as received loans from relating parties which are interest free and repayable on demand. On overall basis, in our opinion, the terms and conditions of the loans granted, Guarantee given and investments made during the year are, prima facie, not prejudicial to the interest of the Company. Hence company not give any loans to any company, so clause (c) to (f) is not applicable on company

(iv) Compliance of Sec. 185 & 186

There is no transaction covered under Section 185 therefore reporting compliance w r to this section is not applicable on the company. Further, compliance related to section 186 of the Companies Act, 2013 in respect of the loans and investments made, and guarantees and security is not applicable as it dealt in real estate business.

(v) Public Deposit

According to the information and explanations given to us and as verified by us, the Company has not accepted any deposits including amount which are deemed to be deposit from the public and hence directives issued by the Reserve Bank of India and the provisions of the section 73 to 76 or any other relevant provisions of the Act and the Rules framed there under apply are not applicable. Accordingly, the provision of paragraph 3(v) of the Order is not applicable to the Company.

(vi) Cost Records

In our opinion and according to information and explanation given to us, the turnover and networth of the company is not above the threshold limit as prescribed by the Central Government under section 148(1) of the Companies Act, 2013 for maintenance of cost records, therefore provisions of paragraph 3(vi) of the order is not applicable to the Company.

(vii) Statutory Dues

- a) According to the information and explanations given to us as per note no and on the basis of our examination of the books of account, the Company has been regular in depositing its undisputed statutory dues including income-tax, Goods and Service Tax and cess etc. There are undisputed dues payable, outstanding as on 31st March, 2022 for a period of more than six months from the date they became payable.
- b) According to the information and explanations given to us, there are no amounts in respect of income tax, Goods and Service Tax etc. that have not been deposited with the appropriate authorities on account of any dispute.

(viii) According to the information and explanations given to us as per note no 39 (vii), No such case where, transactions not recorded in the books of account have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961). Accordingly, the provision of paragraph 3(viii) of the Order is not applicable to the Company.

(ix) Application & Repayment of Loans & Borrowings

- a) In our opinion and according to the information and explanation given to us, the Company has not defaulted in the repayment of loans or other borrowings or in the payment of interest thereon to any lender.
- b) As disclosed by the management in note 39(viii) of the financial statements, the Company has not been declared as willful defaulter by any bank or financial institution or the other lender.
- c) As disclosed by the management in note 39 (xii) of the financial statements, term loans taken from the Bank, Financial Institutions or any other lender were applied for the purpose for which the loans were obtained. During the year Company has not taken any loan. Term loans were taken earlier years as well as utilised in earlier year itself.
- d) On an overall examination of the balance sheet of the company, we report that, prima facie, funds raised on short-term basis have not been used for long term purposes.
- e) The Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries. Accordingly, the provision of paragraph 3(ix) (e) of the Order is not applicable to the Company. However, there are borrowings from subsidiary companies and loans given to subsidiary companies.

- f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries. Accordingly, the provision of paragraph 3(ix)(f) of the Order is not applicable to the Company.

(x) Application of fund raise through public offer

- a) According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has not raised money by way of initial public offer or further public offer (including debt instrument) during the year under audit therefore, paragraph 3 (x) (a) of the order is not applicable to the company.
- b) As per the information and explanations given by the management and based on our examination of the records, company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review Accordingly, compliance of section 42 and 62 of the Act does not arise. Therefore paragraph 3 (x)(b) of the order is not applicable to the company.

(xi) Fraud

- a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the explanation and information given to us, no fraud by the Company or on the Company has been noticed or reported during the course of our audit.
- b) To the best of our knowledge and according to the information and explanation provided to us, No report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government
- c) Company is not required for establishment of whistle-blower mechanism under section 177(9) of the Act. Therefore paragraph 3 (xi)(c) of the order is not applicable to the company.

(xii) In our opinion and according to the information and explanations given to us, the company is not a Nidhi Company. Therefore paragraph 3 (xii)(a), (b) and (c) of the order is not applicable to the company.

(xiii) In our opinion and according to information and explanation provided to us, the company is not required to constitute audit committee hence section 177 of The Companies Act, 2013 is not applicable to the Company. The Company has complied with the provision of section 188 of The Companies Act, 2013 and the details have been disclosed in the financial statement as required by the applicable accounting standards.

(xiv) In our opinion and based on our examination, the company does not have an internal audit system and is not required to have an internal audit system as per provisions of the Companies Act 2013. Therefore paragraph 3 (xiv)(a) and (b) of the order is not applicable to the company.

(xv) As per the information and explanations given to us, and based on our examination of the records, the company has not entered into any non-cash transaction with directors or

persons connected with him. Therefore paragraph 3 (xv) of the order is not applicable to the company.

- (xvi) As per the information and explanations given by the management as per note no , company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Therefore paragraph 3 (xvi) of the order is not applicable to the company.
- (xvii) Company has incurred cash losses of Rs. 12,598.64 Lakhs during the financial year & in immediate previous financial year cash loss incurred amounting Rs. 7,622.35 lakhs
- (xviii) There has been no resignation of the statutory auditors during the year and accordingly this clause is not applicable.
- (xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements including note no. 43 to the standalone financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, we are of the opinion that a material uncertainty exists with respect to going concern as on the date of audit report as mentioned in Para (a) of Emphasis of matter Paragraph of our Audit Report on the Financial Statements.
- (xx) Section 135(5) of the Act, is not applicable to the company, Accordingly, the provision of paragraph 3(xx)(a) and (b) of the Order is not applicable to the Company.
- (xxi) Company is not required to prepare consolidated financial statement, therefore, the provision of paragraph 3(xxi) of the Order is not applicable to the Company.

For T R Chadha & Co LLP
Chartered Accountants
Firm Regn. No: 006711N / N500028

Place: Delhi
Date : 30.05.2022

s/d-
Aashish Gupta
Partner
Membership No. 097343
UDIN : 22097343ANPKJU6849

ANNEXURE B

THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF PARSVNATH ESTATE PRIVATE LIMITED

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to financial statement of **PARSVNATH ESTATE PRIVATE LIMITED** ("the Company") as of 31 March, 2022 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on, "the internal control with reference to financial statement criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India". These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statement based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statement was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with reference to financial statement and their operating effectiveness. Our audit of internal financial controls with reference to financial statement included obtaining an understanding of internal financial controls with reference to financial statement, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system with reference to financial statement.

Meaning of Internal Financial Controls with reference to Financial Statement

A company's internal financial control with reference to financial statement is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to financial statement includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to Financial Statement

Because of the inherent limitations of internal financial controls with reference to financial statement, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statement to future periods are subject to the risk that the internal financial control with reference to financial statement may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system with reference to financial statement and such internal financial controls with reference to financial statement were operating effectively as at 31 March, 2022, based on, "the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India".

**For T R Chadha & Co LLP
Chartered Accountants
Firm Regn. No: 006711N / N500028**

**Place: Delhi
Date : 30.05.2022**

**s/d-
Aashish Gupta
Partner
Membership No. 097343
UDIN : 22097343ANPKJU6849**

Parsvnath Estate Developers Private Limited
Balance Sheet as at 31 March,2022

	Notes	As at 31-March-22	As at 31-March-21
Assets		Rs in lakhs	Rs in lakhs
1. Non-current assets			
a. Right of use asset	3	9,978.34	9,526.74
b. Other intangible assets	3	36,534.59	24,125.26
c. Intangible assets under development	3	-	14,865.56
d. Financial assets			
i. Other financial assets	4	861.11	860.86
e. Current Tax assets (net)	8	1,604.18	1,291.77
f. Deferred tax assets (net)	17	-	-
g. Other non-current assets	9	4,315.70	4,589.60
Total non-current assets		<u>53,293.92</u>	<u>55,259.79</u>
2. Current assets			
a. Inventories	5	7,300.83	7,300.83
b. Financial assets			
i. Trade receivables	6	194.01	880.56
ii. Cash and cash equivalents	7	1,213.07	2,817.81
iii. Other financial assets	4	1,058.12	278.61
c. Other current assets	9	39,194.74	38,468.17
Total current assets		<u>48,960.77</u>	<u>49,745.98</u>
Total assets		<u>1,02,254.69</u>	<u>1,05,005.77</u>
Equity and Liabilities			
1. Equity			
a. Equity share capital	10	500.00	500.00
b. Other equity	11	(64,562.68)	(49,766.37)
Total Equity		<u>(64,062.68)</u>	<u>(49,266.37)</u>
2. Liabilities			
Non-current liabilities			
a. Financial liabilities			
i. Borrowings	12	1,31,552.71	1,31,552.71
ii. Lease liability	14 (i)(c)	11,123.91	10,004.45
iii. Other financial liabilities	14 (i)	20,732.48	8,533.57
b. Other non-current liabilities	15	50.47	749.93
Total non-current liabilities		<u>1,63,459.57</u>	<u>1,50,840.66</u>
Current liabilities			
a. Financial liabilities			
i. Trade Payables	13		
a. Total outstanding dues of micro enterprises and small enterprises		-	-
b. Total outstanding dues of creditors other than micro enterprises and small enterprises		370.44	300.68
ii. Lease liability	14 (ii)(e)	-	806.40
iii. Other financial liabilities	14 (ii)	2,470.36	2,311.97
b. Other current liabilities	15	6.12	2.29
c. Provisions	16	10.86	10.14
Total current liabilities		<u>2,857.78</u>	<u>3,431.48</u>
Total liabilities		<u>1,66,317.35</u>	<u>1,54,272.14</u>
Total equity and liabilities		<u>1,02,254.68</u>	<u>1,05,005.77</u>

