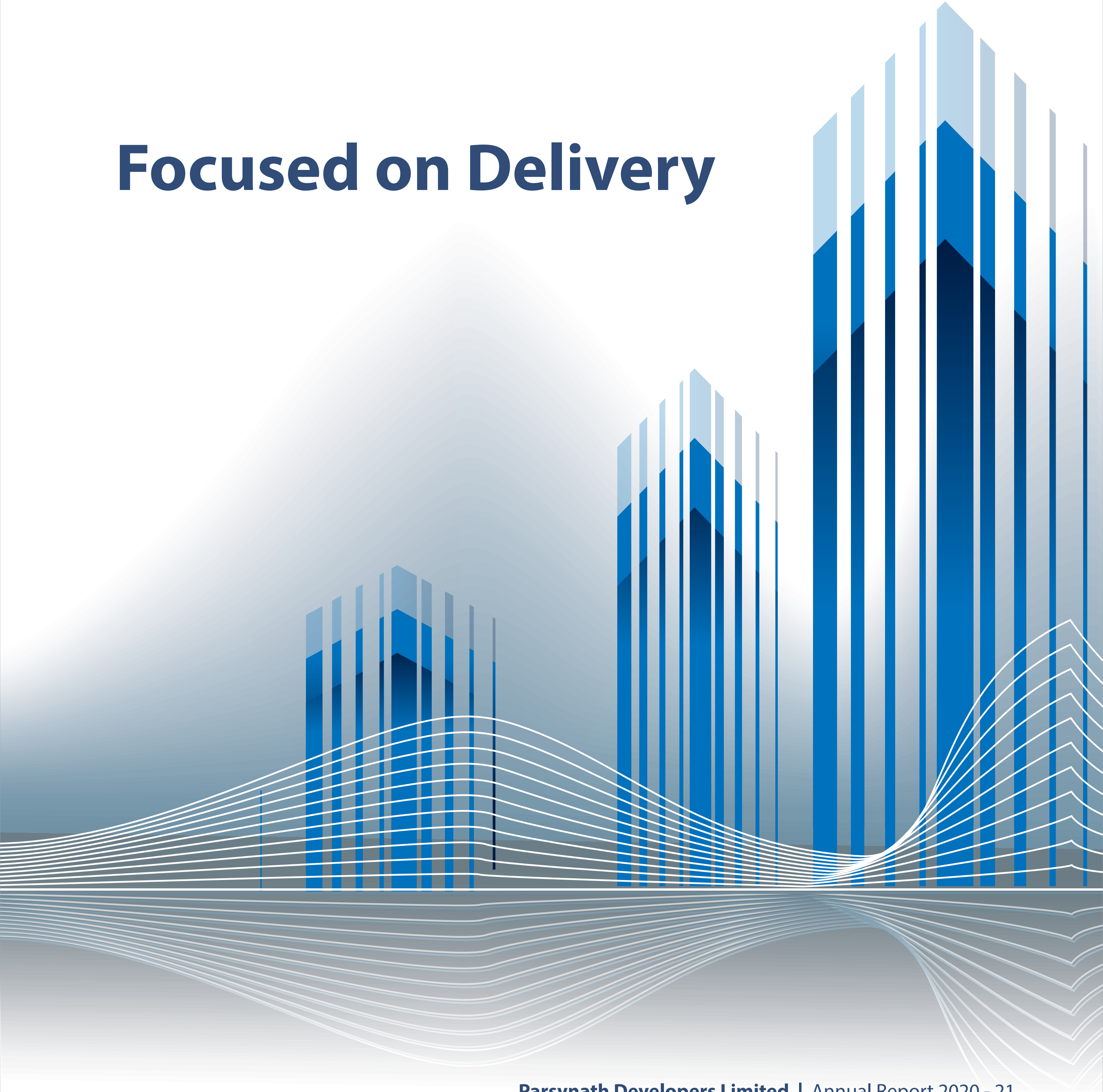
Parsvnaths
committed to build a better world

Focused on Delivery



Parsvnath Developers Limited | Annual Report 2020 - 21

Inside this Report

Caution regarding forward looking statements

Certain statements in this annual report concerning our future growth prospects are forward-looking statements, which involve a number of risks, and uncertainties that could cause actual results to differ materially from those in such forward-looking statements. We have tried wherever possible to identify such statements by using words such as 'anticipate', 'estimate', 'expect', 'project', 'intend', 'plan', 'believe' and words of similar substance in connection with any discussion of future performance. We cannot guarantee that these forward-looking statements will be realized, although we believe we have been prudent in assumptions. The achievement of results is subject to risks, uncertainties and even inaccurate assumptions. Should known or unknown risks or uncertainties materialise, or should underlying assumptions prove inaccurate, our actual results could vary materially from those anticipated, estimated or projected. Readers should bear this in mind.

