

**PARSVNATH PROMOTERS & DEVELOPERS PRIVATE LIMITED**  
**BALANCE SHEET AS AT 31 MARCH, 2019**

	Notes	As at 31-March-19 Rs.in lakhs	As at 31-March-18 Rs.in lakhs
<b>Assets</b>			
<b>1. Current assets</b>			
a. Financial assets			
i. Cash and cash equivalents	3	0.38	0.22
ii. Other financial assets	4	36,168.91	36,168.91
Total current assets		<u>36,169.29</u>	<u>36,169.13</u>
<b>Total assets</b>		<u><b>36,169.29</b></u>	<u><b>36,169.13</b></u>
<b>Equity and Liabilities</b>			
<b>1. Equity</b>			
a. Equity share capital	5	33.20	33.20
b. Other equity	6	2,772.31	2,851.88
Total Equity		<u>2,805.51</u>	<u>2,885.08</u>
<b>2. Liabilities</b>			
<b>Non-current liabilities</b>			
a. Financial liabilities			
i. Borrowings	7	<u>27,476.40</u>	<u>27,476.40</u>
Total non-current liabilities		<u>27,476.40</u>	<u>27,476.40</u>
<b>Current liabilities</b>			
a. Financial liabilities			
i. Trade Payables	8		
a. Total outstanding dues of micro enterprises and small enterprises			
b. Total outstanding dues of creditors other than micro enterprises and small enterprises		3.59	1.58
ii. Other financial liabilities	9	5,061.83	5,060.85
b. Other current liabilities	10	<u>821.96</u>	<u>745.22</u>
Total current liabilities		<u>5,887.38</u>	<u>5,807.65</u>
Total liabilities		<u>33,363.78</u>	<u>33,284.05</u>
<b>Total equity and liabilities</b>		<u><b>36,169.29</b></u>	<u><b>36,169.13</b></u>

See accompanying notes to the financial statements

1-25

In terms of our report attached  
**For S. N. Dhawan & Co. LLP**  
Chartered Accountants  
Firm's Registration No. 000050N/N500045

*Vinesh Jain*  
**Vinesh Jain**  
Partner  
Membership No. 087701

Place: Delhi  
Date: 22 May, 2019



**For and on behalf of the Board of Directors**

*Rahul Kumar Srivastav*  
**Rahul Kumar Srivastav**  
Director  
DIN: 08250331


Place: Delhi  
Date: 22 May, 2019

*Yogesh Jain*  
**Yogesh Jain**  
Director  
DIN: 00088662

**PARSVNATH PROMOTERS & DEVELOPERS PRIVATE LIMITED**  
**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH, 2019**

	Notes	Year ended	Year ended
		31 March, 2019	31 March, 2018
		Rs.in lakhs	Rs.in lakhs
I Other income		-	-
II <b>Total income</b>		<u>-</u>	<u>-</u>
III <b>Expenses</b>			
a. Finance costs	11	76.53	93.92
b. Other expenses	12	3.04	1.77
<b>Total expenses (III)</b>		<u>79.57</u>	<u>95.69</u>
IV <b>Profit/(loss) before tax (II-III)</b>		<u>(79.57)</u>	<u>(95.69)</u>
V Tax expense/(benefit):		-	-
VI <b>Profit/(loss) for the year (IV - V)</b>		<u>(79.57)</u>	<u>(95.69)</u>
VII <b>Other comprehensive income</b>		-	-
VIII <b>Total comprehensive income for the year (VI + VII)</b>		<u>(79.57)</u>	<u>(95.69)</u>
IX Earnings per equity share (face value Rs. 10 per share)			
(1) Basic (in Rs.)	14	(23.97)	(28.82)
(2) Diluted (in Rs.)	14	(23.97)	(28.82)

In terms of our report attached  
**For S. N. Dhawan & Co. LLP**  
Chartered Accountants  
Firm's Registration No. 000050N/N500045