See accompanying notes forming part of the financial statements

In terms of our report attached

For T R Chadha & Co. LLP

Chartered Accountants

Firm's Registration No. 006711N/N500028

S/d -

Aashish Gupta

Partner

Membership No. 097343

1-53

For and on behalf of the Board of Directors

S/d -

Arvind Kumar Mishra

Director

DIN:08250280

S/d -

Suryamani Pandey

Director

DIN:08250346

Place: Delhi

Date: 30 May 2022

Parsvnath Estate Developers Private Limited
Statement of Profit and Loss for the Year ended 31 March, 2022

	Notes	Year ended 31 March, 2022	Year ended 31 March, 2021
		Rs in lakhs	Rs in lakhs
I Revenue from operations	18	5,634.12	6,355.48
II Other income	19	67.07	55.60
III Total income (I + II)		5,701.19	6,411.08
IV Expenses			
(a) Employee benefits expense	21	47.73	50.70
(b) Finance costs	22	17,512.49	12,841.49
(c) Depreciation and amortisation expense	23	2,196.95	2,229.49
(d) Other expenses	24	740.33	1,137.90
Total expenses (IV)		20,497.50	16,259.58
V Profit/(loss) before tax (III-IV)		(14,796.31)	(9,848.50)
VI Tax expense/(benefit):			
(i) Current tax		-	-
(ii) Tax adjustment for earlier years		-	-
(iii) Deferred tax		-	781.00
		-	781.00
VII Profit/(loss) for the year (V - VI)		(14,796.31)	(10,629.50)
VIII Other comprehensive income		-	-
IX Total comprehensive income for the year (VII + VIII)		(14,796.31)	(10,629.50)
X Earnings per equity share (face value Rs. 10 per share)	32		
(1) Basic (in Rs)		(295.93)	(212.59)
(2) Diluted (in Rs)		(295.93)	(212.59)

See accompanying notes forming part of the financial statements **1-53**

In terms of our report attached

For T R Chadha & Co. LLP

Chartered Accountants

Firm's Registration No. 006711N/N500028

For and on behalf of the Board of Directors

S/d -

Aashish Gupta

Partner

Membership No. 097343

S/d -

Arvind Kumar Mishra

Director

DIN:08250280

S/d -

Suryamani Pandey

Director

DIN:08250346

Place: Delhi

Date: 30 May 2022

PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED
Statement of Cash Flows for the year ended 31 March, 2022

Notes	Year ended 31 March, 2022 Rs in lakhs	Year ended 31 March, 2021 Rs in lakhs
Cash flows from operating activities		
Profit/(loss) for the year	(14,796.31)	(9,848.50)
Adjustments for :		
Finance costs recognised in profit or loss	17,512.49	12,841.49
Interest income recognised in profit or loss	(67.07)	(53.50)
Provision for employee benefit	0.72	(3.34)
Depreciation and amortisation expense	<u>2,196.95</u>	<u>2,229.49</u>
	4,846.78	5,165.64
Movements in working capital:		
(Increase)/decrease in trade and other receivables	686.55	(249.83)
(Increase)/decrease in other non current financial assets	(0.25)	(625.85)
(Increase)/decrease in other non current assets	240.36	3,794.61
(Increase)/decrease in other current financial assets	(770.39)	553.57
(Increase)/decrease in other current assets	(726.57)	(6,249.26)
Increase/(decrease) in trade payables	69.76	(874.76)
Increase/(decrease) in other non current financial liabilities	1,269.61	336.16
Increase/(decrease) in other non current liabilities	(699.46)	(661.81)
Increase/(decrease) in other current financial liabilities	138.68	(7.50)
Increase/(decrease) in other current liabilities	3.83	(6,476.62)
Increase/(decrease) in lease assets/liabilities (net)	<u>(1,257.97)</u>	<u>660.04</u>
Cash generated from operations	3,800.93	(4,635.61)
Income tax paid/refund (net)	<u>(312.41)</u>	<u>812.97</u>
Net cash (used in)/generated by operating activities	3,488.52	(3,822.64)
Cash flows from investing activities		
Interest received	57.95	35.26
Capital expenditure on Intangible assets (including development)	<u>312.53</u>	<u>(1,492.46)</u>
Net Cash (used in) /generated by investing activities	370.48	(1,457.20)
Cash flows from financing activities		
Proceeds from /(Repayment of) current borrowings	-	-
Proceeds from non current borrowings	-	14,343.47
Finance costs paid	<u>(5,463.73)</u>	<u>(6,394.59)</u>
Net Cash (used in)/generated by financing activities	(5,463.74)	7,948.87
Net increase in Cash and cash equivalents	(1,604.74)	2,669.03
Cash and cash equivalents at the beginning of the year	<u>2,817.81</u>	<u>148.78</u>
Cash and cash equivalents at the end of the year	1,213.07	2,817.81

See accompanying notes to the financial statements

1-53

In terms of our report attached

For T R Chadha & Co. LLP

Chartered Accountants

Firm's Registration No. 006711N/N500028

For and on behalf of the Board of Directors

S/d -

Aashish Gupta

Partner

Membership No. 097343

S/d -

Arvind Kumar Mishra

Director

DIN:08250280

S/d -

Suryamani Pandey

Director

DIN:08250346

Place: Delhi

Date: 30 May 2022

Parsvnath Estate Developers Private Limited
Statement of changes in equity for the year ended 31 March, 2022

A. Equity Share Capital

	Rs in lakhs
Balance as at 31 March, 2020	500.00
Changes in equity share capital during the year	-
Balance as at 31 March, 2021	500.00
Changes in equity share capital during the year	-
Balance as at 31 March, 2022	500.00

B. Other Equity (Refer Note-10)

	Reserves and Surplus	
	Retained earnings	Total
Balance as at 31 March, 2020	(39,136.88)	(39,136.88)
Profit/(loss) for the year	(10,629.50)	(10,629.50)
Other comprehensive income for the year	-	-
Balance as at 31 March, 2021	(49,766.38)	(49,766.38)
Profit/(loss) for the year	(14,796.31)	(14,796.31)
Other comprehensive income for the year	-	-
Balance as at 31 March, 2022	(64,562.69)	(67,660.29)

See accompanying notes forming part of the financial statements 1-53

In terms of our report attached

For T R Chadha & Co. LLP

Chartered Accountants

Firm's Registration No. 006711N/N500028

S/d -

Aashish Gupta

Partner

Membership No. 097343

Place: Delhi

Date: 30 May 2022

For and on behalf of the Board of Directors

S/d -

Arvind Kumar Mishra

Director

DIN:08250280

S/d -

Suryamani Pandey

Director

DIN:08250346

3. Other intangible assets

	As at 31-March-22	As at 31-March-21
	Rs in lakhs	Rs in lakhs
Net Carrying amounts of Assets on build-operate-transfer (BOT) basis:		
Building on leasehold land:		
- Given under operating lease	32,751.03	19,692.50
Plant and equipment	1,107.67	1,471.47
Plant and equipment	2,282.97	2,445.71
Furniture and fixture	375.96	500.42
Office equipment	-	0.30
Computers	16.96	14.86
	36,534.59	24,125.26

3. Intangible assets under development

3. Right of use assets:

	Rs in lakhs	Rs in lakhs
Right of use assets	9,978.34	5,950.05
Right of use assets under development	-	3,576.69
	9,978.34	9,526.74