We undertake no obligation to publicly update any forward-looking statements, whether as a result of new information, future events or otherwise.

During a challenging year FY21, we focused on what lies within our control and what is essential to our operations – delivering on present commitments.

We believe that our focus on delivery and strengthening our financial position will lead us to sustain these difficult times and leverage future opportunities.

Focused on Delivery

From The Chairman's Desk

Dear Shareholders

We present to you the Annual Report for the financial year 2020-21 on a sombre note under the shadow of a never seen in a century pandemic. The world has just seen a year that not only changed it completely but also redefined what is normal and inflicted heavy loss of life and living. However, it also saw the human spirit shine through in the untiring and selfless efforts of the COVID warriors to do their best to save those infected by the Coronavirus, the speedy innovation and ingenuity of our scientists that rolled out vaccines in a record short time with support from the various governments, and the support given at individual and country-level to those suffering the most. We sincerely hope that we have already seen the worst and the time ahead is going to be about rebuilding our lives and reach the goals that we were meant to achieve. Your Company as well, has gone through a tough time during the year under review and yet, not only managed to survive but created a platform for regaining its glory in the coming years.

Macro picture

Just when the Real Estate sector was on the verge of a sustained growth curve after years of turmoil, the COVID-19 pandemic reset the narrative back to one of gloom and doom at the start of the financial year. The global and Indian economies went into a recession in the first half of the financial year. India saw the most drastic shrinking of economic activity in its history with a 24.4% de-growth due to the lockdown imposed nationally. In such a scenario, the demand for housing and commercial space was severely hit as reflected in the sales numbers. The developers found it difficult to continue with construction because restrictions and health concerns resulted in mobility constraints, supply chain disruptions, unavailability of labour, and cash crunch. The new launches were muted in line with the situation during this period. But there was a turnaround from a freefall seen in Q1 FY2020-21 from the next quarter itself once the restrictions were eased and slowly the sector recorded YoY growth across segments in the second half, much in line with the broader economy. For the full year, though, the Residential sales figures declined by 33.6% and absorption of Commercial space by 47.4%. Residential sales in terms of the number of units saw a YoY jump of 29% in the fourth quarter of the financial year. The trend for the Commercial segment was similarly encouraging. Hence, the sector was set to regain momentum in the next year. Albeit the second wave of COVID-19 pandemic deferred this expectation by a quarter. With the trend of reverse migration from metros and Tier-I cities, the demand for quality housing in Tier-II and Tier-III rose. Even though a part of the workforce is likely to continue to 'Work From Home' or in a flexible model, the demand for office space is not likely to come down on a longer-term basis, Instead Grade-A properties that offer greater space for maintaining social distancing and better hygiene and sanitisation are seeing greater demand. These developments are the proverbial silver lining in the very dark cloud that the pandemic cast on the sector.

Company's performance

During the year under review, our consolidated revenues dipped by 69.9% from ₹ 1,191 crores in FY2019-20 to ₹ 358 crores. This was not only on account of the impact of the COVID-19 pandemic on sales revenue but also because of no outright sale like the Commercial project, The Parsvnath 27, that we accomplished in the previous year. We were successful in improving the operational efficiency by containing the costs, which resulted in the EBITDA margin increasing by 470 basis points to 15.2%. For the second consecutive year, we made an operational profit even when impacted by such a massive black swan event. The Company made a net loss of ₹ 428 crores as against a net loss of ₹ 363 crores in the previous year, mainly on account of higher finance cost and greater tax expenses from adjustment for earlier years and deferred tax charge. The balance sheet suffered a strain on account of constrained collections and liquidity. The last quarter of the year saw two-thirds of the operating revenue for the entire year creating hope for the fortunes of the Company to shine as the market recovers. On the operational front, during the year under review, the Company booked total sales of ₹ 49.89 crores for 0.50 million sq. ft. that was spread between Residential, Integrated Townships and Commercial segments, and offered possession of 1056 number of units during the same period between the above segments spread over an area of 2.74 million sq. ft. Our effort during this time has been to maintain the trust that people have in Parsvnath by doing our best to remain committed to delivering on our promises.

