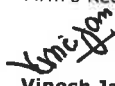


Parsvnath Estate Developers Private Limited
Balance Sheet as at 31 March, 2020

	Notes	As at 31-March-20 Rs in lakhs	As at 31-March-19 Rs in lakhs
Assets			
1. Non-current assets			
a. Other intangible assets	3	26,045.32	27,969.46
b. Intangible assets under development	3	13,507.17	10,962.51
c. Right of use asset	3	9,832.04	-
d. Financial assets			
i. Other financial assets	4	235.01	2,383.33
e. Current Tax assets (net)	8	2,104.74	2,223.76
f. Deferred tax assets (net)	17	781.00	1,248.00
g. Other non-current assets	9	8,659.73	9,489.60
Total non-current assets		<u>61,165.01</u>	<u>54,276.66</u>
2. Current assets			
a. Inventories	5	7,300.83	7,300.83
b. Financial assets			
i. Trade receivables	6	630.73	894.19
ii. Cash and cash equivalents	7	148.78	171.26
iii. Other financial assets	4	813.93	-
c. Other current assets	9	32,218.91	4,735.86
Total current assets		<u>41,113.18</u>	<u>13,102.14</u>
Total assets		<u>1,02,278.19</u>	<u>67,378.80</u>
Equity and Liabilities			
1. Equity			
a. Equity share capital	10	500.00	500.00
b. Other equity	11	(39,136.87)	(27,854.41)
Total Equity		<u>(38,636.87)</u>	<u>(27,354.41)</u>
2. Liabilities			
Non-current liabilities			
a. Financial liabilities			
i. Borrowings	12	1,17,209.24	85,165.77
ii. Other financial liabilities	14	12,366.90	2,491.37
b. Other non-current liabilities	15	1,411.74	1,221.18
Total non-current liabilities		<u>1,30,987.88</u>	<u>88,878.32</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		1,194.40	1,081.86
ii. Other financial liabilities	14	2,240.39	303.16
b. Other current liabilities	15	6,478.91	4,457.92
c. Provisions	16	13.48	11.95
Total current liabilities		<u>9,927.18</u>	<u>5,854.89</u>
Total liabilities		<u>1,40,915.06</u>	<u>94,733.21</u>
Total equity and liabilities		<u>1,02,278.19</u>	<u>67,378.80</u>

See accompanying notes forming part of 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. 087701



For and on behalf of the Board of Directors


Arvind Kumar Mishra
Director
DIN:08250280


Survamani Pandey
Director
DIN:08250346

Place: Delhi
Date: 26 June, 2020

Parsvnath Estate Developers Private Limited
Statement of Profit and Loss for the year ended 31 March, 2020

	Notes	Year ended 31 March, 2020 Rs in lakhs	Year ended 31 March, 2019 Rs in lakhs
I Revenue from operations	18	7,521.68	8,909.11
II Other income	19	177.11	13.93
III Total income (I + II)		7,698.79	8,923.04
IV Expenses			
(a) Employee benefits expense	21	52.86	59.36
(b) Finance costs	22	14,933.11	11,856.78
(c) Depreciation and amortisation expense	23	2,245.71	1,938.57
(d) Other expenses	24	1,242.43	2,765.61
Total expenses (IV)		18,474.11	16,620.32
V Profit/(loss) before tax (III-IV)		(10,775.32)	(7,697.28)
VI Tax expense/(benefit):			
(i) Current tax		40.13	3.95
(ii) Tax adjustment for earlier years		-	7.02
(iii) Deferred tax		467.00	34.00
		507.13	44.97
VII Profit/(loss) for the year (V - VI)		(11,282.45)	(7,742.25)
VIII Other comprehensive income		-	-
IX Total comprehensive income for the year (VII + VIII)		(11,282.45)	(7,742.25)
X Earnings per equity share (face value Rs. 10 per sh)	32		
(1) Basic (in Rs)		(225.65)	(154.84)
(2) Diluted (in Rs)		(225.65)	(154.84)

See accompanying notes forming part of 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
Vinesh Jain

Partner

Membership No. 087701



For and on behalf of the Board of Directors

Arvind Kumar Mishra
Arvind Kumar Mishra
 Director
 DIN:08250280

Suryamani Pandey
Suryamani Pandey
 Director
 DIN:08250346

Place: Delhi

Date: 26 June, 2020

Parsvnath Estate Developers Private Limited
Statement of changes in equity for the year ended 31 March, 2020

A. Equity Share Capital

	Rs in lakhs
Balance as at 31 March, 2018	500.00
Changes in equity share capital during the year	-
Balance as at 31 March, 2019	500.00
Changes in equity share capital during the year	-
Balance as at 31 March, 2020	500.00

B. Other Equity

Particulars	Reserves and Surplus	
	Retained earnings	Total
Balance as at 31 March, 2018	(20,112.16)	(20,112.16)
Profit/(loss) for the year	(7,742.25)	(7,742.25)
Other comprehensive income for the year	-	-
Balance as at 31 March, 2019	(27,854.42)	(27,854.42)
Profit/(loss) for the year	(11,282.45)	(11,282.45)
Other comprehensive income for the year	-	-
Balance as at 31 March, 2020	(39,136.87)	(39,136.87)

See accompanying notes forming part of 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