  
**Vinesh Jain**  
Partner  
Membership No. 087701

Place: Delhi  
Date: 22 May, 2019



**For and on behalf of the Board of Directors**



**Rahul Kumar Srivastav**  
Director  
DIN: 08250331

Place: Delhi  
Date: 22 May, 2019



**Yogesh Jain**  
Director  
DIN: 00088662

**PARSVNATH PROMOTERS & DEVELOPERS PRIVATE LIMITED**  
**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH, 2019**

a **Equity Share Capital**

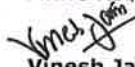
Particulars	Rs in lakhs
<b>Balance as at 31 March, 2017</b>	33.20
Changes in equity share capital during the year	-
<b>Balance as at 31 March, 2018</b>	33.20
Changes in equity share capital during the year	-
<b>Balance as at 31 March, 2019</b>	<b>33.20</b>

b **Other Equity**

Particulars	Reserves and Surplus		
	Securities premium reserve	Retained earnings	Total
	Rs in lakhs	Rs in lakhs	Rs in lakhs
<b>Balance as at 31 March, 2017</b>	3,284.07	(336.50)	2,947.57
Profit/(loss) for the year		(95.69)	(95.69)
<b>Balance as at 31 March, 2018</b>	<b>3,284.07</b>	<b>(432.19)</b>	<b>2,851.88</b>
Profit/(loss) for the year		(79.57)	(79.57)
Other comprehensive income for the year		-	-
<b>Balance as at 31 March, 2019</b>	<b>3,284.07</b>	<b>(511.76)</b>	<b>2,772.31</b>

See accompanying notes to the financial statements

In terms of our report attached  
**For S. N. Dhawan & Co. LLP**  
Chartered Accountants  
Firm's Registration No. 000050N/N500045


  
**Vinesh Jain**  
Partner  
Membership No. 0877015



Place: Delhi  
Date: 22 May, 2019

**For and on behalf of the Board of Directors**

  
**Rahul Kumar Srivastav**  
Director  
DIN: 08250331

  
**Yogesh Jain**  
Director  
DIN: 00088662

Place: Delhi  
Date: 22 May, 2019

**PARSVNATH PROMOTERS & DEVELOPERS PRIVATE LIMITED**  
**STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH, 2019**

	<b>Year ended 31 March, 2019</b>	<b>Year ended 31 March, 2018</b>
	<b>Rs.in lakhs</b>	<b>Rs.in lakhs</b>
<b>A. Cash flows from operating activities</b>		
Profit/(loss) for the year	(79.57)	(95.69)
Finance cost recognised in statement of profit and loss	76.53	93.92
Adjustments for :		
Movements in working capital:		
Increase/(decrease) in trade payables	2.00	0.50
Increase/(decrease) in other current financial liabilities	0.98	0.18
Increase/(decrease) in other liabilities	0.22	(5.55)
<b>Cash generated from operations</b>	<b>0.16</b>	<b>(6.64)</b>
Income tax paid (net)	-	-
<b>Net cash from/(used in) operating activities</b>	<b>0.16</b>	<b>(6.64)</b>
<b>B. Cash flows from investing activities</b>		
<b>Net Cash (used in) /generated by investing activities</b>	-	-
<b>C. Cash flows from financing activities</b>		
<b>Net Cash (used in)/generated by financing activities</b>	-	-
<b>D. Net increase in Cash and Cash equivalents (A+B+C)</b>	<b>0.16</b>	<b>(6.64)</b>
<b>Cash and cash equivalents at the beginning of the year</b>	0.22	6.86
<b>Cash and cash equivalents at the end of the year</b>	<b>0.38</b>	<b>0.22</b>

Notes:

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

See accompanying notes to the financial statements

1-25

In terms of our report attached  
**For S. N. Dhawan & Co. LLP**  
Chartered Accountants  
Firm's Registration No. 000050N/N500045