Outlook

Among the segments of the sector, Residential and Commercial – Office segments are expected to perform the best, whereas the Retail and Hospitality segments will continue to see dampened demand even if moderately better than FY2020-21. But these estimates will be realized only from the second quarter of the financial year due to the second wave of COVID-19 pandemic in Q1. With the liquidity surplus maintained by the Reserve Bank and availability of funds for quality projects and promoters from private investors, especially foreign, availability of capital shall not be a major concern subject to viability. The sector shall face some uncertainty on the cost front due to increasing commodity prices affecting steel and cement costs and labour costs. On the demand side, downward risks could be from any faltering of vaccine drive and COVID inappropriate behaviour leading to third or fourth waves resulting in reimposition of lockdown restrictions.

Way Forward

Your Company currently has 39 projects under construction / development with the majority area in 13 Townships projects at 55% of total area and 43% area under 22 Residential projects. These include the projects where we have entered into Joint Ventures (JV) with other leading developers. Our primary focus will be on completing these projects and completing deliveries as per timelines. It will be a top priority for us for increasing liquidity and reducing the debt on books. We will consider new project launches wherever viable to tap into emerging opportunities in Tier-II and Tier-III residential and Commercial projects. If necessary, we will explore tying up with potential JV partners to distribute risk. Boosting operating margins through cost rationalization will be a key objective, but we will also be watchful of any supply shortages and plan well for any such eventualities.

In conclusion

On behalf of the Board, I would like to express our gratitude to all our stakeholders including shareholders, financial institutions, bankers, investors, esteemed customers and associates for their unbroken trust and unremitting support. The performance of our employees in the face of such great difficulties speaks of their loyalty and commitment to the organization's best interests, for which we doff our hats to them. We hope you and your loved ones have a safe and successful new fiscal.

With warm regards,

Pradeep Jain

Founder Chairman

Corporate Information

BOARD OF DIRECTORS

Executive Directors

Shri Pradeep Kumar Jain
Founder Chairman

Shri Sanjeev Kumar Jain
Managing Director & CEO

Dr. Rajeev Jain
Director (Marketing)

Non-Executive Independent Directors

Shri Ashok Kumar
Ms. Deepa Gupta
Shri Mahendra Nath Verma
Shri Subhash Chander Setia*
Dr. Rakshita Shharma*

**Appointed as Additional Directors w.e.f. June 30, 2021*

COMPANY SECRETARY & COMPLIANCE OFFICER

Shri Mandan Mishra

AUDITORS

M/s S. N. Dhawan & Co. LLP
Chartered Accountants,
421, II Floor,
Udyog Vihar, Phase IV
Gurugram – 122016

REGISTRAR & SHARE TRANSFER AGENT

Mas Services Limited
T-34, 2nd Floor, Okhla Industrial Area,
Phase - II, New Delhi - 110 020

SHARES LISTED AT

National Stock Exchange of India Limited (NSE)
BSE Limited (BSE)

REGISTERED AND CORPORATE OFFICE

Parsvnath Tower,
Near Shahdara Metro Station,
Shahdara, Delhi - 110 032.
CIN: L45201DL1990PLC040945
Phone No: 011-43010500, 011-43050100
Fax No: 011-43050473
E-mail: investors@parsvnath.com
Website: www.parsvnath.com

BOARD'S REPORT

BOARD'S REPORT

Dear Shareholders,

Your Directors have pleasure in presenting the 30th Annual Report, together with the Audited Financial Statements of the Company for the Financial Year (**"FY"**) ended March 31, 2021.

1. FINANCIAL HIGHLIGHTS

(₹ in Lakhs)