	Building given under operating lease	Plant and equipment	Plant and equipment	Furniture and fixture	Office equipment	Computers	Total other intangibles	Right of use assets	Intangible assets under development
	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs
Balance as at 31 March, 2020	25,935.67	3,702.39	4,078.43	1,244.57	39.86	720.96	35,721.90	6,561.45	13,507.17
Additions	-	-	4.13	-	-	-	4.13	-	1,358.39
Balance as at 31 March, 2021	25,935.67	3,702.39	4,082.56	1,244.57	39.86	720.96	35,726.02	6,561.45	14,865.56
Additions	14,114.41	9.79	117.53	-	-	13.19	14,254.93	4,379.64	433.16
Disposal	-	-	-	-	-	-	-	-	15,298.72
Balance as at 31 March, 2022	40,050.09	3,716.14	4,202.14	1,244.57	39.86	734.15	49,986.96	10,941.09	0.00
Building und									
Accumulated amortisation									
Balance as at 31 March, 2020	5,202.31	1,858.12	1,363.46	619.73	38.89	594.06	9,676.58	306.10	-
Amortisation expense	1,040.86	372.80	273.39	124.46	0.64	112.05	1,924.19	305.30	-
Balance as at 31 March, 2021	6,243.17	2,230.92	1,636.85	744.19	39.53	706.11	11,600.77	611.40	-
Amortisation expense	1,055.89	373.59	280.27	124.46	0.31	11.08	1,845.60	351.35	-
Balance as at 31 March, 2022	7,299.06	2,604.51	1,917.12	868.64	39.84	717.19	13,446.37	962.75	-
Net Carrying amount									
Balance as at 31 March, 2020	20,733.36	1,844.27	2,714.97	624.87	0.94	126.91	26,045.32	6,255.35	13,507.17
Balance as at 31 March, 2021	19,692.50	1,471.47	2,445.71	500.42	0.30	14.86	24,125.25	5,950.05	14,865.56
Balance as at 31 March, 2022	32,751.03	1,107.67	2,282.97	375.96	(0.00)	16.96	36,534.58	9,978.34	-

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2022

Ageing of Intangible assets under development (IAUD)

Rs in lakhs

Amount in IAUD as on 31 March 2022					
Particulars	Less than 1 Year	1 – 2 Years	2 – 3 Years	More than 3 Yrs	Total
Project in Progress - Bhai Veer Singh (PhaseII)	-	-	-	-	-
Project temporarily suspended	-	-	-	-	-

Rs in lakhs

Amount in IAUD as on 31 March 2021					
Particulars	Less than 1 Year	1 – 2 Years	2 – 3 Years	More than 3 Yrs	Total
Project in Progress - Bhai Veer Singh (PhaseII)	1,358.39	13,507.17	-	-	14,865.56
Project temporarily suspended	-	-	-	-	-

Intangible Assets under development, following schedule is of completion

To be completed as on 31st March, 2022					
Particulars	Less than 1 Year	1 – 2 Years	2 – 3 Years	More than 3 Yrs	Total
Project in Progress - Bhai Veer Singh (PhaseII)	-	-	-	-	-
Project temporarily suspended	-	-	-	-	-

Rs in lakhs

To be completed as on 31st March, 2021					
Particulars	Less than 1 Year	1 – 2 Years	2 – 3 Years	More than 3 Yrs	Total
Project in Progress - Bhai Veer Singh (PhaseII)	2,300.00	-	-	-	2,300.00
Project temporarily suspended	-	-	-	-	-

Notes:

Intangible assets

a. Assets on Build-operate-transfer (BOT) basis

Intangible assets comprises buildings constructed on 'Build-operate-Transfer' (BOT) basis. The company has unconditional right to use/lease such assets during the specified period. After expiry of specified period, these assets will get transferred to licensor without any consideration. Since, the Company has no ownership rights over these assets and has limited right of use during the specified period, these assets are classified as intangible assets.

BOT assets have been further bifurcated in:

- i Building on leasehold land
- ii Plant and equipment
- iii Furniture and fixture
- iv Office equipment
- v Computers

b. Intangible assets under development

Intangible assets (BOT) which are not ready for intended use as on the date of Balance Sheet are disclosed as 'Intangible assets under development'

c. Right of use assets

Right to use assets is lease liability measured at cost, which comprises initial amount of lease liability adjusted for lease payments made at or before the commencement date of 1 April, 2019 (see note 2.4)

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March,2022

	As at 31-March-22	As at 31-March-21
	Rs in lakhs	Rs in lakhs
4. Other financial assets		
(Unsecured, Considered goods unless stated otherwise)		
Non-Current		
a. Security deposits to others	34.06	33.81
b. Margin money to holding company *	827.05	827.05
	861.11	860.86
* Refer dues from related party Note-36		
Current		
a. Interest accrued on deposits	39.94	30.82
b. Other receivables	1,018.18	247.79
	1,058.12	278.61
5. Inventories		
(lower of cost and net realisable value)		
a. Work-in-progress	7,300.83	7,300.83
	7,300.83	7,300.83
Note:		
The Company has classified its inventory of work-in-progress as current.		
Details of inventory expected to be realised after more than 12 months from the reporting date is as under:		
Less than 12 months	-	-
More than 12 months	7,300.83	7,300.83
	7,300.83	7,300.83
6. Trade receivables		
Current		
a. Unsecured, considered good	194.01	880.56
	194.01	880.56
(Refer Note-37 for Trade receivables ageing schedule)		
Note:		
1. The average credit period is 30 days. For payments, beyond credit period, interest as per terms of agreement with buyers.		
2. Trade receivables reflect rent receivable which is secured against security deposits received from tenants. Therefore, expected credit loss was not considered in such cases.		
7. Cash and cash equivalents		
a. Balances with banks		
i. in current accounts	369.11	787.88
ii. in deposit accounts (for less than 3 months)	843.85	2,029.33
b. Cash on hand	0.11	0.60
	1,213.07	2,817.81
8. Current tax assets (net)		
a. Tax refund receivable	1,604.18	1,291.77
	1,604.18	1,291.77
9. Other assets		
(Unsecured, Considered goods unless stated otherwise)		
Non-Current		
a. Capital advances	45.93	79.47
b. Advances to vendors	6.21	5.95
c. Upfront fees (unamortised)	4,263.56	4,504.18
	4,315.70	4,589.60
Current		
a. Advance for purchase of land to related parties *	38,859.48	38,146.98
b. Prepaid expenses	44.65	50.67
c. Upfront fees (unamortised)	156.30	154.68
d. GST credit receivables	124.31	105.84
e. Others	10.00	10.00
	39,194.74	38,468.17
* Refer advance for purchase of land to related party Note-36		

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2022

10 .Equity Share Capital

	As at 31-March-22 Rs in lakhs	As at 31-March-21 Rs in lakhs
Equity share capital	500.00	500.00
	500.00	500.00

**Authorised Share Capital
Class A**

37,75,000 (as at 31 March,2022: 37,75,000)
Class A equity shares of Rs. 10 each

377.50

377.50

37,75,000 (as at 31 March,2021: 37,75,000)
Class A equity shares of Rs. 10 each

Class B

12,25,000 (as at 31 March,2022: 12,25,000)
Class B equity shares of Rs. 10 each

122.50

122.50

12,25,000 (as at 31 March,2021: 12,25,000)
Class B equity shares of Rs. 10 each

500.00

500.00

**Issued, subscribed and fully paid up capital
Class A**

37,75,000 (as at 31 March,2022: 37,75,000) fully
paid Class A equity shares of Rs. 10 each

377.50

377.50

37,75,000 (as at 31 March,2021: 37,75,000) fully
paid Class A equity shares of Rs. 10 each

Class B

12,25,000 (as at 31 March,2022: 12,25,000) fully
paid Class B equity shares of Rs. 10 each

122.50

122.50

12,25,000 (as at 31 March,2021: 12,25,000) fully
paid Class B equity shares of Rs. 10 each

500.00

500.00

10.1- Reconciliation of share capital

	Class A		Class B	
	Number of Shares in	Share Capital Rs./lacs	Number of Shares in	Share Capital Rs./lacs
Balance as at March 31, 2020	37,75,000	377.50	12,25,000	122.50
Movements during the year	-	-	-	-
Balance as at March 31, 2021	37,75,000	377.50	12,25,000	122.50
Movements during the year	-	-	-	-
Balance as at March 31, 2022	37,75,000	377.50	12,25,000	122.50

10.2 - Rights, preferences and restrictions attached to each class of equity shares

The company has two class of equity shares having a par value of Rs10 per share. Each class A shareholder is entitled to one vote per share and Class B shareholder is entitled to three vote per share.