  
**Vinesh Jain**  
Partner  
Membership No. 087701



Place: Delhi  
Date: 22 May, 2019

**For and on behalf of the Board of Directors**

  
**Rahul Kumar Srivastav**  
Director  
DIN: 08250331

  
**Yogesh Jain**  
Director  
DIN: 00088662

Place: Delhi  
Date: 22 May, 2019

**PARSVNATH PROMOTERS & DEVELOPERS PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019**

	<u>As at</u> <u>31-March-19</u> <u>Rs. In lakhs</u>	<u>As at</u> <u>31-March-18</u> <u>Rs. In lakhs</u>
<b>3. Cash and cash equivalents</b>		
a. Balances with banks	0.27	0.22
b. Cash on hand	0.11	-
	<u><b>0.38</b></u>	<u><b>0.22</b></u>
<b>4. Other financial assets</b>		
<b>Current</b>		
a. Receivable from related party against assignment amount (see note 19)	36,168.91	36,168.91
	<u><b>36,168.91</b></u>	<u><b>36,168.91</b></u>



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**PARSVNATH PROMOTERS & DEVELOPERS PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019**

**5 .Equity Share Capital**

<b>As at 31-March-19 Rs. In lakhs</b>	<b>As at 31-March-18 Rs. In lakhs</b>
-----------------------------------------------	-----------------------------------------------

**Authorised Share Capital**

3,32,000(as at 31 March 2018: 3,32,000) fully paid equity shares of Rs. 10/- each	33.20	33.20
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**Issued ,subscribed and fully paid share capital**

3,32,000(as at 31 March 2018: 3,32,000) fully paid equity shares of Rs. 10/- each	33.20	33.20
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**5.1 -Reconciliation of share capital**

	<b>Number of Shares in</b>	<b>Share Capital Rs. in Lakhs</b>
Balance as at 31 March, 2017	3,32,000	33.20
Movements during the year		
Balance as at 31 March, 2018	3,32,000	33.20
Movements during the year		
Balance as at 31 March, 2019	<b>3,32,000</b>	<b>33.20</b>

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

- i. Each equity holder of each class is entitled to one vote per share.

**5.3 - Details of share held by the holding company, its subsidiaries and associates**

	<b>As at 31-March-19 No. of shares</b>	<b>As at 31-March-18 No. of shares</b>
Parsvnath Developers Limited, the holding company	1,69,326	1,69,326

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

	<b>As at March 31, 2019</b>		<b>As at March 31, 2018</b>	
	<b>Number of shares held</b>	<b>% holding of equity shares</b>	<b>Number of shares held</b>	<b>% holding of equity shares</b>
<b>Fully paid equity shares</b>				
i. Parsynath Developers Limited	1,69,326	51%	1,69,326	51%
ii. Green Destinations Holdings	1,62,674	49%	1,62,674	49%



**PARSVNATH PROMOTERS & DEVELOPERS PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019**

	<b>As at 31-March-19 Rs in lakhs</b>	<b>As at 31-March-18 Rs. In lakhs</b>
<b>6. Other equity</b>		
a. Securities premium	3,284.07	3,284.07
b. Retained earnings	(511.76)	(432.19)
	<u>2,772.31</u>	<u>2,851.88</u>
<b>a. Securities premium</b>		
Balance at the beginning of the year	3,284.07	3,284.07
Movements	-	-
<b>Balance at the end of the year</b>	<u>3,284.07</u>	<u>3,284.07</u>
<b>b. Retained earnings</b>		
Balance at the beginning of the year	(432.19)	(336.50)
Profit/(Loss) for the year	(79.57)	(95.69)
Balance at the end of the year	<u>(511.76)</u>	<u>(432.19)</u>

**Nature and purpose of reserves:**

- a. Securities premium - The amount received in excess of the face value of the debentures issued by the Company is recognised in securities premium.
- b. Retained earnings - Retained earnings are profits of the Company earned till date.



