

PARSVNATH REALTY VENTURES LIMITED
(FORMERLY PARSVNATH ROYAL ORCHID HOTELS LIMITED)
(CIN - U70101DL2008PLC176045)
Balance Sheet as at 31 March, 2017

	Note No.	As at 31 March, 2017 ₹	As at 31 March, 2016 ₹	As at 01 April, 2015 ₹
ASSETS				
1. Current assets				
i. Financial assets				
a. Cash and cash equivalents	3	48,731	38,755	28,940
b. Other financial assets	4	2,85,000	2,85,000	3,00,000
ii. Other current assets	5	1,025	435	415
TOTAL ASSETS		<u>3,34,756</u>	<u>3,24,190</u>	<u>3,29,355</u>
EQUITY AND LIABILITIES				
1. Equity				
i. Equity Share capital	6	5,00,000	5,00,000	5,00,000
ii. Other Equity	7	<u>(2,07,724)</u>	<u>(2,10,820)</u>	<u>(2,10,905)</u>
Total Equity		<u>2,92,276</u>	<u>2,89,180</u>	<u>2,89,095</u>
2. Liabilities				
Current liabilities				
i. Financial Liabilities				
a. Trade payables	8	41,890	34,990	40,090
ii. Provisions	9	590	20	170
Total Liabilities		<u>42,480</u>	<u>35,010</u>	<u>40,260</u>
TOTAL EQUITY AND LIABILITIES		<u>3,34,756</u>	<u>3,24,190</u>	<u>3,29,355</u>

See accompanying notes forming part of the financial statements

1-19

In terms of our report attached

For **ANUJ & ASSOCIATES**
Chartered Accountants

ANUJ JAIN
Partner
M No: 87831



Place: New Delhi
Date: 26.05.2017

For and on behalf of the Board

Rajeev Jain
Director
(DIN - 00433463)

Rakesh Bhardwaj
Director
(DIN - 07503740)

PARSVNATH REALTY VENTURES LIMITED
(FORMERLY PARSVNATH ROYAL ORCHID HOTELS LIMITED)
(CIN - U70101DL2008PLC176045)
Statement of Profit and Loss for the year ended 31 March,2017

	Note No.	Year ended 31 March, 2017 ₹	Year ended 31 March, 2016 ₹
1. Revenue from operations	10	32,450	16,200
Total Income		32,450	16,200
2. Expenses			
Other expenses	11	29,354	16,115
Total expenses		29,354	16,115
3. Profit before tax (1-2)		3,096	85
4. Tax expenses			
(a) Current tax		590	20
(b) Mat Credit		(590)	(20)
5. Profit after tax (3-4)		3,096	85
6. Other comprehensive income		-	
7. Total comprehensive income for the year (5+6)		3,096	85
6. Earnings per equity share [nominal value of share ₹ 10 each]	12		
(a) Basic (in Rs.)		0.06	0.00
(b) Diluted (in Rs.)		0.06	0.00

See accompanying notes forming part of the financial statements 1-19

In terms of our report attached

For **ANUJ & ASSOCIATES**
Chartered Accountants

ANUJ JAIN
Partner
M No. 87831



Place: New Delhi
Date: 26.05.2017

For and on behalf of the Board

Rajeev Jain
Director
(DIN - 00433463)

Rakesh Bhardwaj
Director
(DIN - 07503740)

PARSVNATH REALTY VENTURES LIMITED
(FORMERLY PARSVNATH ROYAL ORCHID HOTELS LIMITED)
(CIN - U70101DL2008PLC176045)
Statement of changes in equity for the year ended 31 March,2017

A. Equity Share Capital

Particulars	Amount Rs.
Balance as at 1 April, 2015	5,00,000
Changes in equity share capital during the year	-
Balance as at 31 March, 2016	5,00,000
Changes in equity share capital during the year	-
Balance as at 31 March, 2017	5,00,000

B. Other Equity

Particulars	Reserves and Surplus	
	Retained earnings	Total
Balance as at 1 April, 2015	-2,10,905	-2,10,905
Profit for the year	85	85
Other comprehensive income for the year	-	-
Balance as at 31 March, 2016	-2,10,820	-
Profit for the year	3,096	3,096
Other comprehensive income for the year	-	-
Balance as at 31 March, 2017	3,096	3,096

See accompanying notes forming part of the financial statements

In terms of our report attached

For **ANUJ & ASSOCIATES**
Chartered Accountants

ANUJ JAIN
Partner
M No: 87831

Place: New Delhi
Date: 26.05.2017



For and on behalf of the Board

Rajeev Jain
Director
(DIN - 00433463)