Vinesh Jain
 Partner
 Membership No. 087701

Place: Delhi
 Date: 26 June, 2020

For and on behalf of the Board of Directors

Arvind Kumar Mishra
Arvind Kumar Mishra
 Director
 DIN:08250280

Suryamani Pandey
Suryamani Pandey
 Director
 DIN:08250346

Parsvnath Estate Developers Private Limited
Statement of Cash Flows for the year ended 31 March, 2020

Notes	Year ended 31 March, 2020 Rs in lakhs	Year ended 31 March, 2019 Rs in lakhs
Cash flows from operating activities		
Profit/(loss) for the year	(10,775.32)	(7,697.28)
Adjustments for :		
Finance costs recognised in profit or loss	14,933.11	11,856.78
Interest income recognised in profit or loss	(137.57)	(13.93)
Provision for employee benefit	1.53	2.66
Depreciation and amortisation expense	<u>2,245.71</u>	<u>1,938.57</u>
	6,267.46	6,086.81
Movements in working capital:		
(Increase)/decrease in trade and other receivables	263.47	(786.78)
(Increase)/decrease in other non current financial assets	2,148.32	1,451.68
(Increase)/decrease in other non current assets	1,041.16	1,911.30
(Increase)/decrease in other current financial assets	(801.36)	16,585.44
(Increase)/decrease in other current assets	(30,155.05)	260.23
Increase/(decrease) in trade payables	112.55	206.03
Increase/(decrease) in other non current financial liabilities	225.82	192.23
Increase/(decrease) in other non current liabilities	190.56	(1,316.38)
Increase/(decrease) in other current financial liabilities	6.67	16.16
Increase/(decrease) in other current liabilities	2,020.99	812.96
Increase/(decrease) in lease assets/liabilities (net)	<u>624.08</u>	<u>-</u>
Cash generated from operations	(18,055.33)	25,419.68
Income tax paid/refund (net)	<u>78.88</u>	<u>(678.87)</u>
Net cash (used in)/generated by operating activities	(17,976.45)	24,740.81
Cash flows from investing activities		
Interest received	125.00	33.72
Capital expenditure on Intangible assets (including development)	<u>(3,087.51)</u>	<u>(2,607.50)</u>
Net Cash (used in) /generated by investing activities	(2,962.51)	(2,573.78)
Cash flows from financing activities		
Proceeds from /(Repayment of) current borrowings	-	(8,689.82)
Proceeds from non current borrowings	32,043.47	85.87
Finance costs paid	<u>(11,126.99)</u>	<u>(13,541.12)</u>
Net Cash (used in)/generated by financing activities	20,916.48	(22,145.07)
Net increase in Cash and cash equivalents	(22.48)	21.98
Cash and cash equivalents at the beginning of the year	171.26	149.28
Cash and cash equivalents at the end of the year	148.78	171.26

- 1) The statement of cash flows has been prepared under the 'Indirect method' as set out in Ind AS 7 on statement of cash flows.
2) Figures in brackets indicate cash outflows.

See accompanying notes forming part of 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
Vinesh Jain
Partner
Membership No. 087701

For and on behalf of the Board of Directors

Arvind Kumar Mishra
Arvind Kumar Mishra
Director
DIN:08250280

Survamani Pandey
Survamani Pandey
Director
DIN:08250346

Place: Delhi
Date: 26 June, 2020

1. CORPORATE INFORMATION

PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED ("the Company") was incorporated on 24th July, 2007 under the name Farhat Developers Private Limited and became a subsidiary of Parsvnath Developers Limited with effect from 27th August, 2010. The name of the Company was changed to 'Parsvnath Estate Developers Private Limited' with effect from 22 November 2010 and fresh certificate of incorporation was issued by the Registrar of Companies, Delhi and Haryana. The Company is primarily engaged in the business leasing of commercial buildings.

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.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability

The principal accounting policies are set out below.

2.3 Revenue recognition

Revenue is recognised to the extent that it is probable that economic benefit will flow to the Company and that the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payments and excluding taxes and duties collected on behalf of the Government. Revenue is reduced for estimated customer returns, rebates and other similar allowances.

- i Income from licence fee is recognised on accrual basis in accordance with the terms of agreement with the sub-licencees.



- ii. Income from rent is recognised on accrual basis in accordance with the terms of agreement with the lessee.
- iii. Income from maintenance charges is recognised on accrual basis.
- iv. Interest income on bank deposits is recognised on accrual basis on a time proportion basis. Interest income on other financial instruments is recognised using the effective interest rate method.

2.4 Leasing

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

a. As lessor

Receipts from operating leases are recognised in the Statement of Profit and Loss on a straight-line basis over the term of the relevant lease. Where the lease payments are structured to increase in line with expected general inflation to compensate for expected inflationary cost increases, lease income is recognised as per the contractual terms.

b. As lessee

The company has applied Ind AS 116 as at the commencement date of 1 April, 2019 using the modified retrospective approach and therefore the comparative information has not been restated and continues to be reported under Ind AS 17.

The company recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re-measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, company's incremental borrowing rate. Generally, the company uses its incremental borrowing rate as the discount rate.

Short-term leases and leases of low-value assets

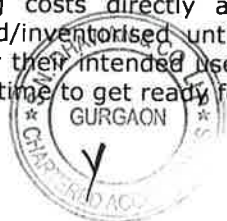
The company has elected not to recognise right-of-use assets and lease liabilities for short term leases that have a lease term of 12 months. The company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

Till Previous year ended 31 March, 2019:

Payments for operating leases were recognised in the Statement of Profit and Loss on a straight-line basis over the term of the relevant lease. Where the lease payments are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases, lease expense was recognised as per the contractual terms. Contingent rentals arising under operating leases are recognised as an expense in the period in which they were incurred.

2.5 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.

2.6 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.

Liability for gratuity is provided on the basis of management estimate.

2.7 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.

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.

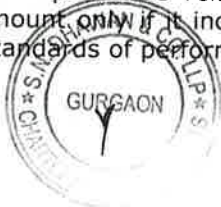
2.8 Service Concession Arrangements

The Company has received licence rights on land, from Delhi Metro Rail Corporation (DMRC) on Build-Operate-Transfer (BOT) basis for specified period mentioned in the Licence Agreement. The Company has right for construction of infrastructural facilities and use it to earn revenue during the licence period. The cost relating to construction of such infrastructure facilities is recognised as Intangible Asset. The Cost of construction is considered as fair value of these intangible assets i.e no margin is recognised on construction services. The Company does not recognise any revenue from construction services. Once the infrastructure is in operations, revenue from these Intangible Assets is recognised in terms of contract with the customers.

2.9 Property, plant and equipment

Property, plant and equipment is stated at their cost of acquisition/construction, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, directly attributable costs for making the asset ready for its intended use, borrowing costs attributable to construction of qualifying asset, upto the date the asset is ready for its intended use.

Subsequent expenditure related to an item of property, plant and equipment is included in the carrying amount only if it increases the future benefits from the existing asset beyond its previously assessed standards of performance.



A handwritten signature in blue ink, consisting of a stylized 'P' followed by a flourish.

PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2020

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from the use. Any gain or loss arising on re-recognition to the asset is included in the Statement of Profit and Loss.

Property, plant and equipment which are not ready for intended use as on the date of Balance Sheet are disclosed as 'Capital work-in-progress'

2.10 Intangible assets

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. These intangible assets are initially recognised at their cost of construction. The cost comprises purchase price, directly attributable costs for making the asset ready for its intended use, borrowing costs attributable to construction of qualifying asset, upto the date the asset is ready for its intended use.

Subsequent to initial recognition, intangible assets are carried at cost less accumulated amortisation and accumulated impairment losses, if any.

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

Intangible assets are amortised on a straight line basis over the licence period (right to use) which ranges from 12 to 30 years.

2.11 Amortisation of building, plant and equipment etc. classified as Intangible assets

Depreciation on property, plant and equipment classified as Intangible assets is provided on straight line basis as per the useful life prescribed in Schedule II to the Companies Act, 2013, Accordingly the useful life of the assets taken is as under:

Asset	Useful life
Plant and equipment	8 years
Furniture and fixture	8 years
Office equipment	5 years
Computer	3 years

Cost of building on land held on license basis is amortized over the remaining period of license of project facility on straight line basis.

2.12 Impairment of tangible and intangible assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.



If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

2.13 Inventories

Inventory comprises completed property for sale and property under construction (work-in-progress),

Land cost, construction cost, direct expenditure relating to construction activity and borrowing cost during construction period is inventorised to the extent the expenditure is directly attributable to bring the asset to its working condition for its intended use. Costs incurred/items purchased specifically for projects are taken as consumed as and when incurred/received.

- i. Completed unsold inventory is valued at lower of cost and net relisable value. Cost of inventories are determined by including cost of land (including development rights), internal development cost, external development charges, materials, services, related overheads and apportioned borrowing costs.
- ii. Work in progress is valued at lower of cost and net relisable value. Work-in-progress represents costs incurred in respect of unsold area of the real estate projects or costs incurred on projects where the revenue is yet to be recognised. Cost comprises cost of land (including development charges), internal development cost, external development charges, materials, services, overhead related to projects under construction and apportioned borrowing costs.

2.14 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.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation.

If the effect of the time value of money is material, provisions are discounted to reflect its present value using a current pre-tax rate that reflects the current market assessment of the time value of money and the risks specific to the obligation. When discounting is used the increase in the provisions due to the passage of time is recognised as finance cost.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

2.15 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 financial statements.

2.16 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.



A handwritten signature in blue ink, consisting of a stylized first name and a surname, located at the bottom right of the page.

2.17 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. 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.

2.18 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.

2.19 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 12 months for the purpose of classification of its assets and liabilities as current and non-current.

2.20 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.



2.21 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.

Classification of financial assets

Debt instruments that meet the following conditions are subsequently measured at amortised cost (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- 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.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the gross carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognised in profit or loss and is included in the "Other income" line item.

Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, lease receivables, trade receivables, other contractual rights to receive cash or other financial asset, and financial guarantees not designated as at FVTPL.

Expected credit losses are the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive (i.e. all cash shortfalls), discounted at the original effective interest rate (or credit -adjusted effective interest rate for purchased or originated credit-impaired financial assets). The Company estimates cash flows by considering all contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) through the expected life of that financial instrument.

The Company measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses. 12-month expected credit losses are portion of the life-time expected credit losses and represent the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and thus, are not cash shortfalls that are predicted over the next 12 months.

If the Company's measured loss allowance for a financial instrument at lifetime expected credit loss model in the previous period, but determines at the end of a reporting period that the credit risk has not increased significantly since initial recognition due to improvement in credit quality as compared to



the previous period, the Company again measures the loss allowance based on 12-month expected credit losses.

When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the Company uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the Company compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 11 and Ind AS 18, the Company always measures the loss allowance at an amount equal to lifetime expected credit losses.

Further, for the purpose of measuring lifetime expected credit loss allowance for trade receivables, the Company has used a practical expedient as permitted under Ind AS 109. This expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety (e.g. when the Company retains an option to repurchase part of a transferred asset), the Company allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

2.22 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.



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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 subsequently measured at amortised cost using the effective interest method or at FVTPL.

However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Company, and commitments issued by the Company to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is either contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies or is held for trading or it is designated as at FVTPL.

A financial liability is classified as held for trading if:

- it has been incurred principally for the purpose of repurchasing it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

A financial liability other than a financial liability held for trading or contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies, may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
- the financial liability forms part of a group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Company's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
- it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL in accordance with Ind AS 109.

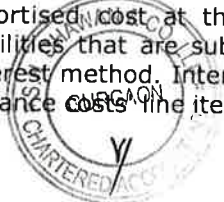
Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any interest paid on the financial liability and is included in the 'Other income' line item.

However, for non-held-for-trading financial liabilities that are designated as at FVTPL, the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is recognised in other comprehensive income, unless the recognition of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss, in which case these effects of changes in credit risk are recognised in profit or loss. The remaining amount of change in the fair value of liability is always recognised in profit or loss. Changes in fair value attributable to a financial liability's credit risk that are recognised in other comprehensive income are reflected immediately in retained earnings and are not subsequently reclassified to profit or loss.

Gains or losses on financial guarantee contracts and loan commitments issued by the Company that are designated by the Company as at fair value through profit or loss are recognised in profit or loss.

Financial liabilities subsequently measured at amortised cost

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item.



The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability or (where appropriate) a shorter period, to the gross carrying amount on initial recognition.

Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.



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2.23. 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.

Net realisable value of inventory

Inventory of real estate property including work-in-progress is valued at lower of cost and net realisable value (NRV). NRV of completed property is assessed by reference to market prices existing at the reporting date and based on comparable transactions made by the Company and/or identified by the Company for properties in same geographical area. NRV of properties under construction/development is assessed with reference to marked value of completed property as at the reporting date less estimated cost to complete.

Deferred tax assets

Recognition of deferred tax assets is based on estimates of taxable profits in future years. The Company prepares detailed cash flow and profitability projections, which are reviewed by the board of directors of the Company.

Others

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. Useful life of property, plant and equipment
- b. Measurement and recognition of deferred tax assets
- c. Provision for expected credit losses
- d. Amortisation of intangible assets
- e. Discount rate for calculating present value of lease liability



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3. Other intangible assets

	As at 31-March-20 Rs in lakhs	As at 31-March-19 Rs in lakhs
Net Carrying amounts of Assets on build-operate-transfer (BOT) basis:		
Building on leasehold land:		
- Given under operating lease	20,733.36	21,774.21
Plant and equipment	1,844.27	2,215.93
Furniture and fixture	2,714.97	2,988.36
Office equipment	624.87	749.33
Computers	0.94	8.43
	126.91	233.19
	26,045.32	27,959.46
	13,507.17	10,962.51
Right of use assets:		
Right of use assets	6,255.35	
Right of use assets under development	3,576.69	
	9,832.04	

3. Intangible assets under development

3. Right of use assets:

Right of use assets
Right of use assets under development

	Building given under operating lease Rs in lakhs	Plant and equipment Rs in lakhs	Plant and equipment Rs in lakhs	Furniture and fixture Rs in lakhs	Office equipment Rs in lakhs	Computers Rs in lakhs	Total other intangibles Rs in lakhs	Right of use assets Rs in lakhs	Intangible assets under development Rs in lakhs
Cost or deemed cost									
Balance as at 31 March, 2018	25,935.67	3,701.29	4,070.82	1,244.57	39.86	703.71	35,695.93	-	8,512.20
Additions			7.61			2.89	10.50		2,450.31
Balance as at 31 March, 2019	25,935.67	3,701.29	4,078.43	1,244.57	39.86	706.60	35,706.43	-	10,962.51
Additions		1.10				14.37	15.47	6,561.45	2,544.66
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
Accumulated amortisation									
Balance as at 31 March, 2018	3,120.61	1,112.67	816.88	370.79	23.33	354.12	5,798.40	-	-
Amortisation expense	1,040.85	372.69	273.20	124.46	8.09	119.28	1,938.57	-	-
Balance as at 31 March, 2019	4,161.46	1,485.36	1,090.07	495.26	31.41	473.41	7,736.97	-	-
Amortisation expense	1,040.85	372.77	273.39	124.46	7.49	120.65	1,939.61	306.10	-
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	-
Net Carrying amount									
Balance as at 31 March, 2019	21,774.21	2,215.93	2,988.36	749.33	8.43	233.19	27,969.46	-	10,962.51
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



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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:

Building on leasehold land
Plant and equipment
Furniture and fixture
Office equipment
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)



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Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2020

	<u>As at</u> <u>31-March-20</u> <u>Rs in lakhs</u>	<u>As at</u> <u>31-March-19</u> <u>Rs in lakhs</u>
4. Other financial assets		
Non-Current		
a. Security deposit to holding company	-	2,148.32
b. Security deposits to others	33.41	33.41
c. Margin money to holding company	201.60	201.60
	<u>235.01</u>	<u>2,383.33</u>
Current		
a. Security deposit to holding company	317.91	-
b. Interest accrued on deposits	12.57	-
c. Other receivables	483.45	-
	<u>813.93</u>	<u>-</u>
5. Inventories (lower of cost and net realisable value)		
a. Work-in-progress	<u>7,300.83</u>	<u>7,300.83</u>
	<u>7,300.83</u>	<u>7,300.83</u>
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	<u>7,300.83</u>	<u>7,300.83</u>
	<u>7,300.83</u>	<u>7,300.83</u>
6. Trade receivables		
Current		
a. Unsecured, considered good	<u>630.73</u>	<u>894.19</u>
	<u>630.73</u>	<u>894.19</u>
Note:		
1. The average credit period is 10 days. For payments, beyond credit period, interest is charged at 18% per annum on outstanding balances.		
7. Cash and cash equivalents		
a. Balances with banks		
i. in current accounts	148.58	170.35
b. Cash on hand	0.20	0.91
	<u>148.78</u>	<u>171.26</u>
8. Current tax assets (net)		
a. Tax refund receivable	<u>2,104.74</u>	<u>2,223.76</u>
	<u>2,104.74</u>	<u>2,223.76</u>
9. Other assets		
Non-Current		
a. Capital advances	354.99	143.70
b. Advances to vendors	4.48	5.58
c. Upfront fees (unamortised)	8,300.26	9,340.32
	<u>8,659.73</u>	<u>9,489.60</u>
Current		
a. Advance for purchase of land to related parties	31,000.00	-
b. Prepaid expenses	229.72	2,894.93
c. Upfront fees (unamortised)	978.69	1,830.43
d. Others	10.50	10.50
	<u>32,218.91</u>	<u>4,735.86</u>



Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2020

10 .Equity Share Capital

	As at 31-March-20 Rs in lakhs	As at 31-March-19 Rs in lakhs
Equity share capital	500.00	500.00
Authorised Share Capital		
Class A		
37,75,000 (as at 31 March,2019: 37,75,000) Class A equity shares of Rs. 10 each	377.50	377.50
Class B		
12,25,000 (as at 31 March,2019: 12,25,000) Class B equity shares of Rs. 10 each	122.50	122.50
	500.00	500.00
Issued, subscribed and fully paid up capital		
Class A		
37,75,000 (as at 31 March,2019: 37,75,000) fully paid Class A equity shares of Rs. 10 each		
Class B		
12,25,000 (as at 31 March,2019: 12,25,000) fully paid Class B equity shares of Rs. 10 each	377.50	377.50
	122.50	122.50
	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 April 1, 2018	37,75,000	377.50	12,25,000	122.50
Movements during the year				
Balance as at March 31, 2019	37,75,000	377.50	12,25,000	122.50
Movements during the year				
Balance as at March 31, 2020	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-20 No of shares	As at 31-March-19 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, 2020		As at March 31, 2019	
	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, 2020

	<u>As at</u> <u>31-March-20</u> <u>Rs in lakhs</u>	<u>As at</u> <u>31-March-19</u> <u>Rs in lakhs</u>
11. Other equity		
a. Retained earnings	(39,136.87)	(27,854.41)
	<u>(39,136.87)</u>	<u>(27,854.41)</u>
a. Retained earnings		
Balance at the beginning of the year	(27,854.41)	(20,112.16)
Profit/(loss) for the year	(11,282.45)	(7,742.25)
Balance at the end of the year	<u>(39,136.87)</u>	<u>(27,854.41)</u>

Nature and purpose of reserves:

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



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Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2020

	As at 31-March-20 Rs in lakhs	As at 31-March-19 Rs in lakhs
12. Borrowings		
Non current		
Secured - at amortised cost		
a. Term loan		
- From others	1,17,209.24	85,165.77
	1,17,209.24	85,165.77

Term loan from a non banking financial company is secured by
a. Second-ranking hypothecation/charge on and escrow of all Receivables received/to be received by the Company and/or Parsvnath Developers Limited from the project "Parsvnath Capital Tower" at Bhai Veer Singh Marg, near Gole Market, New Delhi subject to first charge of Delhi Metro Rail Corporation (DMRC);

b. First-ranking and exclusive pledge/charge of 49% of all of each class of present and/or future shares/securities and/or the convertible/voting instruments issued/to be issued by the Company.

c. 51% of each class of shares under negative lien.

d. Corporate guarantee of Parsvnath Developers Limited and a fellow subsidiary company

e. Cross collateralization of some other assets owned by holding company and its associates

f. Term loan of upto Rs. 32,810 lakhs is repayable in monthly instalments commencing from April, 2017; of upto Rs. 14,200 lakhs in monthly instalments commencing from May, 2018, of upto Rs. 47,800 lakhs in monthly instalments commencing from June, 2018; of upto Rs. 12,500 lakhs in monthly instalments commencing from August, 2019, of upto Rs. 40,450 lakhs in quarterly instalments commencing from September, 2020

g. Interest is ranging from 10.00% pa. to 18.83% per annum

h. Based on discussions with the lender, the Company expects extension of loan repayment, accordingly no amount has been disclosed as current maturities



Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2020

	As at 31-March-20 Rs in lakhs	As at 31-March-19 Rs in lakhs
13. Trade Payables		
Current		
a. Trade payables	1,194.40	1,081.86
	1,194.40	1,081.86
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		
Non current		
a. Security deposits received	2,717.19	2,491.37
b. Lease liability	9,649.71	-
	12,366.90	2,491.37
Current		
a. Interest accrued and due	639.03	-
b. Interest accrued but not due	495.09	-
c. Security deposits received	75.31	68.64
d. Payables on purchase of fixed assets	224.56	234.52
e. Lease liability	806.40	-
	2,240.39	303.16
15. Other liabilities		
Non current		
a. Rent received in advance	1,411.74	1,221.18
	1,411.74	1,221.18
Current		
a. Statutory liabilities	6,478.91	4,457.92
	6,478.91	4,457.92
16. Provisions		
Current		
a. Employee benefits	13.48	11.95
	13.48	11.95
Break-up is as under:		
Provision for gratuity	6.83	5.61
Provision for compensated absences	6.65	6.34
	13.48	11.95



Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2020

	<u>As at 31-March-20</u> Rs in lakhs	<u>As at 31-March-19</u> Rs in lakhs	
17. Deferred tax assets (net)			
Deferred tax assets	4,084.00	4,270.00	
Deferred tax liabilities	(3,303.00)	(3,022.00)	
Net	781.00	1,248.00	
	<u>Opening balance</u>	<u>Recognised in Profit or loss</u>	<u>Closing balance</u>
	Rs in lakhs	Rs in lakhs	Rs in lakhs
Year ended 31 March, 2020			
Deferred Tax (liabilities)/assets in relation to Property, Plant and Equipment	(3,022.00)	(281.00)	(3,303.00)
Deferred tax assets:	(3,022.00)	(281.00)	(3,303.00)
Tax losses	4,270.00	(186.00)	4,084.00
	1,248.00	(467.00)	781.00
Year ended 31 March, 2019			
Deferred Tax (liabilities)/assets in relation to Property, Plant and Equipment	(2,703.00)	(319.00)	(3,022.00)
Deferred tax assets:	(2,703.00)	(319.00)	(3,022.00)
Tax losses	3,985.00	285.00	4,270.00
	1,282.00	(34.00)	1,248.00

Notes:

1. The Company has tax losses of Rs. 15,709.72 lakhs (31 March, 2019 - Rs. 16,421.36 lakhs) that are available for off setting for eight years against future taxable income of the Company. The losses will expire as under:

Rs. in lakhs

Year ending 31 March, 2023	5,805.56
Year ending 31 March, 2024	4,515.33
Year ending 31 March, 2025	2,176.22
Year ending 31 March, 2026	2,117.46
Year ending 31 March, 2027	1,095.14
Year ending 31 March, 2028	-

2. 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.
3. The recognition of deferred tax assets on tax losses is based on detailed budgets prepared by the Company has have been approved by the board of directors.



Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2020

	Year ended 31 March, 2020 Rs in lakhs	Year ended 31 March, 2019 Rs in lakhs
18. Revenue from operations		
a. Lease income received	6,875.75	8,181.04
b. Maintenance charges income	645.93	728.07
	7,521.68	8,909.11
19. Other income		
a. Interest income:		
i. on deposits with bank	0.11	-
ii. on deposits with others	13.97	13.93
iii. on income tax refund	123.49	-
b. Excess provision written back	34.83	-
c. Miscellaneous income	4.71	-
	177.11	13.93
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	52.86	59.36
	52.86	59.36
22. Finance costs		
a. Interest expenses:		
i. on borrowings	13,161.29	10,820.89
ii. others	1,060.53	347.65
iii. on delayed payment of statutory liabilities	694.59	671.96
iv. Other borrowing cost	14,916.41	11,840.50
	16.70	16.28
	14,933.11	11,856.78
23. Depreciation and amortisation expense		
a. Amortisation of intangible assets	1,939.61	1,938.57
b. Amortisation of right of use assets	306.10	-
	2,245.71	1,938.57
24. Other expenses		
a. Power and fuel	214.67	233.45
b. Lease rentals	159.77	639.58
c. Repair and maintenance - Building	33.91	44.34
d. Repair and maintenance - Others	15.10	14.77
e. Insurance	11.94	7.31
f. Rates and taxes	18.40	1.20
g. Printing and stationery	0.11	0.23
h. Advertisement and business promotion	100.00	-
i. Security and housekeeping expenses	303.33	299.77
j. Software development charges	25.00	-
k. Legal and professional charges	6.46	1,508.02
l. Payment to auditors - Statutory audit fee	4.00	4.00
m. Stamp duty	345.93	-
n. Miscellaneous expenses	3.81	12.94
	1,242.43	2,765.61



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Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2020

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

Deferred tax

In respect of the current year

Total income tax expense recognised

	Year ended 31 March, 2020 Rs. in lakhs	Year ended 31 March, 2019 Rs. in lakhs
	40.13	3.95
	-	7.02
	<u>40.13</u>	<u>10.97</u>
	467.00	34.00
	<u>467.00</u>	<u>34.00</u>
	507.13	44.97

- ii. Income tax expense/(benefit) reconciliation with effective tax rate on accounting profit:

Profit/(loss) before tax

Income tax expense calculated at 26% (2018-19: 26%)

Income tax adjustment for earlier years

Effect of expenses that are not deductible in determining taxable profit

Income tax expense/(benefit) recognised in statement of profit and loss

(10,775.32)	(7,697.28)
(2,801.58)	(2,001.29)
-	7.02
2,294.45	2,039.24

(507.13)	44.97
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The tax rate used for the years 2019-20 and 2018-19 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

-	-
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Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2020

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 Bhal 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 ` 10 each and 11,177,500 Fully Convertible Debentures (carrying interest @15.50% per annum) of ` 100 each to the Investors during the Financial Year 2010-11. The Company had also allotted 3,765,000 Class A Equity Shares of ` 10 each and 1,74,75,000 Optionally Convertible Debentures (carrying interest @15.50% per annum) of ` 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 ` 100 each and 17,40,000 Fully Convertible Debentures - Series C (carrying interest @17.75% per annum) of ` 100 each to the investors namely Emtons Holdings Limited. The Company also allotted 34,88,000 Optionally Convertible Debentures of ` 10 each to PDL. Further, pursuant to the Fourth Supplementary Agreement, 46,09,500 Optionally Convertible Debentures of ` 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, 2020	As at 31 March, 2019
	Rs in lakhs	Rs in lakhs
Estimated amount of contracts remaining to be executed on capital account (net of advances)	186.00	559.19

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, 2020	As at 31 March, 2019
	Rs. in lakhs	Rs. in lakhs
Liability at the beginning of the year	5.61	3.66
Current service cost	1.22	3.17
Paid during the year	-	1.22
Liability at the end of the year	6.83	5.61
Expensed recognised in the Statement of Profit and Loss	1.22	3.17

31. Segment reporting

The Company is engaged in the business of leasing of 'Real Estate' properties. 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.

There is no single customer contributed 10% or more to the Company's revenue during the year 2019-20



Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2020

32. Earnings per share

		<u>As at 31 March, 2020</u>	<u>As at 31 March, 2019</u>
i.	Net loss for calculation of basic and diluted earnings per share	Rs. In lakhs (11,282.45)	(7,742.25)
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. (225.65)	(154.84)
iv.	Nominal value of equity shares	Rs. 10	10.00

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:

	<u>Year ended 31 March, 2020 Rs. in lakhs</u>	<u>Year ended 31 March, 2019 Rs. in lakhs</u>
a.	Legal and professional charges 6.49	16.34
b.	Licence fee 84.32	345.49
	<u>90.81</u>	<u>361.83</u>

34. Details of borrowing costs capitalised during the year:

	<u>Year ended 31 March, 2020 Rs. in lakhs</u>	<u>Year ended 31 March, 2019 Rs. in lakhs</u>
a.	Intangible assets under development 1,876.88	1,293.08
	<u>1,876.88</u>	<u>1,293.08</u>

35. 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).

36. Related party disclosures

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

(a) Holding Company
 - Parsvnath Developers Limited



Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2020

ii. Balances outstanding/transactions with related parties

	<u>Holding Company</u> Rs. In lakhs
(a) Transactions during the year	
Interest income on deposits	13.97 (13.93)
Security deposit received back	2,348.32 (19,673.22)
Security deposit paid	517.91 (1,636.00)
Advance paid for purchase of land	31,000.00 (-)
Advances paid	483.45 (-)
Financial quarantees issued by	40,500.00 (-)
(b) Balances at year-end	
Security deposits (asset)	317.91 (2,148.32)
Margin money (asset)	201.60 (201.60)
Interest accrued on deposits	12.57 (-)
Advance for purchase of land	31,000.00 (-)
Other receivables	483.45 (-)
Gurantees received	672.00 (672.00)
Financial quarantees issued by	1,48,200.00 (1,07,700.00)

Notes:

- 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 Company 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.
- Figures in brackets represent figures as at and for the year ended 31 March, 2019.



Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2020

37 Financial Instruments

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

	Rs. in lakhs							
	As at 31-March-20			As at 31-March-19				
	Total	Amortised Cost	At cost	FVTPL	Total	Amortised Cost	At cost	FVTPL
Financial assets								
i. Trade receivables	630.73	630.73	-	-	894.19	894.19	-	-
ii. Cash and cash equivalents	148.78	148.78	-	-	171.26	171.26	-	-
iii. Other financial assets	1,048.94	1,048.94	-	-	2,383.33	2,383.33	-	-
Total financial assets	1,828.45	1,828.45	-	-	3,448.78	3,448.78	-	-
Financial liabilities								
i. Borrowings	1,17,209.24	1,17,209.24	-	-	85,165.77	85,165.77	-	-
ii. Trade Payables	1,194.40	1,194.40	-	-	1,081.86	1,081.86	-	-
iii. Other financial liabilities	14,607.29	14,607.29	-	-	2,794.53	2,794.53	-	-
Total financial liabilities	1,33,010.94	1,33,010.94	-	-	89,042.16	89,042.16	-	-

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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38. Operating lease arrangements - As lessee

The company has applied Ind AS 116 using the modified retrospective approach, under which lease liability as at the commencement date of 1 April, 2019 has been recognised and equivalent amount of 'Right of use asset' have been recognised

Right of use assets of Rs. 10138.14 lakhs and lease liabilities of Rs. 10,138.14 lakhs have been recognised as on 1 April, 2019.

The impact of change in accounting policy on account on adoption of Ind AS 116 is as follows:

- a. Increase in lease liability by Rs 10,456.11 lakhs
- b. Increase in rights of use by Rs. 9,832.04 lakhs
- c. Increase in finance cost by Rs. 1124.38 lakhs
- d. Increase in depreciation by Rs. 306.10 lakhs

The carrying value of right of use assets at the end of the 31 March, 2020

	Year ended 31 March, 2020	Year ended 31 March, 2019
	Rs. in lakhs	Rs. in lakhs
a. Balance as at the beginning of the year	10,138.14	-
b. Depreciation charged during the year	306.10	-
c. Balance as at the end of the year	<u>9,832.04</u>	-

Maturity analysis of lease liabilities – contractual undiscounted cash flows

	Year ended 31 March, 2020	Year ended 31 March, 2019
	Rs. in lakhs	Rs. in lakhs
a. Not later than one year	806.40	806.40
b. Later than one year but not later than five years	3,886.85	3,628.80
c. Later than five years	<u>28,232.78</u>	<u>29,297.23</u>

Total undiscounted lease liabilities at 31 March 2020

Lease liabilities included in the statement of financial position at 31 March 2020

Current	806.40	-
Non current	<u>9,649.71</u>	-
	<u>10,456.11</u>	-

Amounts recognised in profit or loss

	Year ended 31 March, 2020	Year ended 31 March, 2019
	Rs. in lakhs	Rs. in lakhs
Interest on lease liabilities	1,124.38	-
Amortisation of right to use assets	<u>306.10</u>	-

Previous year: Lease charges of Rs. 639.58 lakhs was recognised in Statement of Profit and Loss

39. Operating lease arrangements - As lessor

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

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

	Year ended 31 March, 2020	Year ended 31 March, 2019
	Rs. in lakhs	Rs. in lakhs
Licence fee income	6,875.75	8,181.04
a. Recognised in statement of profit and loss	<u>6,875.75</u>	<u>8,181.04</u>

The total of future minimum lease receivables are as follows:

	As at 31 March, 2020	As at 31 March, 2019
	Rs. in lakhs	Rs. in lakhs
a. Not later than one year	1,232.40	3,043.38
b. Later than one year but not later than five years	3,193.26	7,225.64
c. Later than five years	<u>402.68</u>	<u>1,033.22</u>
	<u>4,828.34</u>	<u>11,302.24</u>



40. 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, 2020				
Borrowings	1,17,209.24	-	43,381.99	73,827.25
Trade payables	1,194.40	1,194.40	-	-
Other financial liabilities	14,607.29	2,240.39	4,571.91	7,794.99
	1,33,010.94	3,434.80	47,953.90	81,622.24
As at 31 March, 2019				
Borrowings	85,165.77	11,978.40	30,399.45	42,787.92
Trade payables	1,081.86	1,081.86	-	-
Other financial liabilities	2,794.53	303.15	2,491.37	-
	89,042.16	13,363.41	32,890.82	42,787.92

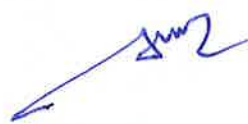

Market risk

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, 2020

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, 2020</u> Rs. in lacs	<u>As at 31 March, 2019</u> Rs. in lacs
Variable rate borrowings		
Long Term	-	-
Short Term	-	-
Total Variable rate Borrowing	-	-
Fixed Rate Borrowings		
Long Term	1,17,209.24	85,165.77
Short Term	-	-
Total Fixed rate Borrowing	1,17,209.24	85,165.77
Total Borrowing	1,17,209.24	85,165.77

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:

	<u>As at 31 March, 2020</u> Rs. in lakhs	<u>As at 31 March, 2019</u> Rs. in lakhs
Outstanding for more than 6 months	40.89	45.63
Outstanding for 6 months or less	589.83	848.56
	630.73	894.19



Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2020

41. 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, 2020	As at 31 March, 2019
	Rs. in lacs	Rs. in lacs
Borrowings:		
- Long term	1,17,209.24	85,165.77
- Short term	-	-
- Current maturities of long term borrowings	-	-
Total borrowings - A	1,17,209.24	85,165.77
Equity		
- Share capital	500.00	500.00
- Other equity	(39,136.87)	(27,854.41)
Total Equity - B	(38,636.87)	(27,354.41)
Debt to equity ratio (A/B)	(3.03)	(3.11)

42. The Company has entered into long-term leasing arrangements, which ensures regular leasing income. The Phase II of the project is near completion, which will be 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.

43. The outbreak of Coronavirus (COVID-19) pandemic has caused significant disturbance and slowdown of economic activity. 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 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 does not expect any significant impact on its operations and will continue to closely monitor any material changes arising out of future economic conditions and impact on its business.

44. Events after the reporting period

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

45. Approval of the financial statements

The financial statements were approved for issue by Board of Directors on 26 June, 2020



For and on behalf of the Board of Directors

Arvind Kumar Mishra

Arvind Kumar Mishra
Director
DIN:08250280

Suryamani Pandey

Suryamani Pandey
Director
DIN:08250346

Place: Delhi
Date: 26 June, 2020