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**PARSVNATH PROMOTERS & DEVELOPERS PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019**

	<u>As at</u> <u>31-March-19</u> <u>Rs in lakhs</u>	<u>As at</u> <u>31-March-18</u> <u>Rs. In lakhs</u>
<b>7. Borrowings</b>		
<b>Non current</b>		
<b>Unsecured - at amortised cost</b>		
a. 16% Fully Convertible Debentures -Series I ( 31 March,2019:9,34,07,252; 31 March 2018:9,34,07,252 fully convertible debentures of Rs. 10 each)	9,340.73	9,340.73
Each debenture is convertible into one equity share entitled to dividend and/or one different class of share (collectively entitled to 0.001% of the voting rights) on the terms and conditions mentioned in the 'Investment and Security Holder's Agreement' dated 23 November, 2010 as amended by the first supplementary agreement dated 31 March 2011		
b. 16% Fully Convertible Debentures -Series II ( 31 March,2019:8,79,26,556; 31 March 2018:8,79,26,556; fully convertible debentures of Rs. 10 each)	8,792.66	8,792.66
Each debenture is convertible into one different class of share entitled to dividend (collectively entitled to 0.001% of the voting rights) on the terms and conditions mentioned in the 'Investment and Security Holder's Agreement' dated 23 November, 2010 as amended by the first supplementary agreement dated 31 March 2011		
c. 16% Optionally convertible debentures ( 31 March,2019:9,34,30,096; 31 March 2018:9,34,30,096; optionally convertible debentures)	9,343.01	9,343.01
Each debenture is convertible into calculated number of different class of shares (entitled for dividend) to ensure that shareholding of the promoter is equal to 51% of the total issued and paid up capital of the Company on the terms and conditions mentioned in the 'Investment and Security Holder's Agreement' dated 23 November, 2010 as amended by the first supplementary agreement dated 31 March 2011		
	<b>27,476.40</b>	<b>27,476.40</b>
<b>8. Trade Payables</b>		
<b>Current</b>		
a. Trade Payables	3.59	1.58
	<b>3.59</b>	<b>1.58</b>
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.		
<b>9. Other Financial Liabilities</b>		
<b>Current</b>		
a. Interest accrued but not due on debenture	5,060.67	5,060.67
b. Advance from related party	1.16	0.18
	<b>5,061.83</b>	<b>5,060.85</b>
<b>10. Other liabilities</b>		
<b>Current</b>		
a. Statutory liabilities	821.96	745.22
	<b>821.96</b>	<b>745.22</b>





**PARSVNATH PROMOTERS & DEVELOPERS PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019**

	<u>Year ended</u> <u>31 March, 2019</u> Rs. In lakhs	<u>Year ended</u> <u>31 March, 2018</u> Rs. In lakhs
<b>11. Finance costs</b>		
a. Interest expenses :		
i. on delayed payment of statutory dues	76.53	93.92
	<u><b>76.53</b></u>	<u><b>93.92</b></u>
<b>12. Other expenses</b>		
a. Rates and taxes	0.04	0.04
b. Legal and professional charges	0.59	1.14
c. Payment to auditors	2.36	0.59
d. Miscellaneous expenses	0.05	-
	<u><b>3.04</b></u>	<u><b>1.77</b></u>
<b>Payment to auditors</b>		
a. Statutory audit fee	0.50	0.50
b. Group reporting fee	1.50	-
c. GST on above	0.36	0.09
	<u><b>2.36</b></u>	<u><b>0.59</b></u>



**PARSVNATH PROMOTERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019**

**13. Segment reporting**

The Company is engaged in the business of 'Real Estate'. For management purposes, there is single reportable segment. Accordingly disclosure required by Ind AS 108 'Operating Segment' have not been provided in the financial statements. The Company operates in single geographical area of India. Accordingly, geographical information has not been reported

**14. Earnings per share**

		<b>Year ended 31 March, 2019</b>	<b>Year ended 31 March, 2018</b>
i. Net loss for calculation of basic and diluted earnings per share	Rs. In lakhs	(79.57)	(95.69)
ii. Weighted average number of equity shares outstanding during the year	Numbers	3,32,000	3,32,000
iii. Basic and diluted earnings per share	Rs.	(23.97)	(28.82)
iv. Nominal value of equity shares	Rs.	10.00	10.00

**15. Corporate social responsibility**

In terms of provisions of section 135 of the Companies Act, 2013, the Company was not required to spend any amount on activities relating to Corporate Social Responsibilities (CSR).