10.3- Details of shares held by the holding company, its subsidiaries and associates

	As at 31-March-22	As at 31-March-21
	No of shares	No of shares
Parsvnath Developers Limited, the holding company		
Class A Share	37,75,000	37,75,000
Class B shares	12,25,000	12,25,000

10.4- Details of shares held by each shareholder holding more than 5%

	As at March 31, 2022		As at March 31, 2021	
	Number of shares held	% holding of equity shares	Number of shares held	% holding of equity shares
i. Class A Parsvnath Developers Limited	37,75,000	100.00%	37,75,000	100.00%
ii. Class B Parsvnath Developers Limited	12,25,000	100.00%	12,25,000	100.00%

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2022

10.5- Shareholding of promoters:
Shareholding As at 31 Mar '2022

Sr. No.	Class of equity Shares	Promoter's Name	Nos. of shares at the beginning of the year	Change during the year	Nos. of shares at the end of the year	% of total shares	% change during the year
1.	Class A Share	Parsvnath Developers Limited	37,74,999	-	37,74,999	75.499%	0.00%
2.	Class A Share	Mr. Yogesh Jain (Nominee of Parsvnath Developers Limited)	1	-	1	0.001%	0.00%
3.	Class B shares	Parsvnath Developers Limited	12,25,000	-	12,25,000	24.50%	0.00%
TOTAL			50,00,000	-	50,00,000	100%	

Shareholding As at 31 Mar '2021

Sr. No.	Class of equity Shares	Promoter's Name	Nos. of shares at the beginning of the year	Change during the year	Nos. of shares at the end of the year	% of total shares	% change during the year
1.	Class A Share	Parsvnath Developers Limited	37,74,999	-	37,74,999	75.499%	0.00%
2.	Class A Share	Mr. Yogesh Jain (Nominee of Parsvnath Developers Limited)	1	-	1	0.001%	0.00%
3.	Class B shares	Parsvnath Developers Limited	12,25,000	-	12,25,000	24.50%	0.00%
TOTAL			50,00,000	-	50,00,000	100%	

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2022

	As at 31-March-22 Rs in lakhs	As at 31-March-21 Rs in lakhs
11. Other equity		
a. Retained earnings	(64,562.68)	(49,766.37)
	(64,562.68)	(49,766.37)
a. Retained earnings		
Balance at the beginning of the year	(49,766.37)	(39,136.87)
Profit/(loss) for the year	(14,796.31)	(10,629.50)
Balance at the end of the year	(64,562.68)	(49,766.37)

Nature and purpose of reserves:

- a. Retained earnings - Retained earnings are profits/losses of the Company earned till date.

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March,2022

	As at 31-March-22	As at 31-March-21
	Rs in lakhs	Rs in lakhs
12. Borrowings		
Non current		
Secured - at amortised cost		
a. Term loan		
- From others		
a. Debentures		
Non Convertible Debentures - Junior	1,01,880.00	1,01,880.00
Non Convertible Debentures- Senior Series A	2,418.18	2,418.18
Non Convertible Debentures - Senior Series B	27,254.53	27,254.53
	1,31,552.71	1,31,552.71

A. Non Convertible Debentures - Junior

I. Non Convertible Debentures - Junior are secured by:-

12,188 Junior, Secured, Unrated, Redeemable Non-convertible debentures of Rs. 10 lakhs each were issued on 29 June 2020. The NCDs are to be secured by (a) A first ranking exclusive hypothecation over the Second Hypothecated properties i.e. Inventory, all moveable plant and machinery, equipment, furniture and all other fixed assets other than land and building, (b) first ranking exclusive pledge over the Company's pledged Securities, (c) charge over the Subordinated Loans and secured by, (d) The Corporate guarantee issued by Parsvnath Developers Limited, the holding company and (e) Personal Guarantees of Chairman, Managing Director and a wholetime Director of the holding company. Debentures were partially redeemed by an amount of Rs. 164,095.832 per debenture on 31 March, 2021. New face value per debenture is Rs. 835,904.168.

Debentures will be redeemed at such amount that shall provide return to the debenture holders calculated at an IRR of 10% per annum.

Junior debentures will be redeemed in 2 equal installments on 31st March, 2026 and 31st March, 2027.

II. Non Convertible Debentures- Senior Series A are secured by :-

250 Senior (series A), Secured, Rated, Listed Redeemable and Non-convertible debentures of Rs. 10 lakhs each were issued on 29 June 2020. The NCDs are secured by (a) A second ranking exclusive hypothecation over the First Hypothecated properties (All amount held, owing to and receivable in relation to the project 'Parsvnath Capital Tower' at Bahi Veer Singh Marg, New Delhi and all rights, title, interest, benefits, claims and demands) and net project receipts, (b) A first ranking exclusive hypothecation over the Second Hypothecated properties i.e. Inventory, all moveable plant and machinery, equipment, furniture and all other fixed assets other than land and building, (c) A first ranking exclusive pledge over the Company's pledged Securities, (d) A charge over the Subordinated Loans, (e) The Corporate guarantee issued by Parsvnath Developers Limited, the holding company, (f) Personal Guarantees of Chairman, Managing Director and a wholetime Director of the holding company. Debentures were partially redeemed by an amount of Rs. 32729.717 per debenture on 31 March, 2021. New face value per debenture is Rs. 967,270.283

Debentures will be redeemed at such amount that shall provide return to the debenture holders calculated at an IRR of 20% per annum.

Debentures are redeemable on 31 March, 2024 and 31 March, 2025

III.Non Convertible Debentures- Senior Series B are secured by :-

750 Senior, Secured Unlisted Redeemable Non-convertible debentures of Rs. 10 lakhs each were issued on 29 June 2020 and 2,000 Senior, Secured Unlisted Redeemable Non-convertible debentures of Rs. 10 lakhs each were further issued on 31 March 2021. The NCDs are secured by (a) A second ranking exclusive hypothecation over the First Hypothecated properties (All amount held, owing to and receivable in relation to the project 'Parsvnath Capital Tower' at Bahi Veer Singh Marg, New Delhi and all rights, title, interest, benefits, claims and demands) and net project receipts , (b) A first ranking exclusive hypothecation over the Second Hypothecated properties i.e. Inventory, all moveable plant and machinery, equipment, furniture and all other fixed assets other than land and building, (c) A first ranking exclusive pledge over the Company's pledged Securities, (d) A charge over the Subordinated Loans, (e) The Corporate guarantee issued by Parsvnath Developers Limited, the holding company, (f) Personal Guarantees of Chairman, Managing Director and a wholetime Director of the holding company. Debentures were partially redeemed by an amount of Rs. 8926.286 per debenture on 31 March, 2021. New face value per debenture is Rs. 991,073.714.

Debentures will be redeemed at such amount that shall provide return to the debenture holders calculated at an IRR of 20% per annual.

Debentures are redeemable on 31 March, 2024 and 31 March, 2025

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March,2022

	As at 31-March-22	As at 31-March-21
	Rs in lakhs	Rs in lakhs
13. Trade Payables *		
Current		
a. Total outstanding dues of micro enterprises and small enterprises	-	-
b. Total outstanding dues of creditors other than micro enterprises and small enterprises	370.44	300.68
	370.44	300.68
* Refer Note-38 for Trade payables ageing schedule		
Note:		
As per the information available with the Company, trade payables do not include any amount due to Micro and Small Enterprises as defined under 'Micro, Small and Medium Enterprises Developments Act, 2006' (MSMED Act, 2006) and no interest has been paid or payable in terms of MSMED Act, 2006.		
14. Other financial liabilities *		
(i) Non current		
a. Security deposits received	1,102.70	952.55
b. Interest accrued but not due	19,629.78	7,581.02
	<u>20,732.48</u>	<u>8,533.57</u>
c. Lease liability	11,123.91	10,004.45
	31,856.39	18,538.02
(ii) Current		
a. Security deposits received	2,236.69	2,100.80
b. Security deposits received	69.41	67.81
c. Payables on purchase of fixed assets	144.11	124.40
d. Employees dues	20.15	18.96
	<u>2,470.36</u>	<u>2,311.97</u>
e. Lease liability	-	806.40
	2,470.36	3,118.37
* Carrying amount of these financial liabilities are reasonable approximation of their fair value.		
15. Other liabilities		
Non current		
a. Rent received in advance	50.47	749.93
	50.47	749.93
Current		
a. Statutory liabilities	6.12	2.29
	6.12	2.29
16. Provisions		
Current		
a. Employee benefits	10.86	10.14
	10.86	10.14
Break-up is as under:		
Provision for gratuity (Refer Note-30)	8.09	7.08
Provision for compensated absences	2.77	3.06
	10.87	10.14