Item	STAND-ALONE		CONSOLIDATED	
	FY 2020-21	FY 2019-20	FY 2020-21	FY 2019-20
Total Revenue	**33,800.58**	**1,23,778.05**	**42,962.27**	**1,26,824.90**
Profit/ (loss) before depreciation and tax	**(23,242.43)**	**(11,262.08)**	**(38,025.81)**	**(34,810.40)**
Less: Depreciation	429.75	450.42	3,435.15	2,704.64
Profit/ (loss) before tax	**(23,672.18)**	**(11,712.50)**	**(41,460.96)**	**(37,515.04)**
Less: Provision for taxation	530.55	(2,400.84)	1325.32	(1,189.68)
Profit/ (loss) after tax	**(24,202.73)**	**(9,311.66)**	**(42,786.28)**	**(36,325.36)**
Share of Profit/(loss) in Associates	-	-	(0.02)	1.41
Profit/ (loss) for the year	**(24,202.73)**	**(9,311.66)**	**(42,786.30)**	**(36,323.95)**
Other comprehensive income	49.87	(58.38)	49.87	(58.38)
Total comprehensive income for the year	**(24,152.86)**	**(9,370.04)**	**(42,736.43)**	**(36,382.33)**
Net profit/(loss) attributable to:				
a) Shareholders of the Company	(24,152.86)	(9,370.04)	(42,692.43)	(34,713.99)
b) Non-controlling interest	-	-	(44.00)	(1,668.34)
Balance brought forward (including other comprehensive income)	**(25,846.05)**	**(16,476.01)**	**(1,27,198.59)**	**(92,484.60)**
Add: Profit/(loss) for the year attributable to shareholders of the Company	(24,152.86)	(9,370.04)	(42,692.43)	(34,713.99)
Add: Impact of acquisition of shares of Subsidiary Company	-	-	60.67	-
Closing balance (including other comprehensive income)	**(49,998.91)**	**(25,846.05)**	**(1,69,830.35)**	**(1,27,198.59)**

2. REVIEW OF OPERATIONS AND STATE OF COMPANY'S AFFAIRS

During the year under review, on stand-alone basis, the Company has earned total revenue of ₹33,800.58 Lakhs as against ₹1,23,778.05 Lakhs in 2019-2020 and incurred a net loss of ₹(24,202.73) Lakhs as against a net loss of ₹(9,311.66) Lakhs incurred during 2019-2020.

During the year under review, on consolidated basis, the Company has earned total revenue of ₹42,962.27 Lakhs as against ₹1,26,824.90 Lakhs in 2019-2020 and incurred a net loss of ₹(42,786.30) Lakhs as against a net loss of ₹(36,323.95) Lakhs incurred during 2019-2020.

Earnings per Share (**"EPS"**) of the Company stood at ₹ (5.56) on stand-alone basis and ₹ (9.82) on consolidated basis in 2020-2021.

There has been no change in the nature of business of your Company. A detailed business-wise review of the operations of the Company is included in the Management Discussion and Analysis section of this Annual Report.

3. MATERIAL CHANGES AND/OR COMMITMENTS AFFECTING THE FINANCIAL POSITION OF YOUR COMPANY OCCURRED BETWEEN THE END OF THE FINANCIAL YEAR AND THE DATE OF SIGNING OF THIS REPORT

No material changes and/or commitments affecting the financial position of your Company have occurred between the end of the Financial Year and the date of signing of this Report.

Impact of COVID-19 on the business and financials of the Company

The COVID-19 pandemic has manifested as a global challenge, with business disruptions throughout the globe.

The pandemic caused disruptions in the economy as a whole and impacted the Indian Real Estate Industry as well. The construction activities were shut because on non-availability of labour force and the raw materials, in time. Both the Central Government and the State Governments have taken various initiatives to boost this sector by introducing various helping measures.

India had the strictest lockdowns to prevent the spread of COVID-19. This has impacted the economic activities. The consumer sentiments and spending appetite in the short-term was impacted badly. However, with the success of vaccination drive coupled with the initiatives taken by the Central and State Governments, the revival path is expected in the current fiscal. The long term impact still remains uncertain.

Upon ease of lock down restrictions, the economy has started witnessing gradual recovery and activities are coming to normal.

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 inventory, receivables, investments, investment properties, 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 will continue to closely monitor any material changes arising out of future economic conditions and impact on its business.

4. SHARE CAPITAL

The Authorized Share Capital of the Company is ₹350,00,00,000/- divided into 60,00,00,000 Equity Shares of ₹5/- each and 5,00,00,000 Preference Shares of ₹10/- each. The Issued, Subscribed and Paid-up Share Capital of the Company is ₹217,59,05,850/- divided into 43,51,81,170 Equity Shares of ₹5/- each.

There was no change in the Share Capital of the Company during the year under review.

5. DIVIDEND

In view of loss incurred during the Financial Year ended March 31, 2021 coupled with constrained liquidity position of the Company, your Directors have considered it appropriate not to recommend any dividend.