**16. Related party disclosures**

**i. List of related parties**

- (a) Holding Company**  
- Parsvnath Developers Limited (PDL)
- (b) Entities having significant influence**  
- Green Destinations Holdings (GDH)  
- Crimsonstar Ventures Limited (CVL)
- (c) Fellow subsidiary**  
- Parsvnath Rail Land Project Private Limited

**ii. Balances outstanding/transactions with related parties**

	<b>PDL</b>	<b>Entities having significant influence</b>	<b>Fellow subsidiary</b>
	Rs. In lakhs	Rs. In lakhs	Rs. In lakhs
<b>(a) Transactions during the year</b>			
Advances received	-	-	0.98 (0.18)
<b>(b) Balances as at year-end</b>			
Accrued interest on debentures	5,053.52 (5,053.52)	7.15 (7.15)	-
Debentures	9,343.01 (9,343.01)	18,133.39 (18,133.39)	-
Other receivables	-	-	36,168.91 (36,168.91)
Advance received (liability)	-	-	1.16 (0.18)

Note:

- 1 Related party transactions entered during the year were in ordinary course of business and are on arm's length basis.
- 2 Figures in brackets represent figures as at and for the year ended 31 March, 2018.



**PARSVNATH PROMOTERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019**

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**Note 17**

The Company does not have any pending litigations which would impact its financial position.

**Note 18**

The Company did not have any long-term contracts including derivative contracts for which there are any material foreseeable losses.

**Note 19**

Parsvnath Developers Limited (PDL), the holding company was selected as bidder for grant of lease for development of a project on a plot of land at Sarai Rohilla- Kishanganj by Rail Land Development Authority (RLDA) vide its 'Letter of Acceptance' (LOA) dated 26 November, 2010. The Company was decided as a Special Purpose Vehicle (SPV) for the purposes of development of the project and the RLDA accorded approval on 7 February, 2011 adopting the Company as SPV for the development and implementation of the project. In terms of LOA, amount payable towards land/land development rights is Rs. 165,100 lacs, of which Rs. 33,020 lakhs was paid as an advance to RLDA.

Subsequently under approval of RLDA, PDL incorporated a new company namely Parsvnath Rail Land Project Private Limited (PRLPPL) for development and implementation of the project and transferred all assets and liabilities of the company at the book value of Rs. 37,541.13 lacs plus interest payable to OCD holders .

Due to multifarious reasons, including the lack of statutory approvals of lay out and building plans to commence constructions, from NDMC, owing to discrepancies noticed by the NDMC in the title of the Project Land, the PRLDPL was not able to achieve 'Financial Closure' as per Article 7 of the agreement, which resulted in deemed termination of the agreement. PRDPL has invoked the arbitration clause in the development agreement for recovery of amount paid to RLDA together with interest thereon on deemed termination of agreement by way of instituting two Arbitrational proceedings namely Arbitration I and II. The Arbitral Tribunal has announced its award in respect of the Arbitration II dated 25th November, 2017 directing RLDA to refund the amount of Rs.103,453.78 lacs along with 4% interest per annum payable with effect from the 15th July,2015 till the date of recovery.

In case of Arbitration I (with respect to RLDA's liability for payment of interest to the Company/PRLDPL on instalments received in excess of and prior to RLDA's entitlement), the Arbitral Tribunal by award dated 01 June, 2018, rejected PRLDPL claim of Rs. 41,946.79 lacs and directed PRLDPL to pay the cost incurred in the proceedings amounting to Rs. 97.00 lacs. PRLDPL has appealed against the decision before the Hon'ble Delhi High Court and the matter is in the process of being heard by the Hon'ble High Court.

PRLDPL has also initiated Arbitration Proceedings (Arbitration III), wherein the Company, PRLDPL and PDL inter-alia sought refund of the amounts retained as alleged losses, losses incurred on account of RLDA's breach of its representations and warranties in respect of the land sought to be leased. On RLDA's refusal to appoint its nominee arbitrator, the Company, PRLDPL and PDL approached the Hon'ble High Court of Delhi which nominated an arbitrator for RLDA. Arbitration proceedings have thereafter commenced.

Considering the facts and discussions with the legal counsel and PRLPL management, the management considers the amount due from PRLPL as good and fully recoverable.

**Note 20**

The holder of fully convertible debentures Series I and Series II has accorded its approval for moratorium in the accrual and payment of debenture interest from 1 April, 2011 to 31 December,2019. The Board of Directors of the Company also approved the waiver of interest for the said period. Accordingly, no provision for interest has been made on Series I and Series II debentures during the period.

The holder of optionally convertible debentures has accorded its approval for moratorium in the accrual and payment of debenture interest from 1 Jan, 2015 to 31 March, 2020. The Board of Directors of the Company also approved the waiver of interest for the said period. Accordingly, no provision for interest has been made on debentures during the year.



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**PARSVNATH PROMOTERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019**

**21. Financial Instruments**

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

	Rs. in lakhs							
	As at 31-March-19			As at 31-March-18				
	Total	Amortised Cost	At cost	FVTPL	Total	Amortised Cost	At cost	FVTPL
<b>Financial assets</b>								
i. Cash and cash equivalents	0.38	0.38	-	-	0.22	0.22	-	-
ii. Other financial assets	36,168.91	36,168.91	-	-	36,168.91	36,168.91	-	-
<b>Total financial assets</b>	<b>36,169.29</b>	<b>36,169.29</b>	<b>-</b>	<b>-</b>	<b>36,169.13</b>	<b>36,169.13</b>	<b>-</b>	<b>-</b>
<b>Financial liabilities</b>								
i. Borrowings	27,476.40	27,476.40	-	-	27,476.40	27,476.40	-	-
ii. Trade Payables	3.59	3.59	-	-	1.58	1.58	-	-
iii. Other financial liabilities	5,061.83	5,061.83	-	-	5,060.85	5,060.85	-	-
<b>Total financial liabilities</b>	<b>32,541.82</b>	<b>32,541.82</b>	<b>-</b>	<b>-</b>	<b>32,538.83</b>	<b>32,538.83</b>	<b>-</b>	<b>-</b>

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.



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**PARSVNATH PROMOTERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019**

**22. 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 receivable from related party for assignment of project.

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 is under stressed conditions, which has resulted in delays in meeting its liabilities. 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:

	<b>Carrying amount</b>	<b>Payable within 1 year</b>	<b>Payable in 1-3 years</b>	<b>Rs. in lakhs Payable more than 3 years</b>
<b>As at 31 March, 2019</b>				
Borrowings	27,476.40	-	-	27,476.40
Trade payables	3.59	3.59	-	-
Other financial liabilities	5,061.83	5,061.83	-	-
	<b>32,541.82</b>	<b>5,065.42</b>	<b>-</b>	<b>27,476.40</b>

**As at 31 March, 2018**

Borrowings	27,476.40	-	-	27,476.40
Trade payables	1.58	1.58	-	-
Other financial liabilities	5,060.85	5,060.85	-	-
	<b>32,538.83</b>	<b>5,062.43</b>	<b>-</b>	<b>27,476.40</b>

**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 PROMOTERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019**

**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 :

	<u>As at 31 March, 2019</u> Rs. in lakhs	<u>As at 31 March, 2018</u> Rs. in lakhs
<b>Variable rate borrowings</b>		
Long Term	-	-
Short Term	-	-
<b>Total Variable rate Borrowing</b>	<u>-</u>	<u>-</u>
<b>Fixed Rate Borrowings</b>		
Long Term	27,476.40	27,476.40
Short Term	-	-
<b>Total Fixed rate Borrowing</b>	<u>27,476.40</u>	<u>27,476.40</u>
<b>Total Borrowing</b>	<u>27,476.40</u>	<u>27,476.40</u>

**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 has no trade receivables, hence the Credit risk is not material.

**23. 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:

	<u>As at 31 March, 2019</u> Rs. in lakhs	<u>As at 31 March, 2018</u> Rs. in lakhs
<b>Borrowings:</b>		
- Long term	27,476.40	27,476.40
- Short term	-	-
- Current maturities of long term borrowings	-	-
<b>Total borrowings - A</b>	<u>27,476.40</u>	<u>27,476.40</u>
<b>Equity</b>		
- Share capital	33.20	33.20
- Other equity	2,772.31	2,851.88
<b>Total Equity - B</b>	<u>2,805.51</u>	<u>2,885.08</u>
Debt to equity ratio (A/B)	9.79	9.52



*[Handwritten Signature]*

**PARSVNATH PROMOTERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2019**

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**24. Events after the reporting period**

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

**25. Approval of the financial statements**

The financial statements were approved for issue by Board of Directors on 22 May, 2019.

**For and on behalf of the Board of Directors**



**Rahul Kumar Srivastav**  
Director  
DIN:08250331

**Yogesh Jain**  
Director  
DIN:00088662

Place: Delhi  
Date:22 May, 2019

**Parsvnath Promoters and Developers Private Limited**  
**Notes to the financial statements for the year ended 31 March, 2019**

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## **1. Corporate Information**

Parsvnath Promoters and Developers Private Limited ("the Company") was incorporated as Luba Real Estate Private Limited on 24 July, 2007. The name of the Company has been changed to 'Parsvnath Promoters and Developers Private Limited' with effect from 24 January, 2011 and fresh certificate of incorporation was issued by Registrar of Companies, Delhi and Haryana. The Company became subsidiary of Parsvnath Developers Limited with effect from 19 November, 2010 and is engaged in the business of promotion, construction and development of residential projects.

## **2. Significant accounting policies**

### **2.1 Basis of preparation**

The financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the Ind AS) as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

Upto the year ended 31 March, 2016, the Company prepared its financial statements in accordance with accounting standards notified under the section 133 of the Companies Act, 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (hereinafter referred to as 'Previous GAAP'). The date of transition to Ind AS is 1 April, 2015.

The financial statements are presented in Indian Rupee and all values are rounded to the nearest lakhs, except when otherwise stated.

### **2.2 Basis of measurement and presentation**

The financial statements have been prepared on the historical cost basis unless otherwise indicated.

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

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

### **2.3 Borrowing costs**

Borrowing costs directly attributable to the acquisition or construction of qualifying assets are capitalised / inventorised until the time all substantial activities necessary to prepare the qualifying assets for their intended use are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use or sale.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

### **2.4 Employee benefits**

#### **Short-term employee benefits**

Liabilities recognised in respect of short-term employee benefits in respect of wages and salaries, performance incentives, leaves etc. are measured at the undiscounted amount of the benefits expected to be paid in exchange for the related service.

### **2.5 Taxation**

Income tax expense for the year comprises of current tax and deferred tax.

#### **Current tax**

Current tax is the expected tax payable on the taxable income for the year calculated in accordance with the Income Tax Act and any adjustment to taxes in respect of previous years.

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### **Deferred tax**

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding amounts used in the computation of taxable income. Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences, the carry forward of unused tax losses and unused tax credits. Deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

### **Current and deferred tax for the year**

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

### **2.6 Inventories**

Inventory comprises property under construction (work-in-progress) and is valued at lower of cost and net reliable value. Cost includes cost of land, development rights, materials, services, overhead related to projects under construction and apportioned borrowing costs.

### **2.7 Provisions**

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. Provisions are determined based on management estimates required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current management estimate.

### **2.8 Contingent liabilities**

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made. The Company does not recognise a contingent liability, but discloses its existence in the notes to the financial statements.

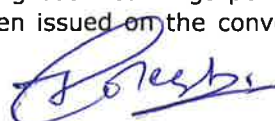
### **2.9 Cash and cash equivalents**

Cash and cash equivalents for the purpose of Cash Flow Statement comprises cash on hand, cash at bank and short-term deposits with banks with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

### **2.10 Earnings per share**

Basic earnings per share is computed by dividing the net profit for the year attributable to the equity shareholders of the Company by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the period and for all period presented is adjusted for events, such as bonus shares, that have changed the number of equity shares outstanding without a corresponding change in resources.