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March,2022

	As at 31-March-22	As at 31-March-21	
	Rs in lakhs	Rs in lakhs	
17. Deferred tax assets (net)			
Deferred tax assets	(2,515.00)	2,515.00	
Deferred tax liabilities	2,515.00	(2,515.00)	
Net	-	-	
	Opening balance	Recognised in Profit or loss	Closing balance
	Rs in lakhs	Rs in lakhs	Rs in lakhs
Year ended 31 March, 2022			
Deferred Tax (liabilities)/assets in relation to Property, Plant and Equipment	(2,515.00)	-	(2,515.00)
	(2,515.00)	-	(2,515.00)
Deferred tax assets:			
Tax losses	2,515.00	-	2,515.00
	-	-	-
Year ended 31 March, 2021			
Deferred Tax (liabilities)/assets in relation to Property, Plant and Equipment	(3,303.00)	788.00	(2,515.00)
	(3,303.00)	788.00	(2,515.00)
Deferred tax assets:			
Tax losses	4,084.00	(1,569.00)	2,515.00
	781.00	(781.00)	-

Notes:

1. The Company has tax losses of Rs. 16,281.74 lakhs (31 March, 2021 - Rs. 16,475.77 lakhs) that are available for off setting for eight years against future taxable income of the Company. The losses will expire as under:

	Current Year Rs. in lakhs	Previous Year Rs. in lakhs
Year ending 31 March, 2022		194.03
Year ending 31 March, 2023	6,132.32	6,132.32
Year ending 31 March, 2024	4,515.33	4,515.33
Year ending 31 March, 2025	2,176.22	2,176.22
Year ending 31 March, 2026	2,278.05	2,278.05
Year ending 31 March, 2027	1,179.82	1,179.82
Year ending 31 March, 2028		
Year ending 31 March, 2029		
Year ending 31 March, 2030		
Total	16,281.74	16,475.77

2. On a prudence basis, the Company has recognised deferred tax assets (DTA) on current year's losses and other items. Unrecognised DTA on current year's losses is approximately Rs. 1718.25 Lakhs (March 2021-Rs. 2,515.00 lakhs).
3. The Company has recognised deferred tax assets on its unabsorbed depreciation and business losses carried forward. The Company has executed long term lease agreements with its tenants. Based on these lease agreements, the Company has certainty as on the date of the balance sheet, that there will be sufficient taxable income available to realise such assets in the near future. Accordingly, the Company has created deferred tax assets on its carried forward unabsorbed depreciation and business losses.
4. The recognition of deferred tax assets on tax losses is based on detailed budgets prepared by the Company .

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2022

	Year ended 31 March, 2022	Year ended 31 March, 2021
	Rs in lakhs	Rs in lakhs
18. Revenue from operations		
a. Lease income received	5,165.06	5,829.40
b. Maintenance charges income	469.06	526.08
	5,634.12	6,355.48
19. Other income		
a. Interest income:		
i. on deposits with bank	53.14	39.57
ii. on deposits with others	13.93	13.93
b. Excess provision written back	-	2.10
	67.07	55.60
20. Changes in inventories of work-in-progress		
a. Inventories at the beginning of the year		
i. Work-in-progress	7,300.83	7,300.83
b. Inventories at the end of the year		
i. Work-in-progress	7,300.83	7,300.83
c. Net (increase) /decrease	-	-
21. Employee benefits expense		
a. Salaries and wages	47.73	50.70
	47.73	50.70
22. Finance costs		
a. Interest expenses:		
i. on borrowings	16,415.77	11,427.62
ii. others		
a. On lease liability as per IND AS 116	780.64	751.49
b. On amortised cost instruments as per IND AS 115	286.04	382.78
iii. on delayed payment of statutory liabilities	1.05	261.72
	17,483.50	12,823.61
iv. Other borrowing cost	28.99	17.88
	17,512.49	12,841.49
23. Depreciation and amortisation expense		
a. Amortisation of intangible assets	1,845.60	1,924.19
b. Amortisation of right of use assets	351.35	305.30
	2,196.95	2,229.49
24. Other expenses		
a. Power and fuel	201.81	185.40
b. Lease rentals	162.23	161.40
c. Repair and maintenance - Building	37.48	136.28
d. Repair and maintenance - Others	16.10	17.20
e. Insurance	17.75	14.82
f. Rates and taxes	0.59	0.41
g. Printing and stationery	0.10	0.36
h. Advertisement and business promotion	0.93	0.31
i. Security and housekeeping expenses	207.81	189.97
j. Legal and professional charges	85.98	388.96
k. Payment to auditors - Statutory audit fee	3.50	4.58
l. Stamp duty	-	35.75
m. Miscellaneous expenses	6.05	2.46
	740.33	1,137.90
Payment to auditors (net of GST credit)		
i. Statutory audit fee (Payment to current auditor)	3.50	-
ii. Statutory audit fee (Payment to previous auditor)	-	4.58
	3.50	4.58

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the Half Year ended 31 March, 2022

	Year ended 31 March, 2022	Year ended 31 March, 2021
	Rs. in lakhs	Rs. in lakhs
25 Income tax		
i. Income tax expense/(benefit) recognised in Statement of Profit and Loss		
Current tax		
In respect of the current year	-	-
Tax adjustment for earlier years	-	-
	<u>-</u>	<u>-</u>
Deferred tax		
In respect of the current year	-	781.00
	<u>-</u>	<u>781.00</u>
Total income tax expense recognised	<u>-</u>	<u>781.00</u>
ii. Income tax expense/(benefit) reconciliation with effective tax rate on accounting profit:		
Profit/(loss) before tax	(14,796.31)	(9,848.50)
Income tax expense calculated at 26% (2020-21: 26%)	(3,847.04)	(2,560.61)
Income tax adjustment for earlier years	-	-
Effect of expenses that are not deductible in determining taxable profit	-	1,779.61
Deferred tax not recognised on prudence basis	3,847.04	-
Income tax expense/(benefit) recognised in statement of profit and loss	<u>-</u>	<u>(781.00)</u>
The tax rate used for the years 2021-22 and 2020-21 reconciliations above is the corporate tax rate of 25% plus		
cess of 4% on corporate tax, payable by corporate entities in India on taxable profits under the Indian tax law.		
iii. Income tax recognised in other comprehensive income		
Remeasurements of defined benefit obligation	-	-
Total income tax recognised in other comprehensive income	<u>-</u>	<u>-</u>

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2022

26. The Company does not have any pending litigations which would impact its financial position.
27. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
28. The Company entered into 'Amended and Restated Investment and Security Holder's Agreement' (in supersession of the Investment and Security Holder's Agreement dated March 25, 2010) dated September 14, 2010 with its Holding Company - Parsvnath Developers Limited (PDL) and two Overseas Investment Entities viz., City Centre Monuments and Emtons Holdings Limited (collectively referred to as 'Investors') for the development of office complex on the plot of land measuring 15,583.83 square metres situated at Bhai Veer Singh Marg, New Delhi on the terms and conditions contained in the aforesaid agreement. The rights in the said plot have been assigned on 'Build Operate Transfer' (BOT) basis to the Company by PDL with the approval of Delhi Metro Rail Corporation Limited (DMRC).

Pursuant to the aforesaid agreement, the Company had allotted 1,225,000 Class B Equity Shares of Rs. 10 each and 11,177,500 Fully Convertible Debentures (carrying interest @15.50% per annum) of Rs. 100 each to the Investors during the Financial Year 2010-11. The Company had also allotted 3,765,000 Class A Equity Shares of Rs. 10 each and 1,74,75,000 Optionally Convertible Debentures (carrying interest @15.50% per annum) of Rs. 10 each to PDL.

Pursuant to the Fourth and the Fifth Supplementary Agreement (in relation to and with reference to the 'Amended and Restated Investment and Security Holder's Agreement' dated September 14, 2010) entered on 10 October, 2011 and 14 December, 2011 respectively, by the Company with PDL and Investors, the Company had allotted 25,00,000 Fully Convertible Debentures - Series B (carrying interest @17.25% per annum) of Rs. 100 each and 17,40,000 Fully Convertible Debentures - Series C (carrying interest @17.75% per annum) of Rs. 100 each to the investors namely Emtons Holdings Limited. The Company also allotted 34,88,000 Optionally Convertible Debentures of Rs. 10 each to PDL. Further, pursuant to the Fourth Supplementary Agreement, 46,09,500 Optionally Convertible Debentures of Rs. 10 each, held by PDL, were redeemed in financial year 2011-12.

