

PDL/SEC./SE/2020-21/

August 14, 2020

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 – March 31, 2020

In compliance with Regulation 23(9) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find attached herewith the disclosure on Related Party Transactions, on consolidated basis, for the financial year ended March 31, 2020, drawn in accordance with the applicable accounting standards.

Request you to take the same on records.

Thanking you,

Yours faithfully,  
For Parsvnath Developers Limited

(V. Mohan)  
Company Secretary &  
Compliance Officer



## PARSVNATH DEVELOPERS LIMITED

### CONSOLIDATED RELATED PARTY TRANSACTIONS FOR THE YEAR ENDED 31 MARCH, 2020

#### 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
- 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
- Sadgati Buildcon Private Limited
- Scorpio Realtors Private Limited
- Snigdha Buildwell Private Limited \$
- Suksma Buildtech Private Limited #
- Timebound Contracts Private Limited
- Vardaan Buildtech Private Limited \$
- Dreamveaver Realtors Private Limited (w.e.f. 20 March 2020)
- Digant Realtors Private Limited (w.e.f. 20 March 2020)
- Madhulekha Developers Private Limited (w.e.f. 20 March 2020)
- Sureshwar Properties Private Limited (w.e.f. 20 March 2020)
- Parikrama Infrastructure Private Limited (w.e.f. 20 March 2020)
- Prasadhi Developers Private Limited (w.e.f. 20 March 2020)
- Prastut Real Estate Private Limited (w.e.f. 20 March 2020)
- Springdale Realtors Private Limited (w.e.f. 20 March 2020)
- Sedna Properties Private Limited (w.e.f. 20 March 2020)
- Trishla Realtors Private Limited (w.e.f. 20 March 2020)

\* Associates of the Company

# Became subsidiary during the previous year

\$ Became subsidiary during the year

#### **ii. Joint Ventures**

- Ratan Parsvnath Developers (AOP)

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

- Anuradha SA Investment LLC, Mauritius ( ASA) ( Up to 21 June ,2018)
- Anuradha Ventures Limited , Cyprus (AVL) ( Up to 21 June ,2018)
- Green Destination Holding Limited ( GDHL)
- Crimsonstar Ventures Limited , Cyprus ( Up to 21 November, 2019)

#### **iii.Key Management Personnel**

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

#### **iv. 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**  
**CONSOLIDATED RELATED PARTY TRANSACTIONS FOR THE YEAR ENDED 31 MARCH, 2020**

(Rs. in lakhs)				
Transaction / Outstanding Balances	Entities under significant influence	Key Management Personnel and their relatives	Entities exercise significant influence	Total
<b>Transactions / balances outstanding with related parties:</b>				
<b>(i) Transactions during the year</b>				
<b>Purchase of Investments / Shares</b>				
Parasnath And Associates Private Limited	0.50	-	-	<b>0.50</b>
	5.50	-	-	<b>5.50</b>
	<b>0.50</b>	-	-	<b>0.50</b>
	<b>5.50</b>	-	-	<b>5.50</b>
<b>Advance Repaid</b>				
Time Bound Contract Private Limited	0.90	-	-	<b>0.90</b>
	-	-	-	-
Jodhpur Infrastructure Private Limited	0.10	-	-	<b>0.10</b>
	-	-	-	-
	<b>1.00</b>	-	-	<b>1.00</b>
	-	-	-	-
<b>Sale of Investment / Shares</b>				
Parasnath And Associates Private Limited	51.50	-	-	<b>51.50</b>
	-	-	-	-
	<b>51.50</b>	-	-	<b>51.50</b>
	-	-	-	-
<b>Rent paid (Expense)</b>				
Pradeep Kumar Jain	-	5.76	-	<b>5.76</b>
	-	6.91	-	<b>6.91</b>
Nutan Jain	-	41.77	-	<b>41.77</b>
	-	51.13	-	<b>51.13</b>
Pradeep Kumar Jain & Sons (HUF)	6.48	-	-	<b>6.48</b>
	7.78	-	-	<b>7.78</b>
	<b>6.48</b>	<b>47.53</b>	-	<b>54.01</b>
	<b>7.78</b>	<b>58.04</b>	-	<b>65.82</b>
<b>Share of profit / (loss) from associates</b>				
Amazon India Limited	(0.16)	-	-	<b>(0.16)</b>
	(0.26)	-	-	<b>(0.26)</b>
Home Life Real Estate Private Limited	1.57	-	-	<b>1.57</b>
	2.09	-	-	<b>2.09</b>
Vardaan Buildtech Private Limited	-	-	-	-
	0.03	-	-	<b>0.03</b>
	<b>1.41</b>	-	-	<b>1.41</b>
	<b>1.86</b>	-	-	<b>1.86</b>
<b>Sitting fees paid to directors</b>				
Mr. AshoK Kumar	-	4.80	-	<b>4.80</b>
	-	5.40	-	<b>5.40</b>
Dr. Pritam Singh	-	5.60	-	<b>5.60</b>
	-	3.50	-	<b>3.50</b>
Ms. Deepa Gupta	-	5.60	-	<b>5.60</b>
	-	5.60	-	<b>5.60</b>