Rakesh Bhardwaj
Director
(DIN - 07503740)

PARSVNATH REALTY VENTURES LIMITED
(FORMERLY PARSVNATH ROYAL ORCHID HOTELS LIMITED)
Cash Flow Statement for the year ended 31 March, 2017

	Year ended 31 March, 2017 ₹	Year ended 31 March, 2016 ₹
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net loss before tax	3,096	85
Operating loss before working capital changes	3,096	85
Adjustment for:		
Trade payables	6,900	(5,100)
Short Term Loans & Advances	-	15,000
Net cash flow from/(used) in operating activities	9,996	9,985
Net Income Tax paid	20	170
Cash Flow From Operating Activities	9,976	9,815
B. CASH FLOW FROM INVESTING ACTIVITIES		
Net cash flow from/(used in) investing activities	-	-
C. CASH FLOW FROM FINANCING ACTIVITIES		
Net cash flow from/(used in) financing activities	-	-
D. Net increase/ (decrease) in cash and cash equivalents (A+B+C)	9,976	9,815
E. Cash and cash equivalents as at the beginning of the year	38,755	28,940
F. Cash and cash equivalents as at the end of the year	48,731	38,755

- 1) The statement of cash flow has been prepared under the indirect method as set out in Ind AS 7 on statements of cash flow.
2) Figures in brackets indicate cash outflow.

See accompanying notes forming part of the financial statements

In terms of our report attached

For **ANUJ & ASSOCIATES**
Chartered Accountants

ANUJ JAIN
Partner
M No: 87831



Place: New Delhi
Date: 26.05.2017

For and on behalf of the Board of Directors

Rajeev Jain
Director
(DIN - 00433463)

Rakesh Bhardwaj
Director
(DIN - 07503740)

PARSVNATH REALTY VENTURES LIMITED
(FORMERLY PARSVNATH ROYAL ORCHID HOTELS LIMITED)
(CIN - U70101DL2008PLC176045)

Notes forming part of the financial statements

1 Corporate Information

Parsvnath Realty Ventures Limited has become a wholly owned subsidiary of Parsvnath Developers Limited w.e.f. July 16, 2016. The main object of the Company is to construct, develop, procure, finance, manage, maintain and sub-license the use of built up spaces and facilities in the Specified Area and the additional area to be made available by Delhi Metro Rail Corporation Limited and to obtain finance, approvals/licenses from concerned statutory authorities for the development of the property development area at Akshardham Metro Station and to take all other actions as may be required for the development and sub-licensing of the Project/site

2 Significant Accounting Policies :

2.1 Statement of compliance

In accordance with the notification issued by the Ministry of Corporate Affairs, the Company has adopted Indian Accounting Standards (referred to as "Ind AS") notified under the Companies (Indian Accounting Standards) Rules, 2015 with effect from 1 April 2016.

Upto the year ended 31 March 2016, the Company prepared its financial statements in accordance with the requirements of previous GAAP, which includes Standards notified under the Companies (Accounting Standards) Rules, 2006. These are the Company's first Ind AS financial statements. The date of transition to Ind AS is 1 April 2015.

Previous period have been restated to Ind AS. In accordance with Ind AS 101 First-time Adoption of Indian Accounting Standard, the Company has presented a reconciliation from the presentation of financial statements under Accounting Standards notified under the Companies (Accounting Standards) Rules, 2006 ("Previous GAAP") to Ind AS of Shareholders' equity as at 31 March 2016 and 1 April 2015 and of the comprehensive net income for the year ended 31 March 2016.

These financial statements have been prepared in accordance with Ind AS as notified under the Companies (Indian Accounting Standards) Rules, 2015 read with Section 133 of the Companies Act, 2013.

2.2 Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

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

2.3 Basis of preparation and presentation

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

2.4 Use of estimates

The preparation of these financial statements in conformity with the recognition and measurement principles of Ind AS requires the management of the Company to make estimates and assumptions that affect the reported balances of assets and liabilities, disclosures relating to contingent liabilities as at the date of the financial statements and the reported amounts of income and expense for the periods presented.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and future periods are affected.

2.5 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is being made.

2.6 Taxation

Income tax expense represents the current tax. Current tax is the amount of tax payable as determined in accordance with the provisions of the Income Tax Act, 1961.