During the financial year 2016-17, PDL acquired all the securities of the Company held by the two Investors and the Company became a wholly owned subsidiary of PDL with effect from 25 May 2016.

29. Commitments

i. Capital Commitments

	As at 31 March, 2022	As at 31 March, 2021
	Rs in lakhs	Rs in lakhs
Estimated amount of contracts remaining to be executed on capital account (net of advances)	-	-
ii. Bank guarantee issued by the holding company	672.00	672.00

30. Employee benefit plan

The Company offers its employees defined benefit plan in the form of a gratuity scheme. Benefits under gratuity scheme are based on year's of service and employee remuneration. The scheme provides for lump sum payment to vested employees at retirement, death while on employment, resignation or on termination of employment.

Amount is equivalent to 15 days salary payable for each completed year of service or part thereof in excess of 6 months. Vesting occurs upon completion of 5 years of continuous service.

The following table sets out the amount recognised in respect of gratuity in the financial statements:

	As at 31 March, 2022	As at 31 March, 2021
	Rs. in lakhs	Rs. in lakhs
Liability at the beginning of the year	7.08	6.83
Current service cost	1.01	0.25
Paid during the year	-	-
Liability at the end of the year	8.09	7.08
Expensed recognised in the Statement of Profit and Loss	1.01	0.25

31. Segment reporting

The chief operating decision maker ('CODM') for the purpose of resource allocation and assessment of segments performance focuses on Real Estate, thus operates in a single business segment. The Company is operating in India, which is considered as single geographical segment. Accordingly, the reporting requirements for segment disclosure as prescribed by Ind AS 108 are not applicable.

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2022

32. Earnings per share

		As at 31 March, 2022	As at 31 March, 2021
i.	Net loss for calculation of basic and diluted earnings per share	Rs. In lakhs (14,796.31)	(10,629.50)
ii.	Weighted average number of equity shares outstanding during the year	Numbers 50,00,000	50,00,000
iii.	Basic and diluted earnings per share	Rs. (295.93)	(212.59)
iv.	Nominal value of equity shares	Rs. 10	10

33. The Company is setting up a project on Build Operate Transfer (BOT) basis. Costs incurred on this Projects till completion of the project are reflected as 'Intangible assets under development'. Details of incidental expenditure incurred during construction in respect of the project debited to 'Intangible assets under development' are as under:

	Year ended 31 March, 2022 Rs. in lakhs	Year ended 31 March, 2021 Rs. in lakhs
a.	Legal and professional charges	31.50
b.	Licence fee	84.32
c.	Labour Cess	-
d.	Compounding charges	-
	<u>1,504.96</u>	<u>115.82</u>

34. Details of borrowing costs capitalised during the year:

	Year ended 31 March, 2022 Rs. in lakhs	Year ended 31 March, 2021 Rs. in lakhs
a.	Intangible assets under development	1,129.81
	<u>423.38</u>	<u>1,129.81</u>

35. Corporate social responsibility

In terms of provisions of section 135 of the Companies Act, 2013, the Company was not required to spend on Corporate Social Responsibility (CSR) during the year in view of the continuing losses during the last three years and there is no unspent amount towards Corporate Social Responsibilities (CSR) under section (5) of Section 135 of the Act pursuant to any project.

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2022

36. Related party disclosures

i. List of related parties (with whom the Company had transactions during the year)

- (a) Holding Company :-**
 - Parsvnath Developers Limited (PDL)
- (b) Director's Details :-**
 - Deepa Gupta
 - Rakshita Sharma

ii. Balances outstanding/transactions with related parties

	<u>Holding Company</u> Rs. In lakhs Current year	<u>Holding Company</u> Rs. In lakhs Previous year	<u>Director's Details</u> Rs. In lakhs Current year	<u>Director's Details</u> Rs. In lakhs Previous year
(a) Transactions during the year				
Director sitting fees	-	-	1.30	1.00
Interest income on deposits	13.93	13.93	-	-
Security deposit received back	-	317.91	-	-
Advance paid	24.37	-	-	-
Advance paid for purchase of land	712.50	7,146.98	-	-
Advances repaid	-	-	-	-
Advances received back	736.87	483.45	-	-
Margin money (asset)	-	625.45	-	-
Financial quarantees issued by	-	1,65,000.00	-	-
(b) Balances at year-end				
Security deposits (asset)	-	-	-	-
Margin money (asset)	-	827.05	-	-
Interest accrued on deposits	38.00	25.45	-	-
Advance for purchase of land	38,859.48	38,146.98	-	-
Other receivables	-	-	-	-
Gurantees received	672.00	672.00	-	-
Financial quarantees issued by PDL	1,65,000.00	1,65,000.00	-	-

Notes:

- 1 All related party transactions entered during the year were in ordinary course of business and are on arm's length basis.

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the Year ended 31 March, 2022

37 Ageing of Trade Receivables

Rs in lakhs

As on 31-03-2022							
Particulars	Unbilled dues	Less than 6 Months	6 Months - 1 Year	1 - 2 Years	2 - 3 Years	More than 3 Yrs	Total
(i) Undisputed Trade Receivables - Considered Goods	-	15.43	-	13.14	122.89	42.56	194.01
(ii) Undisputed Trade Receivables - Considered Doubtful	-	-	-	-	-	-	-
(iii) Disputed Trade Receivables - Considered Goods	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables - Considered Doubtful	-	-	-	-	-	-	-
Total	-	15.43	-	13.14	122.89	42.56	194.01

Rs in lakhs

As on 31-03-2021							
Particulars	Unbilled dues	Less than 6 Months	6 Months - 1 Year	1 - 2 Years	2 - 3 Years	More than 3 Yrs	Total
(i) Undisputed Trade Receivables - Considered Goods	-	413.00	302.46	120.82	1.38	42.89	880.56
(ii) Undisputed Trade Receivables - Considered Doubtful	-	-	-	-	-	-	-
(iii) Disputed Trade Receivables - Considered Goods	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables - Considered Doubtful	-	-	-	-	-	-	-
Total	-	413.00	302.46	120.82	1.38	42.89	880.56

38 Ageing of Trade Payables

Rs in lakhs

Outstanding balances as on 31-03-2022						
Particulars	Unbilled dues	Less than 1 Year	1 - 2 Years	2 - 3 Years	More than 3 Yrs	Total
(i) MSME	-	-	-	-	-	-
(ii) Others	28.38	322.65	-	1.52	17.89	370.44
(iii) Disputed Dues - MSME	-	-	-	-	-	-
(iv) Disputed Dues - Others	-	-	-	-	-	-
Total	28.38	322.65	-	1.52	17.89	370.44

Rs in lakhs

Outstanding balances as on 31-03-2021						
Particulars	Unbilled dues	Less than 1 Year	1 - 2 Years	2 - 3 Years	More than 3 Yrs	Total
(i) MSME	-	-	-	-	-	-
(ii) Others	39.79	249.51	-	1.31	10.07	300.68
(iii) Disputed Dues - MSME	-	-	-	-	-	-
(iv) Disputed Dues - Others	-	-	-	-	-	-
Total	39.79	249.51	-	1.31	10.07	300.68

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the Year ended 31 March, 2022

39. OTHER STATUTORY INFORMATION FOR THE YEAR ENDED 31 MARCH 2022 AND 31 MARCH 2021:

- (i) The Company do not have any benami property , where any proceeding has been initiated or pending against the Company for holding any benami property under the Benanmi Transactions (prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- (ii) The Company does not have any transaction with companies struck off under Section 248 of the Companies Act. 2013
- (iii) The Company does not have any charge or satisfaction which is yet to be registered with Registrar of Companies beyond the statutory period except in case of charge created for loan taken as Junior debt which is to be created after 3 working days of satisfaction of charge by Senior Debenture Trustee.
- (iv) The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (v) The Company have not advanced or loaned or invested funds to any other person(s) or entity(is), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) 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
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- (vi) The Company have not received any fund from any person(s) or entity(is), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - (a) 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
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (vii) The Company do not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income 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).
- (viii) The Company has not been declared willful defaulter by any bank or financial institution or Government or any Government authority or other lender, in accordance with the guidelines on willful defaulters issued by the Reserve Bank of India.
- (ix) The Company does not have any investment and hence compliance under the number of layers prescribed under Clause (87) of Section 2 of the Companies Act, 2013 read with the Companies (Restriction on number of Layers) Rules, 2017 is not applicable.
- (xi) The Company has not taken any over draft facility during the year, so disclosure regarding discrepancies between balance as per books and quarterly statement sent to Bank is not applicable.
- (xii) Term loan taken from Bank, Financial Institutions or any lender were utilized for the purpose for which taken.
- (xiii) There was no amounts which was required to be transferred to the Investor Education & Protection Fund, during the year.