**PARSVNATH DEVELOPERS LIMITED**  
**CONSOLIDATED RELATED PARTY TRANSACTIONS FOR THE YEAR ENDED 31 MARCH, 2020**

(Rs. in lakhs)				
Transaction / Outstanding Balances	Entities under significant influence	Key Management Personnel and their relatives	Entities exercise significant influence	Total
Mr. Mahendra Nath Verma	-	5.60	-	<b>5.60</b>
	-	4.50	-	<b>4.50</b>
	-	<b>21.60</b>	-	<b>21.60</b>
	-	<b>19.00</b>	-	<b>19.00</b>
<b>Corporate guarantee given for</b>				
Vardaan Buildtech Private Limited	-	-	-	-
	3,200.00	-	-	<b>3,200.00</b>
	-	-	-	-
	<b>3,200.00</b>	-	-	<b>3,200.00</b>
<b>(ii) Balances at the year end</b>				
<b>Security deposit (assets)</b>				
Nutan Jain	-	11.36	-	<b>11.36</b>
	-	11.36	-	<b>11.36</b>
	-	<b>11.36</b>	-	<b>11.36</b>
	-	<b>11.36</b>	-	<b>11.36</b>
<b>Trade / Other payables</b>				
Pradeep Kumar Jain & Sons (HUF)	-	-	-	-
	1.17	-	-	<b>1.17</b>
Nutan Jain	-	5.58	-	<b>5.58</b>
	-	-	-	-
Pradeep Kumar Jain	-	-	-	-
	-	1.56	-	<b>1.56</b>
	-	<b>5.58</b>	-	<b>5.58</b>
	<b>1.17</b>	<b>1.56</b>	-	<b>2.73</b>
<b>Other Advances received</b>				
Jodhpur Infrastructure Private Limited	12.07	-	-	<b>12.07</b>
	12.17	-	-	<b>12.17</b>
Timebound Contracts Private Limited	-	-	-	-
	0.90	-	-	<b>0.90</b>
	<b>12.07</b>	-	-	<b>12.07</b>
	<b>13.07</b>	-	-	<b>13.07</b>
<b>Interest accrued but not due on debentures</b>				
Crimsonstar Ventures Limited	-	-	-	-
	-	-	7.15	<b>7.15</b>
	-	-	-	-
	-	-	<b>7.15</b>	<b>7.15</b>
<b>Investments held (Equity Shares)</b>				
Amazon India Limited	250.93	-	-	<b>250.93</b>
	251.09	-	-	<b>251.09</b>
Home Life Real Estate Private Limited	112.04	-	-	<b>112.04</b>
	110.47	-	-	<b>110.47</b>
Vardaan Buildtech Private Limited	-	-	-	-
	6.17	-	-	<b>6.17</b>

