

PDL/SEC./SE/2019-20/

June 28, 2019

National Stock Exchange of India Ltd.
"Exchange Plaza"
Bandra-Kurla Complex, Bandra (E),
Mumbai - 400 051

BSE Limited
Phiroze Jeejeebhoy Tower
Dalal Street,
Mumbai - 400 001

Dear Sirs,

Scrip Code No. : PARSVNATH-EQ (NSE); 532780 (BSE)

Subject: Submission of Disclosure on Related Party Transactions as on 31.03.2019

In compliance with Regulation 23(9) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find attached disclosure of Related Party Transactions on a consolidated basis, drawn in accordance with the applicable accounting standards.

Request you to take the same on records.

Thanking you,

Yours faithfully,
For Parsvnath Developers Limited



Mukesh Chand Jain
Group Chief Financial Officer &
Sr. Vice President (Corporate)



PARSVNATH DEVELOPERS LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019

List of related parties

i. Entities over which the Company, subsidiary companies or key management personnel or their relatives, exercise significant influence

- Adela Buildcon Private Limited
- Amazon India Limited *
- Ashirwad Realtors Private Limited
- Baasima Buildcon Private Limited
- Baidehi Infrastructure Private Limited
- Balbina Real Estates Private Limited
- Charushila Buildwell Private Limited
- Congenial Real Estates Private Limited
- Cyanea Real Estate Private Limited
- Deborah Real Estate Private Limited
- Deleena Developers Private Limited
- Enormity Buildcon Private Limited
- Farhad Realtors Private Limited \$
- Gauranga Realtors Private Limited
- Gauresh Buildwell Private Limited
- Homelife Real Estate Private Limited *
- Janak Finance & Leasing Private Limited
- Jarul Promoters & Developers Private Limited #
- Jodhpur Infrastructure Private Limited
- K.B. Realtors Private Limited (Upto 06 March,2019)
- Laban Real Estates Private Limited (Upto 06 March,2019)
- Landmark Malls and Towers Private Limited (Upto 06 March,2019)
- Landmark Township Planners Private Limited (Upto 06 March,2019)
- Madhukanta Real Estate Private Limited
- Magic Promoters Private Limited
- Mahanidhi Buildcon Private Limited
- Neha Infracon (India) Private Limited
- Nilanchal Realtors Private Limited (Upto 06 March,2019)
- Noida Marketing Private Limited
- P.S. Realtors Private Limited (Upto 06 March,2019)
- Parasnath And Associates Private Limited
- Parasnath Travels & Tours Private Limited
- Parsvnath Biotech Private Limited
- Parsvnath Cyber City Private Limited
- Parsvnath Dehradun Info Park Private Limited
- Parsvnath Developers (GMBT) Private Limited
- Parsvnath Developers (SBBT) Private Limited
- Parsvnath Gurgaon Info Park Private Limited
- Parsvnath Indore Info Park Private Limited
- Parsvnath Knowledge Park Private Limited
- Parsvnath Retail Limited
- Pearl Propmart Private Limited
- Pradeep Kumar Jain & Sons (HUF)
- Rangoli Buildcon Private Limited



PARSVNATH DEVELOPERS LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019

- Sadgati Buildcon Private Limited
- Scorpio Realtors Private Limited
- Snigdha Bulldwell Private Limited
- Suksma Buildtech Private Limited #
- Timebound Contracts Private Limited
- Vardaan Buildtech Private Limited *

* Associates of the Company

Became subsidiary w.e.f. 16 March, 2019

\$ Became subsidiary w.e.f. 29 July, 2017

ii. Joint Ventures

- Ratan Parsvnath Developers (AOP)

iii. Entities which can exercise significant influence over subsidiaries/joint venture

- Anuradha SA Investments LLC, Mauritius (ASA)
- Anuradha Ventures Limited, Cyprus (AVL) (Upto 21 June, 2018)
- Green Destination Holding Limited (GDHL)
- Crimsonstar Ventures Limited, Cyprus

iv. Key Management Personnel

- Mr. Pradeep Kumar Jain, Chairman
- Mr. Sanjeev Kumar Jain, Managing Director and CEO
- Dr. Rajeev Jain, Whole-time Director

v. Relatives of Key Management Personnel (with whom the Company had transactions)

- Mrs. Nutan Jain (Wife of Mr. Pradeep Kumar Jain, Chairman)

vi. Non-Executive and Independent Directors

- Mr. Ashok Kumar
- Dr. Pritam Singh
- Ms. Deepa Gupta
- Mr. Mahendra Nath Verma



PARSVNATH DEVELOPERS LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019

(Rs. in lakhs)

Transaction / Outstanding Balances	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Entities exercise significant influence	Total
Transactions / balances outstanding with related parties:					
(i) Transactions during the year					
Purchase of Investments / Shares					
Parasnath And Associates Private Limited	5.50	-	-	-	5.50
	0.50	-	-	-	0.50
	5.50	-	-	-	5.50
	0.50	-	-	-	0.50
Interest expenses on debentures					
Anuradha Venture Limited, Cyprus	-	-	-	-	-
	-	-	-	1,356.41	1,356.41
	-	-	-	-	-
	-	-	-	1,356.41	1,356.41
Rent paid (Expense)					
Pradeep Kumar Jain	-	-	6.91	-	6.91
	-	-	6.91	-	6.91
Nutan Jain	-	-	51.13	-	51.13
	-	-	46.90	-	46.90
Pradeep Kumar Jain & Sons (HUF)	7.78	-	-	-	7.78
	7.91	-	-	-	7.91
	7.78	-	58.04	-	65.82
	7.91	-	53.81	-	61.72
Advance received back during the year					
Scorpio Realtors Private Limited	-	-	-	-	-
	0.73	-	-	-	0.73
Baidehi Infrastructure Private Limited	-	-	-	-	-
	0.35	-	-	-	0.35
	-	-	-	-	-
	1.08	-	-	-	1.08
Share of profit / (loss) from associates					
Amazon India Limited	(0.18)	-	-	-	(0.18)
	(0.08)	-	-	-	(0.08)
Home Life Real Estate Private Limited	(0.16)	-	-	-	(0.16)
	2.25	-	-	-	2.25
Vardaan Buildtech Private Limited	0.27	-	-	-	0.27
	(0.24)	-	-	-	(0.24)
	(0.07)	-	-	-	(0.07)
	1.93	-	-	-	1.93
Sitting fees paid to directors					
Mr. Ashok Kumar	-	-	5.40	-	5.40
	-	-	6.00	-	6.00
Dr. Pritam Singh	-	-	3.50	-	3.50
	-	-	6.00	-	6.00
Ms. Deepa Gupta	-	-	5.60	-	5.60
	-	-	5.70	-	5.70
Mr. Mahendra Nath Verma	-	-	4.50	-	4.50
	-	-	6.00	-	6.00
	-	-	19.00	-	19.00
	-	-	23.70	-	23.70



PARSVNATH DEVELOPERS LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019

					(Rs. in lakhs)
Transaction / Outstanding Balances	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Entities exercise significant influence	Total
Corporate guarantee given for					
Vardaan Buildtech Private Limited	3,200.00	-	-	-	3,200.00
	-	-	-	-	-
	3,200.00	-	-	-	3,200.00
	-	-	-	-	-
(ii) Balances at the year end					
Security deposit (assets)					
Nutan Jain	-	-	11.36	-	11.36
	-	-	11.36	-	11.36
	-	-	11.36	-	11.36
	-	-	11.36	-	11.36
Trade / Other payables					
Pradeep Kumar Jain (HUF)	1.17	-	-	-	1.17
	1.17	-	-	-	1.17
Nutan Jain	-	-	7.80	-	7.80
	-	-	-	-	-
Pradeep Kumar Jain	-	-	1.56	-	1.56
	-	-	1.72	-	1.72
Timebound Contracts Private Limited	-	-	-	-	-
	2.25	-	-	-	2.25
Jodhpur Infrastructure Private Limited	-	-	-	-	-
	12.17	-	-	-	12.17
	1.17	-	1.56	-	2.73
	15.59	-	9.52	-	25.11
Other Advances received					
Jodhpur Infrastructure Private Limited	12.17	-	-	-	12.17
	-	-	-	-	-
Timebound Contracts Private Limited	0.90	-	-	-	0.90
	-	-	-	-	-
	13.07	-	-	-	13.07
	-	-	-	-	-
Interest accrued but not due on debentures					
Anuradha Venture Limited, Cyprus	-	-	-	2,441.53	2,441.53
	-	-	-	-	-
Crimsonstar Ventures Limited	-	-	-	7.15	7.15
	-	-	-	7.15	7.15
	-	-	-	7.15	7.15
	-	-	-	2,448.68	2,448.68
Investments held (Equity Shares)					
Amazon India Limited	253.10	-	-	-	253.10
	253.28	-	-	-	253.28
Home Life Real Estate Private Limited	108.22	-	-	-	108.22
	108.38	-	-	-	108.38
Vardaan Buildtech Private Limited	6.41	-	-	-	6.41
	6.14	-	-	-	6.14



PARSVNATH DEVELOPERS LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019

Transaction / Outstanding Balances	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Entities exercise significant influence	(Rs. in lakhs)
					Total
Adela Buildcon Private Limited	0.50	-	-	-	0.50
	0.50	-	-	-	0.50
Ashirwad Realtors Private Limited	0.50	-	-	-	0.50
	0.50	-	-	-	0.50
Baasima Buildcon Private Limited	1.00	-	-	-	1.00
	1.00	-	-	-	1.00
Baidehi Infrastructure Private Limited	0.50	-	-	-	0.50
	0.50	-	-	-	0.50
Balbina Real Estates Private Limited	0.50	-	-	-	0.50
	0.50	-	-	-	0.50
Charushila Buildwell Private Limited	0.50	-	-	-	0.50
	0.50	-	-	-	0.50
Congenial Real Estates Private Limited	0.50	-	-	-	0.50
	0.50	-	-	-	0.50
Cyanea Real Estate Private Limited	0.50	-	-	-	0.50
	0.50	-	-	-	0.50
Deborah Real Estate Private Limited	0.50	-	-	-	0.50
	0.50	-	-	-	0.50
Deleena Developers Private Limited	0.50	-	-	-	0.50
	0.50	-	-	-	0.50
Enormity Buildcon Private Limited	0.50	-	-	-	0.50
	0.50	-	-	-	0.50
Gauranga Realtors Private Limited	0.50	-	-	-	0.50
	0.50	-	-	-	0.50
Gauresh Buildwell Private Limited	0.50	-	-	-	0.50
	0.50	-	-	-	0.50
Jarul Promoters & Developers Private Limited	-	-	-	-	-
	5.00	-	-	-	5.00
Jodhpur Infrastructure Private Limited	0.50	-	-	-	0.50
	0.50	-	-	-	0.50
K.B. Realtors Private Limited	-	-	-	-	-
	0.50	-	-	-	0.50
Laban Real Estates Private Limited	-	-	-	-	-
	0.50	-	-	-	0.50
Landmark Malls and Towers Private Limited	-	-	-	-	-
	0.50	-	-	-	0.50
Landmark Township Planners Private Limited	-	-	-	-	-
	0.50	-	-	-	0.50
Madhukanta Real Estate Private Limited	0.50	-	-	-	0.50
	0.50	-	-	-	0.50
Magic Promoters Private Limited	0.50	-	-	-	0.50
	0.50	-	-	-	0.50
Mahanidhi Buildcon Private Limited	0.50	-	-	-	0.50
	0.50	-	-	-	0.50
Nilanchal Realtors Private Limited	-	-	-	-	-
	0.50	-	-	-	0.50
P.S. Realtors Private Limited	-	-	-	-	-
	0.50	-	-	-	0.50
Parsvnath Biotech Private Limited	2.50	-	-	-	2.50
	2.50	-	-	-	2.50
Parsvnath Cyber City Private Limited	1.00	-	-	-	1.00
	1.00	-	-	-	1.00



PARSVNATH DEVELOPERS LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019

Transaction / Outstanding Balances	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Entities exercise significant influence	(Rs. in lakhs)
					Total
Parsvnath Dehradun Info Park Private Limited	2.50	-	-	-	2.50
	<i>2.50</i>	-	-	-	<i>2.50</i>
Parsvnath Developers (GMBT) Private Limited	2.50	-	-	-	2.50
	<i>2.50</i>	-	-	-	<i>2.50</i>
Parsvnath Developers (SBBT) Private Limited	2.00	-	-	-	2.00
	<i>2.00</i>	-	-	-	<i>2.00</i>
Parsvnath Gurgaon Info Park Private Limited	2.50	-	-	-	2.50
	<i>2.50</i>	-	-	-	<i>2.50</i>
Parsvnath Indore Info Park Private Limited	2.50	-	-	-	2.50
	<i>2.50</i>	-	-	-	<i>2.50</i>
Parsvnath Knowledge Park Private Limited	1.00	-	-	-	1.00
	<i>1.00</i>	-	-	-	<i>1.00</i>
Parsvnath Retail Limited	4.00	-	-	-	4.00
	<i>4.00</i>	-	-	-	<i>4.00</i>
Pearl Propmart Private Limited	0.50	-	-	-	0.50
	<i>0.50</i>	-	-	-	<i>0.50</i>
Rangoli Buildcon Private Limited	0.50	-	-	-	0.50
	<i>0.50</i>	-	-	-	<i>0.50</i>
Sadgati Buildcon Private Limited	0.50	-	-	-	0.50
	<i>0.50</i>	-	-	-	<i>0.50</i>
Scorpio Realtors Private Limited	0.50	-	-	-	0.50
	<i>0.50</i>	-	-	-	<i>0.50</i>
Snigdha Buildwell Private Limited	0.50	-	-	-	0.50
	<i>0.50</i>	-	-	-	<i>0.50</i>
Suksma Buildtech Private Limited	-	-	-	-	-
	<i>0.50</i>	-	-	-	<i>0.50</i>
Timebound Contracts Private Limited	5.00	-	-	-	5.00
	<i>5.00</i>	-	-	-	<i>5.00</i>
	404.73	-	-	-	404.73
	413.30	-	-	-	413.30
Corporate guarantee given for loans					
Vardaan Buildtech Private Limited	3,200.00	-	-	-	3,200.00
	-	-	-	-	-
	3,200.00	-	-	-	3,200.00
	-	-	-	-	-
Guarantee for loans					
Chairman and whole-time directors	-	-	2,05,241.82	-	2,05,241.82
	-	-	<i>2,38,472.47</i>	-	<i>2,38,472.47</i>
	-	-	2,05,241.82	-	2,05,241.82
	-	-	2,38,472.47	-	2,38,472.47
Borrowings					
Anuradha Venture Limited, Cyprus	-	-	-	-	-
	-	-	-	8,751.00	8,751.00
Crimsonstar Ventures Limited	-	-	-	18,133.39	18,133.39
	-	-	-	<i>18,133.39</i>	<i>18,133.39</i>
	-	-	-	18,133.39	18,133.39
	-	-	-	26,884.39	26,884.39

Note:

- Figures in italics represents figures as at and for the year ended 31 March, 2018.

Terms and conditions of transactions with related parties

All related party transactions entered during the year were in ordinary course of business and are on arm's length basis. For the year ended 31 March, 2019, the Group has not recorded any impairment of receivables from related parties (31 March, 2018 - Nil). The Company makes this assessment each financial year through examination of the financial position of the related party and the market condition in which the related party operates.