40. The Company has not provided and paid any remuneration to Directors during the year.

41. In the opinion of the Board of directors, Current and non current assets do have a value on realization in the ordinary course of business at least equal to the amount at which they are stated.

42. The outbreak of Coronavirus (COVID-19) pandemic has caused significant disturbance and slowdown of economic activity. COVID-19 has adversely impacted the business operations of the company, by way of interruption of construction activities, supply chain disruption, unavailability of labour, etc. The Company has assessed the economic impact of Covid-19 on its business by evaluating various scenarios on certain assumptions and current indicators of future economic conditions and on the basis of internal and external sources of information. Based on this, the Company has assessed recoverability and carrying value of its assets comprising inventory, receivables, investments, investment properties, intangible assets, right of use assets, advances, deferred tax assets and other financial and non-financial assets and believes that it will recover the carrying value of all its assets. The management will continue to closely monitor any material changes arising out of future economic conditions and impact on its business.

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the Year ended 31 March, 2022

43 Ratios

S. No	Particulars	Numerator	Denominator	As on 31.03.22	As on 31.03.21	% Changes In ratio	Remarks (Explanation shall be provided for any change in the ratio by more than 25% as compared to the preceding year.)
1	Current ratio (in times)	Current assets	Current liabilities	17.13	14.50	-18.18	Not Applicable
2	Debt-equity ratio (in times)	Total debt	Total equity	(2.05)	(2.67)	23.10	Not Applicable
3	Debt service coverage ratio (in times)	Earnings before exceptional items, interest and tax (EBIT) & Finance cost charged to inventory	[Finance cost + principal repayments made during the period for non-current borrowings (including current maturities)]	0.28	0.03	-707.83	Increase in ratio due to increase in interest cost
4	Return on equity ratio (%)	Net profit after tax	Total equity excluding Debenture Redemption Reserve	23.10%	21.58%	-7.05	Not Applicable
5	Inventory turnover ratio (in times)	Cost of goods sold	Average inventories	Not Applicable	Not Applicable	Not Applicable	Not Applicable
6	Trade receivable turnover ratio (in times)	Revenue from operations	Average trade receivables	10.49	8.41	-24.68	Not Applicable
7	Trade payable turnover ratio (in times)	Cost of goods sold	Average trade payables	Not Applicable	Not Applicable	Not Applicable	Not Applicable
8	Net capital turnover ratio (in times)	Revenue from operations	Working capital\$	0.12	0.14	10.94	Not Applicable
9	Net profit ratio (in %)	Net profit after tax	Revenue from operations	-262.62%	-167.25%	-57.02	Decrease in ratio due to increase in expenses.
10	Return on capital employed (%)	Earnings before exceptional items, interest and tax (EBIT) & Finance cost charged to inventory	Capital employed@	0.04	0.04	0.00	Increase in ratio due to increase in finance cost
11	Return on investment (%) ^						
	(i) Fixed income investments	Interest income	Average investment in fixed income investments	Not Applicable	Not Applicable	Not Applicable	Not Applicable

\$ Working capital = Total current assets less Total current liabilities.

@Capital employed has been considered as Total equity excluding DRR, Total debts excluding interest accrued net of cash and cash equivalents.

^ does not include return on investment in subsidiaries, associates, joint ventures and partnership firms which are stated at cost as per Ind AS 27 'Separate Financial Statements' and unquoted equity investments being measured at fair value through other comprehensive income ('FVTOCI').

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2022

44 Financial Instruments

The carrying amounts and fair values of financial instruments by categories is as follows:

		Rs. in lakhs							
		As at 31-March-22		As at 31-March-21					
		Total	Amortised Cost	At cost	FVTPL	Total	Amortised Cost	At cost	FVTPL
Financial assets									
i.	Trade receivables	194.01	194.01	-	-	880.56	880.56	-	-
ii.	Cash and cash equivalents	1,213.07	1,213.07	-	-	2,817.81	2,817.81	-	-
iii.	Other financial assets	1,919.23	1,919.23	-	-	1,139.47	1,139.47	-	-
Total financial assets		3,326.31	3,326.31	-	-	4,837.84	4,837.84	-	-
Financial liabilities									
i.	Borrowings	1,31,552.71	1,31,552.71	-	-	1,31,552.71	1,31,552.71	-	-
ii.	Trade Payables	370.44	370.44	-	-	300.68	300.68	-	-
iii.	Other financial liabilities	23,202.84	23,202.84	-	-	10,845.54	10,845.54	-	-
iv.	Lease liabilities	11,123.91	11,123.91	-	-	10,810.85	10,810.85	-	-
Total financial liabilities		1,66,249.90	1,66,249.90	-	-	1,53,509.78	1,53,509.78	-	-

The Company has disclosed financial instruments such as trade receivables, other financial assets, trade payables, borrowings and other financial liabilities at carrying value because their carrying amounts are reasonable approximation of the fair values.

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2022

45 Operating lease arrangements - As lessee - Ind AS 116

The Company has entered into Concession Agreements with Delhi Metro Rail Corporation (DMRC) and has acquired the License Rights to develop properties and sub license it to the customers for a defined period of time. License fee payable to DMRC over the concession period has been recognised as 'Right of use assets' and 'lease liabilities' as at 1 April, 2019 as per Ind AS 116.

The company has applied Ind AS 116 using the modified retrospective approach.

i. Right-of-use assets

Movement and carrying value of right of use assets is as under:

	Building	Building under development	Total
	Rs. in lakhs	Rs. in lakhs	Rs. in lakhs
Balance as at 31 March, 2020	6,255.35	3,576.69	9,832.04
Additions during the year	-	-	-
Disposal/Adjustments during the year	-	-	-
	6,255.35	3,576.69	9,832.04
Less: Amortisation expense during the year	305.30	-	305.30
Balance as at 31 March, 2021	5,950.05	3,576.69	9,526.74
Additions during the year	4,379.64	(3,576.69)	802.95
Disposal/Adjustments during the year	-	-	-
	10,329.69	-	10,329.69
Less: Amortisation expense during the year	351.35	-	351.35
Balance as at 31 March, 2022	9,978.34	-	9,978.34

Notes:

- a. The Company has adopted Ind AS 116 "Leases" effective April 1, 2019 and applied the standard to its lease contracts existing as at 1 April, 2019 using the modified retrospective approach. The Company has recorded lease liability at the present value of the lease payments that are not paid as at 1 April, 2019, discounted using the company's incremental borrowing rate and recognised right of use assets of equal amounts.
- b. The depreciation expense of Rs. 351.35 lakhs (Previous year Rs. 305.30 lakhs) on right-of-use assets is included under depreciation and amortisation expense in the statement of Profit and Loss and depreciation of Rs. NIL (Previous year Rs. Nil) has been capitalised in 'Intangible Assets Under Development'.
- c. The following is the summary of practical expedients elected on initial application:
 - (i) Applied a single discount rate to a portfolio of leases of similar assets in similar economic environment with a similar end date.
 - (ii) Applied the exemption not to recognize right-of-use assets and liabilities for leases with less than 12 months of lease term on the date of initial application or low value leases.
 - (iii) Excluded the initial direct costs from the measurement of the right-of-use asset at the date of initial application.
 - (iv) Applied the practical expedient to assessment of which transactions are leases. Accordingly, Ind AS 116 is applied only to contracts that were previously identified as leases under Ind AS 17.

ii. Lease liability

The following is the movement in lease liabilities during the year ended 31 March, 2022:

	As at 31-March-2022 Rs. in lakhs	As at 31-March-2021 Rs. in lakhs
Balance at the Beginning of the year	10,810.84	10,456.11
Additions	-	-
Disposal/Adjustments	(198.90)	-
	10,611.94	10,456.11
Add: Finance cost accrued during the year	1,193.50	1,161.13
Less: Payment of lease liabilities	681.53	806.40
Balance at the end	11,123.91	10,810.84
Current	-	806.40
Non-current	11,123.91	10,004.44
	11,123.91	10,810.84