Diluted earnings per share is computed by dividing the net profit for the year attributable to equity shareholders as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares.



**Parsvnath Promoters and Developers Private Limited**  
**Notes to the financial statements for the year ended 31 March, 2019**

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Potential equity shares are deemed to be dilutive only if their conversion to equity shares would decrease the net profit per share from continuing ordinary operations.

### **2.11 Current/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;
- Cash and cash equivalents 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 treated as 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

All other liabilities are classified as non-current.

### **2.12 Operating cycle**

The operating cycle is the time gap between the acquisition of the asset for processing and their realization in cash and cash equivalents. 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 48 months for real estate projects and 12 months for others for the purpose of classification of its assets and liabilities as current and non-current.

### **2.13 Financial instruments**

Financial assets and financial liabilities are recognised when the Company 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.

### **2.14 Financial assets**

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

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### **Classification of financial assets**

Debt instruments that meet the following conditions are subsequently measured at amortised cost :

- the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All other financial assets are subsequently measured at fair value.

## **2.15 Financial liabilities and equity instruments**

### **Classification as debt or equity**

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

### **Equity instruments**

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

### **Financial liabilities**

All financial liabilities are measured at amortised cost at the end of subsequent accounting period.

## **Significant accounting judgements, estimates and assumptions**

The preparation of the financial statements in conformity with recognition and measurement principles of Ind AS requires the Management to make judgments, estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that these assumptions and estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/materialise.

Significant judgements and other estimates and assumptions that may have the significant effect on the carrying amount of assets and liabilities in future years are:

- a. Measurement of contingent liabilities and expected cash outflows
- b. Provision for expected credit losses

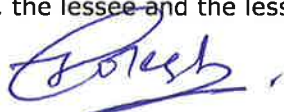
## **Recent accounting pronouncements**

- a. Accounting Standard issued but not yet effective:

### **Ind AS 116 – Leases**

On March 30, 2019, Ministry of Corporate Affairs has notified Ind AS 116 Leases. Ind AS 116 will replace the existing leases Standard, Ind AS 17 Leases, and related Interpretations. The Standard sets out the principles for the recognition, measurement, presentation and disclosure of leases for both parties to a contract i.e., the lessee and the lessor.

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**Parsvnath Promoters and Developers Private Limited**  
**Notes to the financial statements for the year ended 31 March, 2019**

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Ind AS 116 introduces a single lessee accounting model and requires a lessee to recognise assets and liabilities for all leases with a term of more than twelve months, unless the underlying asset is of low value. Currently, operating lease expenses are charged to the statement of Profit and Loss. The Standard also contains enhanced disclosure requirements for lessees. There is no significant change in accounting requirement for lessor. This accounting standard is applicable for accounting period commencing on or after 1 April 2019, the Company is evaluating the impact of this new accounting standard on the financial statements.

b. Amendments to existing accounting standards:

The MCA has also carried amendments to the following existing Ind AS

i. Ind AS 12 Appendix C - Uncertainty over Income Tax Treatments

On March 30, 2019, Ministry of Corporate Affairs has notified Ind AS 12 Appendix C, Uncertainty over Income Tax Treatments which is to be applied while performing the determination of taxable profit (or loss), tax bases, unused tax losses, unused tax credits and tax rates, when there is uncertainty over income tax treatments under Ind AS 12. According to the appendix, companies need to determine the probability of the relevant tax authority accepting each tax treatment, or group of tax treatments, that the companies have used or plan to use in their income tax filing which has to be considered to compute the most likely amount or the expected value of the tax treatment when determining taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates. The Company is currently evaluating the effect of this amendment on the financial statements.

ii. Amendment to Ind AS 12 – Income taxes

On March 30, 2019, Ministry of Corporate Affairs issued amendments to the guidance in Ind AS 12, 'Income Taxes', in connection with accounting for dividend distribution taxes.

The amendment clarifies that an entity shall recognise the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where the entity originally recognised those past transactions or events.

These amendments will be effective for accounting period beginning on or after April 1, 2019. These amendments are not expected to have any significant impact on the Company's financial statements.

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