Pursuant to Regulation 43A of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (**"SEBI Listing Regulations"**), as amended, the Board of Directors of the Company at its Meeting held on August 13, 2021 has adopted a 'Dividend Distribution Policy', which is available on the Company's website and can be accessed at the link: http://www.parsvnath.com/investors/iulr/dividend-distribution-policy/

6. TRANSFER TO RESERVES

The Company has not transferred any amount to General Reserve during the Financial Year 2020-21.

In terms of the provisions of Section 71 of the Companies Act, 2013 (**"the Act"**) read with the Companies (Share Capital and Debentures) Rules, 2014, as amended, Debenture Redemption Reserve is not required to be created for Privately Placed Debentures.

7. REDEMPTION OF DEBENTURES

During the year under review, the Company has partly redeemed Series XIV Secured Redeemable Non-Convertible Debentures (**"NCDs"**) amounting to ₹769.19 Lakhs and Series XVI Secured Redeemable NCDs amounting to ₹569.40 Lakhs.

As per the Agreement with Debentureholder who is holding Series XIV NCDs, the Debentureholder has permitted to extend the time for repayment till March 31, 2023.

8. FIXED DEPOSITS

During the year under review, the Company has not accepted fixed deposits from the public.

9. LISTING AT STOCK EXCHANGES

The Equity Shares of the Company are listed on National Stock Exchange of India Limited (**"NSE"**) and BSE Limited (**"BSE"**). The Listing Fee for the Financial Year 2021-22 has been paid by the Company to both NSE and BSE.

10. ANNUAL RETURN

The Annual Return of the Company, in Form MGT-7, may be accessed on the Company's website at the link: http://www.parsvnath.com/investors/iulr/annual-return-form-mgt-7/, as per the provisions of Section 92 of the Act.

11. SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES AND CONSOLIDATED FINANCIAL STATEMENTS

As on March 31, 2021, the Company had 22 Subsidiaries (including a foreign subsidiary) and 3 Associate Companies, in terms of the provisions of the Act. During the year under review, there was no change in the number of Subsidiary and Associate Companies of the Company except that Ratan Parsvnath Developers (AOP), a joint venture, was dissolved

The project-specific or sector-specific Subsidiary Companies ensure maximum utilization of available resources through focused attention on specific activities.

Subsequent to the year end, Parsvnath Buildwell Private Limited (**"PBPL"**), a Subsidiary of the Company, has become a Wholly-owned Subsidiary of the Company with effect from June 11, 2021.

Pursuant to the provisions of Section 129(3) of the Act, a statement containing brief financial details of the Company's Subsidiaries and Associate Companies for the Financial Year ended March 31, 2021 in Form AOC-1 is attached to the Financial Statements of the Company. The details as required under Rule 8 of the Companies (Accounts) Rules, 2014 regarding the performance and financial position of each of the Subsidiaries and Associate Companies forms part of the Consolidated Financial Statements of the Company for the Financial Year ended March 31, 2021.

Pursuant to the provisions of Section 136 of the Act, the Financial Statements of the Company (including Consolidated Financial Statements) alongwith relevant documents and separate audited accounts in respect of its Subsidiary Companies are available on the website of the Company at www.parsvnath.com The annual accounts of these Subsidiaries and the related detailed information will also be made available electronically to any shareholder of the Company / its Subsidiary Companies, on request.

Material Subsidiary Companies

As at March 31, 2021, Parsvnath Infra Limited, Parsvnath Estate Developers Private Limited, Parsvnath Hessa Developers Private Limited and Parsvnath Buildwell Private Limited have become 'Material Subsidiary Companies', as per the provisions of the SEBI Listing Regulations and in terms of the Company's Policy for determining Material Subsidiaries. The said Policy can be accessed on the Company's website at the link: http://www.parsvnath.com/investors/iulr/policy-for-determining-material-subsidiaries/

Consolidated Financial Statements

In accordance with the provisions of the Act, implementation requirements of Indian Accounting Standards (**"Ind-AS"**) Rules on accounting and disclosure requirements and the SEBI Listing Regulations, the Audited Consolidated Financial Statements are provided in the Annual Report of the Company for the Financial Year 2020-21.

12. CONTRACTS AND ARRANGEMENTS WITH RELATED PARTIES

During the Financial Year under review, all contracts / arrangements / transactions entered by the Company with related parties were in the ordinary course of business and on an arm's length basis, with specific approvals obtained, wherever necessary. Also, the Company has obtained prior omnibus approval for related party transactions occurred during the year for transactions which are of repetitive nature and / or entered in the ordinary course of business, at arm's length.