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2022

iii. **Maturity analysis of lease liabilities:**

The table below provides details regarding the contractual cash flows of lease liabilities as at 31 March, 2022 on an undiscounted basis:

	As at 31-March-2022 Rs. in lakhs	As at 31-March-2021 Rs. in lakhs
Due within one year	967.68	887.04
Due later than one year and not later than five years	4,354.56	4,161.02
Due later than five years	25,910.35	27,071.57
Total undiscounted lease liabilities	31,232.59	32,119.63

iv. **Amounts recognised in Statement of profit and loss**

	Year Ended 31-March-2022 Rs. in lakhs	Year Ended 31-March-2021 Rs. in lakhs
Interest on lease liabilities	780.64	751.49
Depreciation on right of use assets	351.35	305.30
Expenses relating to short-term and low value leases	-	-
Amortisation of upfront fee	162.23	382.78
	1,294.22	1,439.57

Note:

a. Expenses on short-term lease mainly includes lease charges of assets held for transfer.

v. **Amounts capitalised to Intangible assets**

	Year Ended 31-March-2022 Rs. in lakhs	Year Ended 31-March-2021 Rs. in lakhs
Interest on lease liabilities	423.38	409.64
Depreciation on Intangible assets	1,845.60	1,924.19
	2,268.98	2,333.83

vi. **Disclosures for operating leases other than leases covered in Ind AS 116**

The Company has entered into Concession Agreements with Delhi Metro Rail Corporation (DMRC) and has acquired the License Rights to develop properties. During the year ended 31 March, 2019, the Company had entered into agreements for transfer of some of these properties to SPVs, accordingly the Company has not applied Ind AS 116 to such lease contracts.

	Year Ended 31-March-2022 Rs. in lakhs	Year Ended 31-March-2021 Rs. in lakhs
a. As a lessee (expenses)		
Lease contracts held for transfer	-	-
Other short-term lease contracts	-	-
	-	-

46 Operating lease arrangements - As lessor

The Company has given certain building and facilities under non-cancellable operating leases.

Lease income (license fee) and rental income recognised in the Statement of Profit and Loss is as under:

	Year Ended 31-March-2022 Rs. in lakhs	Year Ended 31-March-2021 Rs. in lakhs
Recognised in statement of profit and loss		
a. License fee income	-	-
b. Rental Income	4,674.27	5,486.77
	4,674.27	5,486.77

The total of future minimum lease receivables are as follows:

	As at 31-March-2022 Rs. in lakhs	As at 31-March-2021 Rs. in lakhs
a. Not later than one year	5,061.56	3,932.05
b. Later than one year but not later than five years	5,515.46	6,275.58
c. Later than five years	-	-
	10,577.02	10,207.63

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2022

47. Financial Risk Management

The Company's business operations are exposed to various financial risks such as liquidity risk, market risks, credit risk, interest rate risk, funding risk etc. The Company's financial liabilities mainly includes borrowings taken for the purpose of financing company's operations. Financial assets mainly includes trade receivables and deposits with holding company.

The Company has a system based approach to financial risk management. The Company has internally instituted an integrated financial risk management framework comprising identification of financial risks and creation of risk management structure. The financial risks are identified, measured and managed in accordance with the Company's policies on risk management. Key financial risks and mitigation plans are reviewed by the board of directors of the Company.

Liquidity Risk

Liquidity risk is the risk that the Company may face to meet its obligations for financial liabilities. The objective of liquidity risk management is that the Company has sufficient funds to meet its liabilities when due. The Company, regularly monitors the cash outflow projections and arrange funds to meet its liabilities.

The following table summarises the maturity analysis of the Company's financial liabilities based on contractual undiscounted cash outflows:

	Carrying amount	Payable within 1 year	Payable in 1-3 years	Rs. in lakhs Payable more than 3 years
As at 31 March, 2022				
Borrowings	1,31,552.71	-	-	1,31,552.71
Trade payables	370.44	370.44	-	-
Other financial liabilities	23,202.84	2,470.36	1,102.70	19,629.78
Lease liabilities	11,123.91	-	-	11,123.91
	1,66,249.90	2,840.80	1,102.70	1,62,306.40
As at 31 March, 2021				
Borrowings	1,31,552.71	-	-	1,31,552.71
Trade payables	300.68	300.68	-	-
Other financial liabilities	10,845.54	2,311.97	952.55	7,581.02
Lease liabilities	10,810.85	806.40	-	10,004.45
	1,53,509.78	3,419.05	952.55	1,49,138.18

Market risk

Market risk is the risk that future cash flows will fluctuate due to changes in market prices i.e. interest rate risk and price risk.

A. Interest rate risk

Interest rate risk is the risk that the future cash flows will fluctuate due to changes in market interest rates. The Company is mainly exposed to the interest rate risk due to its borrowings. The Company manages its interest rate risk by having fixed rate borrowings. The Company does not enter into any interest rate swaps.

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March,2022

Interest rate sensitivity analysis

The exposure of the company's borrowing to interest rate change at the end of the reporting periods are as follows :

	As at 31 March, 2022	As at 31 March, 2021
	Rs. in lacs	Rs. in lacs
Variable rate borrowings		
Long Term	-	-
Short Term	-	-
Total Variable rate Borrowing	-	-
Fixed Rate Borrowings		
Long Term	1,31,552.71	1,31,552.71
Short Term	-	-
Total Fixed rate Borrowing	1,31,552.71	1,31,552.71
Total Borrowing	1,31,552.71	1,31,552.71

Sensitivity

Since the Company does not have any variable rate borrowings, there is no impact on profit and loss before tax due to change in interest rate.

B. Price risk

The Company has very limited exposure to price sensitive securities, hence price risk is not material.

Credit Risk

Credit risk is the risk that customer or counter-party will not meet its obligation under the contract, leading to financial loss. The Company is exposed to credit risk for receivables from its customers deposits.

Customers credit risk is managed, generally by receipt of security deposit / advance rent from the lessee. The Company credit risk with respect to customers is diversified due to different customers.

Based on prior experience and an assessment of the current receivables, the management believes that there is no credit risk and accordingly no provision is required. The ageing of trade receivables is as below:

	As at 31 March, 2022	As at 31 March, 2021
	Rs. in lakhs	Rs. in lakhs
Outstanding for more than 6 months	178.58	467.56
Outstanding for 6 months or less	15.43	413.00
	194.01	880.56

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2022

48. Capital Management

For the purpose of capital management, capital includes equity capital, share premium and retained earnings. The Company maintains balance between debt and equity. The Company monitors its capital management by using a debt-equity ratio, which is total debt divided by total capital.

The debt-equity ratio at the end of the reporting period is as follows:

	As at 31 March, 2022	As at 31 March, 2021
	Rs. in lacs	Rs. in lacs
Borrowings:		
- Long term	1,31,552.71	1,31,552.71
- Short term	-	-
- Current maturities of long term borrowings	-	-
Total borrowings - A	1,31,552.71	1,31,552.71
Equity		
- Share capital	500.00	500.00
- Other equity	(64,562.68)	(49,766.37)
Total Equity - B	(64,062.68)	(49,266.37)
Debt to equity ratio (A/B)	(2.05)	(2.67)

49. The Company has entered into long-term leasing arrangements, which ensures regular leasing income. The Phase II of the project is now operational on 24th March, 2022 and will now start to leased out and generate additional revenue. Although, net worth of the Company has fully eroded, the management believes that the Company does not have any issue to meet its obligations. Moreover, the holding company has also committed financial support. Accordingly, these financial statements have been prepared on the fundamental assumption of going concern.

50. The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified and the final rules/ interpretation have not yet been issued. The Company will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code becomes effective. Based on the preliminary assessment the entity believes the impact of the change will not be significant

51. Previous year figures have been regrouped / reclassified wherever necessary, to make them comparable with current year figures.

52. Events after the reporting period

There are no event observed after the reported period which have an impact on the Company's operation.

53. Approval of the financial statements

The financial statements were approved for issue by Board of Directors on 30 May, 2022

For and on behalf of the Board of Directors

For T R Chadha & Co. LLP

Chartered Accountants
 Firm's Registration No. 006711N/N500028

S/d -

Aashish Gupta

Partner

Membership No. 097343

S/d -

Arvind Kumar Mishra

Director

DIN:08250280

S/d -

Suryamani Pandey

Director

DIN:08250346

Place: Delhi

Date: