

Parsvnath Estate Developers Private Limited
Balance Sheet as at 31 March, 2021

	Notes	As at 31-March-21	As at 31-March-20
		Rs in lakhs	Rs in lakhs
Assets			
1. Non-current assets			
a. Right of use asset	3	9,526.74	9,832.04
b. Other intangible assets	3	24,125.26	26,045.32
c. Intangible assets under development	3	14,865.56	13,507.17
d. Financial assets			
i. Other financial assets	4	860.86	235.01
e. Tax assets (net)	8	1,291.77	2,104.74
f. Deferred tax assets (net)	17	-	781.00
g. Other non-current assets	9	4,589.60	8,659.73
Total non-current assets		55,259.79	61,165.01
2. Current assets			
a. Inventories	5	7,300.83	7,300.83
b. Financial assets			
i. Trade receivables	6	880.56	630.73
ii. Cash and cash equivalents	7	2,817.81	148.78
iii. Other financial assets	4	278.61	813.93
c. Other current assets	9	38,468.17	32,218.91
Total current assets		49,745.98	41,113.18
Total assets		1,05,005.77	1,02,278.19
Equity and Liabilities			
1. Equity			
a. Equity share capital	10	500.00	500.00
b. Other equity	11	(49,766.37)	(39,136.87)
Total Equity		(49,266.37)	(38,636.87)
2. Liabilities			
Non-current liabilities			
a. Financial liabilities			
i. Borrowings	12	1,31,552.71	1,17,209.24
ii. Other financial liabilities	14	13,057.80	12,366.90
b. Other non-current liabilities	15	749.93	1,411.74
Total non-current liabilities		1,45,360.44	1,30,987.88
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		319.64	1,194.40
ii. Other financial liabilities	14	8,579.63	2,240.39
b. Other current liabilities	15	2.29	6,478.91
c. Provisions	16	10.14	13.48
Total current liabilities		8,911.70	9,927.18
Total liabilities		1,54,272.14	1,40,915.06
Total equity and liabilities		1,05,005.77	1,02,278.19

See accompanying notes forming part of the financial statements

1-46

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: 29 June, 2021



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

Pavai
Pavai
Company Secretary

Parsvnath Estate Developers Private Limited
Statement of Profit and Loss for the year ended 31 March, 2021


	Notes	Year ended 31 March, 2021	Year ended 31 March, 2020
		Rs in lakhs	Rs in lakhs
Income			
I	Revenue from operations	6,355.48	7,521.68
II	Other income	55.60	177.11
III	Total income (I + II)	6,411.08	7,698.79
IV Expenses			
(a)	Employee benefits expense	50.70	52.86
(b)	Finance costs	12,841.49	14,933.11
(c)	Depreciation and amortisation expense	2,229.49	2,245.71
(d)	Other expenses	1,137.90	1,242.43
	Total expenses (IV)	16,259.58	18,474.11
V	Profit/(loss) before tax (III-IV)	(9,848.50)	(10,775.32)
VI	Tax expense/(benefit):		
(i)	Current tax	-	40.13
(ii)	Deferred tax	781.00	467.00
		781.00	507.13
VII	Profit/(loss) for the year (V - VI)	(10,629.50)	(11,282.45)
VIII	Other comprehensive income	-	-
IX	Total comprehensive income for the year (VII + VIII)	(10,629.50)	(11,282.450)
X	Earnings per equity share (face value Rs. 10 per share)		
(1)	Basic (in Rs)	(212.59)	(225.65)
(2)	Diluted (in Rs)	(212.59)	(225.65)
	See accompanying notes forming part of the financial statements	1-46	


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


Suryamani Pandey
Director
DIN:08250346


Payal
Company Secretary

Place: Delhi
Date: 29 June, 2021

PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED
Statement of Cash Flows for the year ended 31 March, 2021

	Notes	Year ended 31 March, 2021 Rs in lakhs	Year ended 31 March, 2020 Rs in lakhs
Cash flows from operating activities			
Profit/(loss) for the year		(9,848.50)	(10,775.32)
Adjustments for :			
Finance costs recognised in profit or loss		12,841.49	14,933.11
Interest income recognised in profit or loss		(53.50)	(137.57)
Provision for employee benefit		(3.34)	1.53
Depreciation and amortisation expense		2,229.49	2,245.71
		<u>5,165.64</u>	<u>6,267.46</u>
Movements in working capital:			
(Increase)/decrease in trade and other receivables		(249.83)	263.47
(Increase)/decrease in other non current financial assets		(625.85)	2,148.32
(Increase)/decrease in other non current assets		3,794.61	1,041.16
(Increase)/decrease in other current financial assets		553.57	(801.36)
(Increase)/decrease in other current assets		(6,249.26)	(30,155.05)
Increase/(decrease) in trade payables		(874.76)	112.55
Increase/(decrease) in other non current financial liabilities		690.90	225.82
Increase/(decrease) in other non current liabilities		(661.81)	190.56
Increase/(decrease) in other current financial liabilities		(7.50)	6.67
Increase/(decrease) in other current liabilities		(6,476.62)	2,020.99
Increase/(decrease) in lease assets/liabilities (net)		-	624.08
Cash generated from operations		(4,940.91)	(18,055.33)
Income tax paid/refund (net)		812.97	78.88
Net cash (used in)/generated by operating activities		(4,127.94)	(17,976.45)
Cash flows from investing activities			
Interest received		35.26	125.00
Capital expenditure on Intangible assets (including development)		(1,187.15)	(3,087.51)
Net Cash (used in) /generated by investing activities		(1,151.90)	(2,962.51)
Cash flows from financing activities			
Proceeds from non current borrowings		1,51,880.00	32,043.47
Repayment of non current borrowings		(1,37,536.54)	-
Finance costs paid		(6,394.59)	(11,126.99)
Net Cash (used in)/generated by financing activities		7,948.87	20,916.47
Net increase in Cash and cash equivalents		2,669.04	(22.49)
Cash and cash equivalents at the beginning of the year		148.78	171.26
Cash and cash equivalents at the end of the year	7	2,817.81	148.78

- 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 **1-46**

In terms of our report attached

For S. N. Dhawan & Co. LLP

Chartered Accountants

Firm's Registration No. 00005071500045

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

Payal
Payal
 Company Secretary

Place: Delhi

Date: 29 June, 2021

Parsvnath Estate Developers Private Limited
Statement of changes in equity for the year ended 31 March, 2021

A. Equity Share Capital

	Rs in lakhs
Balance as at 31 March, 2019	500.00
Changes in equity share capital during the year	-
Balance as at 31 March, 2020	500.00
Changes in equity share capital during the year	-
Balance as at 31 March, 2021	500.00

B. Other Equity

	Reserves and Surplus	
	Retained earnings	Total
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)
Profit/(loss) for the year	(10,629.50)	(10,629.50)
Other comprehensive income for the year	-	-
Balance as at 31 March, 2021	(49,766.37)	(49,766.37)

See accompanying notes forming part of the financial statements 1-46

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: 29 June, 2021

For and on behalf of the Board of Directors

Arvind Kumar Mishra

Arvind Kumar Mishra

Director

DIN:08250280

Payal

Payal

Company Secretary

Surjmani Pandey

Surjmani Pandey

Director

DIN:08250346

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2021

3. Other intangible assets

	As at 31-March-21	As at 31-March-20
	Rs in lakhs	Rs in lakhs
Net Carrying amounts of Assets on build-operate-transfer (BOT) basis:		
Building on leasehold land:		
- Given under operating lease	19,692.50	20,733.36
Plant and equipment	1,471.47	1,844.27
Furniture and fixture	2,445.71	2,714.97
Office equipment	500.42	624.87
Computers	0.30	0.94
	14.86	126.91
	24,125.26	26,045.32
	14,865.56	13,507.17

3. Intangible assets under development

Right of use assets:		
Right of use assets	5,950.05	6,255.35
Right of use assets under development	3,576.69	3,576.69
	9,526.74	9,832.04

	Building given under operating lease	Plant and equipment	Plant and equipment	Furniture and fixture	Office equipment	Computers	Total other intangibles	Right of use assets	Intangible assets under development
	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs
Cost or deemed cost									
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
Additions		4.13					4.13		1,358.39
Balance as at 31 March, 2021	25,935.67	3,702.39	4,082.56	1,244.57	39.86	720.96	35,726.02	6,561.45	14,865.56

Accumulated amortisation

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	-
Amortisation expense	1,040.85	372.80	273.39	124.46	0.64	112.05	1,924.19	305.30	-
Balance as at 31 March, 2021	6,243.17	2,230.92	1,636.85	744.19	39.53	706.11	11,600.77	611.40	-

Net Carrying amount

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
Balance as at 31 March, 2021	19,692.50	1,471.47	2,445.71	500.42	0.30	14.86	24,125.26	5,950.05	14,865.56



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Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2021

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)



Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2021

	<u>As at 31-March-21</u>	<u>As at 31-March-20</u>
	<u>Rs in lakhs</u>	<u>Rs in lakhs</u>
4. Other financial assets		
Non-Current		
a. Security deposits to others	33.81	33.41
b. Margin money to holding company	827.05	201.60
	<u>860.86</u>	<u>235.01</u>
Current		
a. Security deposit to holding company	-	317.91
b. Interest accrued on deposits	30.82	12.57
c. Other receivables	247.79	483.45
	<u>278.61</u>	<u>813.93</u>
5. Inventories (lower of cost and net realisable value)		
a. Work-in-progress	7,300.83	7,300.83
	<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	7,300.83	7,300.83
	<u>7,300.83</u>	<u>7,300.83</u>
6. Trade receivables		
Current		
a. Unsecured, considered good	880.56	630.73
	<u>880.56</u>	<u>630.73</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	787.88	148.58
ii. in deposit accounts	2,029.33	-
b. Cash on hand	0.60	0.20
	<u>2,817.81</u>	<u>148.78</u>
8. Tax assets (net)		
a. Tax refund receivable	1,291.77	2,104.74
	<u>1,291.77</u>	<u>2,104.74</u>
9. Other assets		
Non-Current		
a. Capital advances	79.47	354.99
b. Advances to vendors	5.95	4.48
c. Upfront fees (unamortised)	4,504.18	8,300.26
	<u>4,589.60</u>	<u>8,659.73</u>
Current		
a. Advance for purchase of land to related parties	38,146.98	31,000.00
b. Prepaid expenses	50.67	229.72
c. Upfront fees (unamortised)	154.68	978.69
d. GST credit receivables	105.84	-
e. Others	10.00	10.50
	<u>38,468.17</u>	<u>32,218.91</u>



Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2021

10 .Equity Share Capital

	As at 31-March-21 Rs in lakhs	As at 31-March-20 Rs in lakhs
Equity share capital	500.00	500.00
	500.00	500.00
Authorised Share Capital		
Class A		
37,75,000 (as at 31 March,2020: 37,75,000) Class A equity shares of Rs. 10 each	377.50	377.50
Class B		
12,25,000 (as at 31 March,2020: 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,2020: 37,75,000) fully paid Class A equity shares of Rs. 10 each	377.50	377.50
Class B		
12,25,000 (as at 31 March,2020: 12,25,000) fully paid Class B equity shares of Rs. 10 each	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, 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
Movements during the year	-	-	-	-
Balance as at March 31, 2021	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 classes 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-21	As at 31-March-20
	No of shares	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% shares

	As at March 31, 2021		As at March 31, 2020	
	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, 2021

	<u>As at</u> <u>31-March-21</u> <u>Rs in lakhs</u>	<u>As at</u> <u>31-March-20</u> <u>Rs in lakhs</u>
11. Other equity		
a. Retained earnings	<u>(49,766.37)</u>	<u>(39,136.87)</u>
	(49,766.37)	(39,136.87)
a. Retained earnings		
Balance at the beginning of the year	(39,136.87)	(27,854.40)
Profit/(loss) for the year	(10,629.50)	(11,282.45)
Balance at the end of the year	<u>(49,766.37)</u>	<u>(39,136.87)</u>

Nature and purpose of reserves:

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



Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2021

	As at 31-March-21	As at 31-March-20
	Rs in lakhs	Rs in lakhs
12. Borrowings		
Non current		
Secured - at amortised cost		
a. Term loan		
- From others	-	1,17,209.24
b. Debentures		
12,188 Non Convertible Debentures - Junior	1,01,880.00	-
250 Non Convertible Debentures - Senior Series A	2,418.18	-
2750 Non Convertible Debentures - Senior Series B	27,254.53	-
	1,31,552.71	1,17,209.24

Notes:

Allotment, partial redemption and face value

- (i) 12,188 Junior, Secured, Unrated, Redeemable Non-convertible debentures of Rs. 10 lakhs each were issued on 29 June 2020 to Indiabulls Housing Finance Limited

Debentures were partially redeemed by an amount of Rs. 164,095.832 per debenture on 31 March, 2021. New face value per debenture is Rs. 835,904.168

- (ii) 250 Senior, Secured, Rated, Listed Redeemable and Non-convertible debentures of Rs. 10 lakhs each were issued on 29 June 2020 to OCM India Opportunities xb Alternate Investment Fund I

Debentures were partially redeemed by an amount of Rs. 32729.717 per debenture on 31 March, 2021. New face value per debenture is Rs. 967,270.283

- (iii) 750 Senior, Secured Unlisted Redeemable Non-convertible debentures of Rs. 10 lakhs each were issued on 29 June 2020 to OCM India Opportunities xb Alternate Investment Fund I

- (iv) 2,000 Senior, Secured Unlisted Redeemable Non-convertible debentures of Rs. 10 lakhs each were issued on 31 March 2021 to OCM India Opportunities xb Alternate Investment Fund I

Debentures were partially redeemed by an amount of Rs. 8926.286 per debenture on 31 March, 2021. New face value per debenture is Rs. 991,073.714

Junior Debentures

I Security detail

- a. A second ranking exclusive hypothecation over the First Hypothecated properties (All amount held, owing to and receivable in relation to the project 'Parsvnath Capital Tower' at Bahi Veer Singh Marg, New Delhi and all rights, title, interest, benefits, claims and demands) and project receipts (net of monies payable and reserved by the Issuer to DMRC pursuant to and in accordance with the DMRC Escrow Agreement and the Concession Agreement).
- b. A first ranking exclusive hypothecation over the Second Hypothecated properties i.e. Inventory, all moveable plant and machinery, equipment, furniture and all other fixed assets other than land and building.
- c. A first ranking exclusive pledge over the Company's pledged Securities.
- d. A charge over the Subordinated Loans.
- e. The Corporate guarantee issued by Parsvnath Developers Limited, the holding company.
- f. Personal Guarantees issued by Mr. Pradeep Kumar Jain. Mr. Sanjeev Kumar Jain and Dr. Rajeev Jain

II. Interest/IRR

Debentures will be redeemed at such amount that shall provide return to the debenture holders calculated an IRR of 10% per annum, IRR will be calculated using 'XIRR' function in Microsoft Excel.



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III Redemption

Junior debentures will be redeemed in 2 equal instalments on 31st March, 2026 and 31st March, 2027.

Senior Debentures

I Security detail

- a. A second ranking exclusive hypothecation over the First Hypothecated properties (All amount held, owing to and receivable in relation to the project 'Parsvnath Capital Tower' at Bahi Veer Singh Marg, New Delhi and all rights, title, interest, benefits, claims and demands) and project receipts (net of monies payable and reserved by the Issuer to DMRC pursuant to and in accordance with the DMRC Escrow Agreement and the Concession Agreement).
- b. A first ranking exclusive hypothecation over the Second Hypothecated properties i.e. Inventory, all moveable plant and machinery, equipment, furniture and all other fixed assets other than land and building.
- c. A first ranking exclusive pledge over the Company's pledged Securities.
- d. A charge over the Subordinated Loans.
- e. The Corporate guarantee issued by Parsvnath Developers Limited, the holding company.
- f. Personal Guarantees issued by Mr. Pradeep Kumar Jain. Mr. Sanjeev Kumar Jain and Dr. Rajeev Jain

II. Interest/IRR

- (a) 10% per annum from first disbursement till 31 March 2021
- (b) 13.25% per annum from 1 April 2021 to 31 October 2021
- (c) 16% per annum from 1 November 2021 to 30 October 2022
- (d) 18.5% per annum from 1 November 2021 to final settlement date

Debentures will be redeemed at such amount that shall provide return to the debenture holders calculated at an IRR of 20% per annum, IRR will be calculated using 'XIRR' function in Microsoft Excel.

III Redemption

- (a) 31 March, 2024
- (b) 31 March, 2025
- (c) 31 March, 2027

Less: Partial redemption

Amount (Rs. In lakhs)

15,000.00
14,990.00
10.00
30,000.00
327.29
29,672.71

Excess cash, if available, may be used for earlier redemption



Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2021

	As at 31-March-21	As at 31-March-20
	Rs in lakhs	Rs in lakhs
13. Trade Payables		
Current		
a. Trade payables	319.64	1,194.40
	319.64	1,194.40
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	3,053.35	2,717.19
b. Lease liability	10,004.45	9,649.71
	13,057.80	12,366.90
Current		
a. Interest accrued and due	-	639.03
b. Interest accrued but not due	7,581.02	495.09
c. Security deposits received	67.81	75.31
d. Payables on purchase of fixed assets	124.40	224.56
e. Lease liability	806.40	806.40
	8,579.63	2,240.39
15. Other liabilities		
Non current		
a. Rent received in advance	749.93	1,411.74
	749.93	1,411.74
Current		
a. Statutory liabilities	2.29	6,478.91
	2.29	6,478.91
16. Provisions		
Current		
a. Employee benefits	10.14	13.48
	10.14	13.48
Break-up is as under:		
Provision for gratuity	7.08	6.83
Provision for compensated absences	3.06	6.65
	10.14	13.48

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Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2021

	<u>As at</u> <u>31-March-21</u>	<u>As at</u> <u>31-March-20</u>	
	<u>Rs in lakhs</u>	<u>Rs in lakhs</u>	
17. Deferred tax assets (net)			
Deferred tax assets	2,515.00	4,084.00	
Deferred tax liabilities	<u>(2,515.00)</u>	<u>(3,303.00)</u>	
Net	<u>-</u>	<u>781.00</u>	
	<u>Opening balance</u>	<u>Recognised in</u> <u>Profit or loss</u>	<u>Closing</u> <u>balance</u>
	<u>Rs in lakhs</u>	<u>Rs in lakhs</u>	<u>Rs in lakhs</u>
Year ended 31 March, 2021			
Deferred Tax (liabilities)/assets in relation to Property, Plant and Equipment	<u>(3,303.00)</u>	788.00	<u>(2,515.00)</u>
	(3,303.00)	788.00	(2,515.00)
Deferred tax assets:			
Tax losses	<u>4,084.00</u>	<u>(1,569.00)</u>	<u>2,515.00</u>
	<u>781.00</u>	<u>(781.00)</u>	<u>-</u>
Year ended 31 March, 2020			
Deferred Tax (liabilities)/assets in relation to Property, Plant and Equipment	<u>(3,022.00)</u>	(281.00)	<u>(3,303.00)</u>
	(3,022.00)	(281.00)	(3,303.00)
Deferred tax assets:			
Tax losses	<u>4,270.00</u>	<u>(186.00)</u>	<u>4,084.00</u>
	<u>1,248.00</u>	<u>(467.00)</u>	<u>781.00</u>

Notes:

- As a matter of prudence, the Company has recognised deferred tax assets (DTA) to the extent of deferred tax liabilities (DTL). No DTA has been recognised on balance of tax losses of Rs. 5,215.52 lakhs due to uncertainty of future taxable
- The Company has tax losses of Rs. 14,888.60 lakhs (31 March, 2020 - Rs. 15,709.72 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	4,739.18
Year ending 31 March, 2024	4,515.33
Year ending 31 March, 2025	2,176.22
Year ending 31 March, 2026	2,278.05
Year ending 31 March, 2027	1,179.82
Year ending 31 March, 2028	-

- 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.
- 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, 2021

	Year ended 31 March, 2021	Year ended 31 March, 2020
	Rs in lakhs	Rs in lakhs
18. Revenue from operations		
a. Lease income received	5,829.40	6,875.75
b. Maintenance charges income	526.08	645.93
	6,355.48	7,521.68
19. Other income		
a. Interest income:		
i. on deposits with bank	39.57	0.11
ii. on deposits with others	13.93	13.97
iii. on income tax refund	-	123.49
b. Excess provision written back	2.10	34.83
c. Miscellaneous income	-	4.71
	55.60	177.11
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	50.70	52.86
	50.70	52.86
22. Finance costs		
a. Interest expenses:		
i. on borrowings	11,427.62	13,161.29
ii. others	1,134.27	1,060.53
iii. on delayed payment of statutory liabilities	261.72	694.59
	12,823.61	14,916.41
iv. Other borrowing cost	17.88	16.70
	12,841.49	14,933.11
23. Depreciation and amortisation expense		
a. Amortisation of intangible assets	1,924.19	1,939.61
b. Amortisation of right of use assets	305.30	306.10
	2,229.49	2,245.71
24. Other expenses		
a. Power and fuel	185.40	214.67
b. Lease rentals	161.40	159.77
c. Repair and maintenance - Building	136.28	33.91
d. Repair and maintenance - Others	17.20	15.10
e. Insurance	14.82	11.94
f. Rates and taxes	0.41	18.40
g. Printing and stationery	0.36	0.11
h. Advertisement and business promotion	0.31	100.00
i. Security and housekeeping expenses	189.97	303.33
j. Software development charges	-	25.00
k. Legal and professional charges	388.96	6.46
l. Payment to auditors - Statutory audit fee	4.58	4.00
m. Stamp duty	35.75	345.93
n. Miscellaneous expenses	2.46	3.81
	1,137.90	1,242.43



Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2021

	Year ended 31 March, 2021 Rs. in lakhs	Year ended 31 March, 2020 Rs. in lakhs
25 Income tax		
i. Income tax expense/(benefit) recognised in Statement of Profit and Loss		
Current tax		
In respect of the current year	-	40.13
Tax adjustment for earlier years	-	-
	-	40.13
Deferred tax		
In respect of the current year	781.00	467.00
	781.00	467.00
Total income tax expense recognised	781.00	507.13
ii. Income tax expense/(benefit) reconciliation with effective tax rate on accounting profit:		
Profit/(loss) before tax	(9,848.50)	(10,775.32)
Income tax expense calculated at 26% (2019-20: 26%)	(2,560.61)	(2,801.58)
Income tax adjustment for earlier years	-	-
Effect of expenses that are not deductible in determining taxable profit	1,779.61	2,294.45
	-	-
Income tax expense/(benefit) recognised in statement of profit and loss	(781.00)	(507.13)
The tax rate used for the years 2020-21 and 2019-20 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	-	-





Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2021

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 Bhai 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 and guarantees

i. Capital Commitments

	As at 31 March, 2021	As at 31 March, 2020
	Rs in lakhs	Rs in lakhs
Estimated amount of contracts remaining to be executed on capital account (net of advances)	-	186.00
ii. Bank guarantee issued by the holding company	672.00	672.00

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, 2021	As at 31 March, 2020
	Rs. in lakhs	Rs. in lakhs
Liability at the beginning of the year	6.83	5.61
Current service cost	0.25	1.22
Paid during the year	-	-
Liability at the end of the year	7.08	6.83
Expensed recognised in the Statement of Profit and Loss	0.25	1.22

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 2020-21



Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2021

32. Earnings per share

		<u>As at 31 March, 2021</u>	<u>As at 31 March, 2020</u>
i. Net loss for calculation of basic and diluted earnings per share	Rs. In lakhs	(10,629.50)	(11,282.45)
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.	(212.59)	(225.65)
iv. Nominal value of equity shares	Rs.	10	10

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, 2021 Rs. in lakhs</u>	<u>Year ended 31 March, 2020 Rs. in lakhs</u>
a. Legal and professional charges	31.50	6.49
b. Licence fee	67.51	84.32
	<u>99.01</u>	<u>90.81</u>

34. Details of borrowing costs capitalised during the year:

	<u>Year ended 31 March, 2021 Rs. in lakhs</u>	<u>Year ended 31 March, 2020 Rs. in lakhs</u>
a. Intangible assets under development	1,129.81	1,876.88
	<u>1,129.81</u>	<u>1,876.88</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, 2021

ii. Balances outstanding/transactions with related parties

	Holding Company
	Rs. In lakhs
(a) Transactions during the year	
Interest Income on deposits	13.93 (13.93)
Security deposit received back	317.91 (2,348.32)
Security deposit paid	- (517.91)
Advance paid for purchase of land	7,146.98 (31,000.00)
Advances paid	- (483.45)
Advances received back	483.45 (-)
Margin money paid (asset)	625.45 (-)
Financial guarantees issued by	1,39,133.73 (40,500.00)
(b) Balances at year-end	
Security deposits (asset)	- (317.91)
Margin money (asset)	827.05 (201.60)
Interest accrued on deposits	25.45 (12.57)
Advance for purchase of land	38,146.98 (31,000.00)
Other receivables	- (483.45)
Guarantees received	672.00 (672.00)
Financial guarantees issued by	1,39,133.73 (1,48,200.00)

Notes:

- 1 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, 2021, the Company has not recorded any impairment of receivables from related parties (31 March, 2020 - 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.
- 2 Figures in brackets represent figures as at and for the year ended 31 March, 2020.



Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2021

37 Financial Instruments

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

	As at 31-March-21		As at 31-March-20		Rs. in lakhs				
	Total	Amortised Cost	At cost	FVTPL		Total	Amortised Cost	At cost	FVTPL
Financial assets									
i. Trade receivables	880.56	880.56	-	-	630.73	630.73	-	-	-
ii. Cash and cash equivalents	2,817.81	2,817.81	-	-	148.78	148.78	-	-	-
iii. Other financial assets	1,139.47	1,139.47	-	-	1,048.94	1,048.94	-	-	-
Total financial assets	4,837.84	4,837.84	-	-	1,828.45	1,828.45	-	-	-
Financial liabilities									
i. Borrowings	1,31,552.71	1,31,552.71	-	-	1,17,209.24	1,17,209.24	-	-	-
ii. Trade Payables	319.64	319.64	-	-	1,194.40	1,194.40	-	-	-
iii. Other financial liabilities	21,637.43	21,637.43	-	-	14,607.29	14,607.29	-	-	-
Total financial liabilities	1,53,509.78	1,53,509.78	-	-	1,33,010.93	1,33,010.93	-	-	-

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 was recognised and equivalent amount of 'Right of use asset' was recognised

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

The impact of change in accounting policy on account on adoption of Ind AS 116 during the financial year 2019-20 was 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, 2021

	Year ended 31 March, 2021	Year ended 31 March, 2020
	Rs. in lakhs	Rs. in lakhs
a. Balance as at the beginning of the year	9,832.04	10,138.14
b. Depreciation charged during the year	305.30	306.10
c. Balance as at the end of the year	9,526.74	9,832.04

Maturity analysis of lease liabilities – contractual undiscounted cash flows

	Year ended 31 March, 2021	Year ended 31 March, 2020
	Rs. in lakhs	Rs. in lakhs
a. Not later than one year	887.04	806.40
b. Later than one year but not later than five years	4,161.02	3,886.85
c. Later than five years	27,071.57	28,232.78

Total undiscounted lease liabilities at 31 March 2021

Lease liabilities included in the statement of financial position at 31 March 2021

Current	806.40	806.40
Non current	10,004.45	9,649.71
	10,810.85	10,456.11

Amounts recognised in profit or loss

	Year ended 31 March, 2021	Year ended 31 March, 2020
	Rs. in lakhs	Rs. in lakhs
Interest on lease liabilities	1,161.13	1,124.38
Amortisation of right to use assets	305.30	306.10

Lease charges of Rs. 161.40 lakhs (Previous Year Rs. 159.77 lakhs) is 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, 2021	Year ended 31 March, 2020
	Rs. in lakhs	Rs. in lakhs
Licence fee income		
a. Recognised in statement of profit and loss	5,829.40	6,875.75
	5,829.40	6,875.75

The total of future minimum lease receivables are as follows:

	As at 31 March, 2021	As at 31 March, 2020
	Rs. in lakhs	Rs. in lakhs
a. Not later than one year	3,932.05	1,232.40
b. Later than one year but not later than five years	6,275.58	3,193.26
c. Later than five years	402.68	402.68
	10,207.63	4,828.34

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Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2021

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, cash and bank balances 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, 2021				
Borrowings	1,31,552.71	-	-	1,31,552.71
Trade payables	319.64	319.64	-	-
Other financial liabilities	21,637.43	8,579.63	4,988.71	8,069.09
	1,53,509.78	8,899.27	4,988.71	1,39,621.80
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
	1,33,010.93	3,434.79	47,953.90	81,622.24

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,2021

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 :

	As at 31 March, 2021	As at 31 March, 2020
	Rs. in lacs	Rs. in lacs
Variable rate borrowings		
Long Term	-	-
Short Term	-	-
Total Variable rate Borrowing	-	-
Fixed Rate Borrowings		
Long Term	1,31,552.71	1,17,209.24
Short Term	-	-
Total Fixed rate Borrowing	1,31,552.71	1,17,209.24
Total Borrowing	1,31,552.71	1,17,209.24

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:

	As at 31 March, 2021	As at 31 March, 2020
	Rs. in lakhs	Rs. in lakhs
Outstanding for more than 6 months	382.52	40.89
Outstanding for 6 months or less	498.04	589.84
	880.56	630.73






Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2021

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, 2021	As at 31 March, 2020
	Rs. in lacs	Rs. in lacs
Borrowings:		
- Long term	1,31,552.71	1,17,209.24
- Short term	-	-
- Current maturities of long term borrowings	-	-
Total borrowings - A	1,31,552.71	1,17,209.24
Equity		
- Share capital	500.00	500.00
- Other equity	(49,766.37)	(39,136.87)
Total Equity - B	(49,266.37)	(38,636.87)
Debt to equity ratio (A/B)	(2.67)	(3.03)

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. As detailed in Note 16, the Company has made premature partial redemption of debentures and the redemption amount has been paid to debenture holders. Due to premature redemption, the debenture holders have waived interest on redemption amount. Accordingly, finance cost for the current half is lower to that extent.

45. Events after the reporting period

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

46. Approval of the financial statements

The financial statements were approved for issue by Board of Directors on 29 June, 2021

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

Payal

Payal
Company Secretary

Place: Delhi
Date: 29 June, 2021