Handwritten signature: Anuj

Handwritten signature: Anuj

2.7 Financial Instruments

A. Initial recognition

Financial assets and financial liabilities are recognised when a Company entity becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

Cash and cash equivalents

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

B. Subsequent measurement

I. Non-derivative financial instruments

a. Financial assets carried at amortised cost

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business whose objective is to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

b. Financial assets at fair value through other comprehensive income

Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows that give rise on specified dates to solely payments of principal and interest on the principal amount outstanding and by selling financial assets.

c. Financial assets at fair value through profit or loss

Financial assets are measured at fair value through profit or loss unless it is measured at amortised cost or at fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are immediately recognised in profit or loss.

d. Financial liabilities

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit and loss. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

II. Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issuance of new ordinary shares and share options are recognised as a deduction from equity, net of any tax effects.

2.8 Operating Cycle

Based on the nature of products/activities of the Company and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the Company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current or non current.



PARSVNATH REALTY VENTURES LIMITED
(FORMERLY PARSVNATH ROYAL ORCHID HOTELS LIMITED)
(CIN - U70101DL2008PLC176045)
Notes forming part of the financial statements

	As at 31 March, 2017 ₹	As at 31 March, 2016 ₹	As at 01 April, 2015 ₹
Note 3: Cash and cash equivalents			
a. Cash on hand	37,885	27,795	23,765
b. Balance with banks in current accounts	10,846	10,960	5,175
	<u>48,731</u>	<u>38,755</u>	<u>28,940</u>
Note 4: Other financial assets			
Current			
a. Advance to companies	<u>2,85,000</u>	<u>2,85,000</u>	<u>3,00,000</u>
Note 5: Other assets			
Current			
a. Mat credit entitlement	<u>1,025</u>	<u>435</u>	<u>415</u>

Gain

Keeth Jay



PARSVNATH REALTY VENTURES LIMITED
(FORMERLY PARSVNATH ROYAL ORCHID HOTELS LIMITED)
(CIN - U70101DL2008PLC176045)
Notes forming part of the financial statements

Note 6: Equity Share capital

	As at 31 March, 2017		As at 31 March, 2016		As at 01 April, 2015	
	Number	₹	Number	₹	Number	₹
i. Authorised						
Equity shares of ₹ 10 each	50,000	5,00,000	50,000	5,00,000	50,000	5,00,000
	50,000	5,00,000	50,000	5,00,000	50,000	5,00,000
ii. Issued, subscribed and fully paid-up						
Equity Shares of ₹ 10 each fully paid	50,000	5,00,000	50,000	5,00,000	50,000	5,00,000
	50,000	5,00,000	50,000	5,00,000	50,000	5,00,000

(a) Reconciliation of number and amount of equity shares outstanding

i. Shares outstanding at the beginning of the year	50,000	5,00,000	50,000	5,00,000	50,000	5,00,000
ii. Shares outstanding at the end of the year	50,000	5,00,000	50,000	5,00,000	50,000	5,00,000

(b) Rights, preferences and restrictions attached to equity shares

The Company has issued only one class of equity shares having a par value of ₹ 10 per share. Each shareholder is entitled to one vote per share. The dividend proposed by the Board of Directors is subject to approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

(c) Shares held by the holding company, its subsidiaries and associates

	As at 31 March, 2017 No of shares	As at 31 March, 2016 No of shares	As at 01 April, 2015 No of shares
Parsvnath Developers Ltd	50,000		

(d) Details of shares held by each shareholders holding more than 5% shares

	As at 31 March, 2017		As at 31 March, 2016		As at 01 April, 2015	
	Number	% holding	Number	% holding	Number	% holding
Equity shares of ₹ 10 each fully paid						
Parasnath and Associates Private Limited	-	-	25,000	50.00%	25,000	50.00%
New Hind Enterprises Private Limited	-	-	25,000	50.00%	25,000	50.00%
Parsvnath Developers Ltd	50,000	100.00%	-	-	-	-

Handwritten signature

Handwritten signature



PARSVNATH REALTY VENTURES LIMITED
(FORMERLY PARSVNATH ROYAL ORCHID HOTELS LIMITED)
(CIN - U70101DL2008PLC176045)
Notes forming part of the financial statements

	As at 31 March, 2017 ₹	As at 31 March, 2016 ₹	As at 01 April, 2015 ₹
Note 7: Other Equity			
a. Reserves & Surplus			
i. Retained Earnings			
Opening Balance	(2,10,820)	(2,10,905)	(2,11,806)
Add: Profit for the year	3,096	85	901
Closing Balance	(2,07,724)	(2,10,820)	(2,10,905)
Note 8: Trade payables			
Trade Payables - other than acceptances	41,890	34,990	40,090
<p>As per the information available with the Company, trade payables do not include any amount due to Micro, Medium 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. This has been relied upon by the auditors.</p>			
Note 9: Provisions			
Provision for Tax	590	20	170