**PARSVNATH DEVELOPERS LIMITED**  
**CONSOLIDATED RELATED PARTY TRANSACTIONS FOR THE YEAR ENDED 31 MARCH, 2020**

(Rs. in lakhs)				
Transaction / Outstanding Balances	Entities under significant influence	Key Management Personnel and their relatives	Entities exercise significant influence	Total
Adela Buildcon Private Limited	0.50	-	-	<b>0.50</b>
	0.50	-	-	<b>0.50</b>
Ashirwad Realtors Private Limited	0.50	-	-	<b>0.50</b>
	0.50	-	-	<b>0.50</b>
Baasima Buildcon Private Limited	1.00	-	-	<b>1.00</b>
	1.00	-	-	<b>1.00</b>
Baidehi Infrastructure Private Limited	0.50	-	-	<b>0.50</b>
	0.50	-	-	<b>0.50</b>
Balbina Real Estates Private Limited	0.50	-	-	<b>0.50</b>
	0.50	-	-	<b>0.50</b>
Charushila Buildwell Private Limited	0.50	-	-	<b>0.50</b>
	0.50	-	-	<b>0.50</b>
Congenial Real Estates Private Limited	0.50	-	-	<b>0.50</b>
	0.50	-	-	<b>0.50</b>
Cyanea Real Estate Private Limited	0.50	-	-	<b>0.50</b>
	0.50	-	-	<b>0.50</b>
Deborah Real Estate Private Limited	0.50	-	-	<b>0.50</b>
	0.50	-	-	<b>0.50</b>
Deleena Developers Private Limited	0.50	-	-	<b>0.50</b>
	0.50	-	-	<b>0.50</b>
Enormity Buildcon Private Limited	0.50	-	-	<b>0.50</b>
	0.50	-	-	<b>0.50</b>
Gauranga Realtors Private Limited	0.50	-	-	<b>0.50</b>
	0.50	-	-	<b>0.50</b>
Gauresh Buildwell Private Limited	0.50	-	-	<b>0.50</b>
	0.50	-	-	<b>0.50</b>
Jodhpur Infrastructure Private Limited	0.50	-	-	<b>0.50</b>
	0.50	-	-	<b>0.50</b>
Parsvnath Telecom Private Limited	51.50	-	-	<b>51.50</b>
	-	-	-	-
Madhulekha Developers Private Limited	0.50	-	-	<b>0.50</b>
	-	-	-	-
Madhukanta Real Estate Private Limited	0.50	-	-	<b>0.50</b>
	0.50	-	-	<b>0.50</b>
Magic Promoters Private Limited	0.50	-	-	<b>0.50</b>
	0.50	-	-	<b>0.50</b>
Mahanidhi Buildcon Private Limited	0.50	-	-	<b>0.50</b>
	0.50	-	-	<b>0.50</b>
Dreamweaver Realtors Private Limited	0.50	-	-	<b>0.50</b>
	-	-	-	-
Sureshwar Properties Private Limited	0.50	-	-	<b>0.50</b>
	-	-	-	-
Parsvnath Biotech Private Limited	2.50	-	-	<b>2.50</b>
	2.50	-	-	<b>2.50</b>
Parsvnath Cyber City Private Limited	1.00	-	-	<b>1.00</b>
	1.00	-	-	<b>1.00</b>

**PARSVNATH DEVELOPERS LIMITED**  
**CONSOLIDATED RELATED PARTY TRANSACTIONS FOR THE YEAR ENDED 31 MARCH, 2020**

(Rs. in lakhs)				
Transaction / Outstanding Balances	Entities under significant influence	Key Management Personnel and their relatives	Entities exercise significant influence	Total
Parsvnath Dehradun Info Park Private Limited	2.50	-	-	2.50
	2.50	-	-	2.50
Parsvnath Developers (GMBT) Private Limited	2.50	-	-	2.50
	2.50	-	-	2.50
Parsvnath Developers (SBBT) Private Limited	2.00	-	-	2.00
	2.00	-	-	2.00
Parsvnath Gurgaon Info Park Private Limited	2.50	-	-	2.50
	2.50	-	-	2.50
Parsvnath Indore Info Park Private Limited	2.50	-	-	2.50
	2.50	-	-	2.50
Parsvnath Knowledge Park Private Limited	1.00	-	-	1.00
	1.00	-	-	1.00
Parsvnath Retail Limited	4.00	-	-	4.00
	4.00	-	-	4.00
Pearl Propmart Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Rangoli Buildcon Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Sadgati Buildcon Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Scorpio Realtors Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Parsvnath Sharmishtha Realtors Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Digant Realtors Private Limited	0.50	-	-	0.50
	-	-	-	-
Timebound Contracts Private Limited	5.00	-	-	5.00
	5.00	-	-	5.00
	<b>453.47</b>	-	-	<b>453.47</b>
	<b>404.73</b>	-	-	<b>404.73</b>
<b>Corporate guarantee given for loans</b>				
Vardaan Buildtech Private Limited	3,200.00	-	-	3,200.00
	3,200.00	-	-	3,200.00
	<b>3,200.00</b>	-	-	<b>3,200.00</b>
	<b>3,200.00</b>	-	-	<b>3,200.00</b>
<b>Guarantee for loans</b>				
Chairman and whole-time directors	-	1,52,837.89	-	1,52,837.89
	-	2,05,241.82	-	2,05,241.82
	-	<b>1,52,837.89</b>	-	<b>1,52,837.89</b>
	-	<b>2,05,241.82</b>	-	<b>2,05,241.82</b>
<b>Borrowings</b>				
Crimsonstar Ventures Limited	-	-	-	-
	-	-	18,133.39	18,133.39
	-	-	-	-
	-	-	<b>18,133.39</b>	<b>18,133.39</b>

**Note:**

- Figures in italics represents figures as at and for the year ended 31 March, 2019.

**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, 2020, the Group has not recorded any impairment of receivables from related parties (31 March, 2019 - 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.