PARSVNATH REALTY VENTURES LIMITED
(FORMERLY PARSVNATH ROYAL ORCHID HOTELS LIMITED)
(CIN - U70101DL2008PLC176045)
Notes forming part of the financial statements

	Year ended 31 March, 2017	Year ended 31 March, 2016
	₹	₹
Note 10: Revenue fom Operations		
Other operating income	32,450	16,200
	32,450	16,200
Note 11: Other expenses		
i. Fees and taxes	14,756	2,000
ii. Legal and professional charges	7,584	6,921
iii. Payment to auditors (see note 'i' below)	6,900	6,900
iv. Bank Charges	114	114
v. Other Expenses	-	180
	29,354	16,115
Note 'i'		
Payment to auditors (exclusive of service tax)		
Statutory audit fees	6,000	6,000
Note 12: Earnings per share		
i. Net profit for calculation of basic and diluted earnings per share	3,096	85
ii. Weighted average number of equity shares outstanding during the year	50,000	50,000
iii. Basic and diluted earnings per share	0.06	0.00
iv. Nominal value of equity shares	10	10

Arjun

Reet Singh



PARSVNATH REALTY VENTURES LIMITED
(FORMERLY PARSVNATH ROYAL ORCHID HOTELS LIMITED)
(CIN - U70101DL2008PLC176045)
Notes forming part of the financial statements

Note 13: Related party disclosures

i. List of related parties

(a) Holding company

- Parsvnath Developers Limited (w.e.f July 16,2016)

Note 14: Internal Financial controls

The Company has established internal financial control over financial reporting as required under Section 134(5) (e) of the Companies Act, 2013, including the design and implementation. These internal financial controls were operating effectively during the year.

Note 15: Segment reporting

The Company operates in single business and geographical segment, therefore the additional disclosure as required by Ind AS 108 " Operating Segment" have not been provided in the financial statements.

Note 16 :Details of Specified Bank Notes (SBN)

The details of Specified Bank Notes (SBN) held and transacted during the period 08th Nov 2016 to 30 Dec 2016 has been provided as under:

Particulars	SBNS	Other denomination notes	Total
	Rs.	Rs.	Rs.
Closing cash in hand as on 8 November 2016	-	20,554	20,554
(+) Amount withdrawn from bank	-	-	-
(+) Permitted receipts	-	-	-
(-) Permitted payments	-	8,235	8,235
(-) Amount deposited in Banks	-	-	-
Closing cash in hand as on 30 December 2016	-	12,319	12,319

For the purposes of this note, the term 'Specified Bank Notes' shall have the same meaning provided in the notification of the Government of India, in the Ministry of Finance, Department of Economic Affairs number S.O. 3407(E), dated the 8 November, 2016.

Note 17: Reconciliation of equity & profit & Loss account

- a. Reconciliation of net profit /(loss) under previously applicable Generally Accepted Accounting Principles ("Previous GAAP") with the total comprehensive income as reported in these financial results prepared under Ind AS for the year ended 31 March 2016 is as below:

Particulars	Year ended 31.03.2016 (Rs.)
Net profit for the period/year under Indian GAAP	85
Adjustments	-
Net profit for the period/year under Ind AS	85

Gaurav

Arshdeep Singh



PARSVNATH REALTY VENTURES LIMITED
(FORMERLY PARSVNATH ROYAL ORCHID HOTELS LIMITED)
(CIN - U70101DL2008PLC176045)
Notes forming part of the financial statements

- b. Reconciliation of equity under Ind AS with equity reported under previous GAAP is as under:

Particulars	As at 31.03.2016 (Rs.)
Equity as per previous GAAP	2,89,180
Ind AS Adjustments	-
Equity as per Ind AS	2,89,180

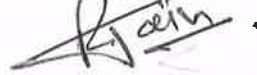
Note 18: Events after the reporting period

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

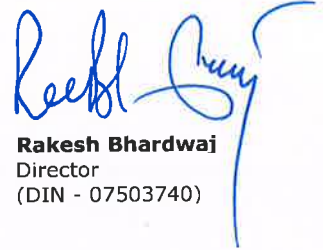
Note 19: Approval of financial statements

The financial statements were approved for issue by Board of Directors on 26th May, 2017

For and on behalf of Board



Dr. Rajeev Jain
Director
(DIN - 00433463)



Rakesh Bhardwaj
Director
(DIN - 07503740)

Place: New Delhi
Date: 26.05.2017