Contract / Arrangement with Related Party under Section 188 of the Act

Pursuant to the decision of the Board at its Meeting held on August 13, 2019, the Company had entered into an agreement with Parsvnath Estate Developers Private Limited (**"PEDPL"**), wholly-owned Subsidiary Company of the Company, for sale and transfer of proposed agricultural land at Madurai, Tamil Nadu, to be acquired by the Company. The Company had earlier received ₹310 Crores from PEDPL as advance for purchase of the said land during the Financial Year 2019-20. Being a material transaction, the same was disclosed in the last Annual Report for the Financial Year 2019-20 and the particulars of the same were reported in Form AOC-2.

During the year under review, the Company has received an additional advance of ₹71.47 Crores (approx.). Though the amount of transaction is not material as per the last Audited Financial Statements of the Company, the Company is disclosing the same for the information of the Shareholders, as a good Corporate Governance Practice.

During the year under review, the Company had not entered into any contract / arrangement / transaction with related parties which could be considered material under Section 188 of the Act. In view of the above, the requirement of giving particulars of contracts / arrangements made with related parties in Form AOC-2 is not applicable for the year under review.

The related party transactions undertaken during the Financial Year 2020–21 are detailed in the Notes to Accounts of the Financial Statements.

The Policy for determination of materiality of related party transactions and dealing with related party transactions, as approved by the Board, can be accessed on the Company's website at the link:http://www.parsvnath.com/investors/iulr/related-party-transaction-policy/.

13. LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186 OF THE ACT

As your Company is engaged in the business of real estate development, included in the term 'Infrastructural projects/ facilities' under Schedule VI to the Act, the provisions of Section 186 of the Act related to loans made, guarantees given or securities provided are not applicable to the Company. However, the details of the same are provided in the Financial Statements.

14. MANAGEMENT DISCUSSION AND ANALYSIS REPORT

The Management Discussion and Analysis Report for the year under review, forming part of the Board's Report, as stipulated under Regulation 34 (2)(e) read with Schedule V to the SEBI Listing Regulations, is attached.

15. CORPORATE GOVERNANCE

The Company is committed to benchmarking itself with best practices of Corporate Governance. It has put in place an effective Corporate Governance system which ensures that provisions of the Act and SEBI Listing Regulations are duly complied with, not only in letter but also in spirit.

The Board has also laid down and adopted a Code of Conduct for Board Members and Senior Management, based on the principles of good Corporate Governance and best management practices. The said Code is available on the website of the Company at www.parsvnath.com and a declaration signed by Managing Director & CEO of the Company, affirming compliance thereto, forms part of Corporate Governance Report.

The Company is in compliance with the Corporate Governance guidelines as stipulated under SEBI Listing Regulations. A report on the matters mentioned in the said Regulations and the practices followed by the Company are detailed in Corporate Governance Report which forms part of this report. A certificate of a Practising Company Secretary confirming compliance with the conditions of Corporate Governance is attached thereto.

16. BUSINESS RESPONSIBILITY REPORT

As per Regulation 34(2)(f) of the SEBI Listing Regulations, the Company was not required to attach the Business Responsibility Report (**"BRR"**) to its Annual Report, for the Financial Year 2020-21. However, since the Company has come under the list of Top 1000 Companies (based on Market Capitalization) as on March 31, 2021, BRR has become applicable for the next Financial Year 2021-22.

17. CORPORATE SOCIAL RESPONSIBILITY ("CSR")

An Annual Report on CSR in compliance with the requirements of Section 135 of the Act read with the Companies (Corporate Social Responsibility Policy) Rules, 2014 is annexed as **Annexure I** to this report, in the prescribed format.

The Board, at its Meeting held on August 13, 2021, has amended the CSR Policy of the Company, taking into consideration the various amendments made in the CSR Rules by MCA. The CSR Policy of the Company, as approved by the Board, is available on the website of the Company and can be accessed through the web link http://www.parsvnath.com/investors/iulr/corporate-social-responsibility-policy/

The salient features of the policy are mentioned in the Corporate Governance Report, forming part of Board's Report.

18. RISK MANAGEMENT

Risk management is embedded in Company's operating framework. The Company believes that risk resilience is the key to achieving higher growth. The Company manages, monitors and reports on the principal risks and uncertainties that can impact its ability to achieve its strategic objectives. The Company's management systems, organizational structure, processes, standards, code of conduct etc. governs how the Company conducts its business and manages associated risks.

The Company has an adequate risk management framework designed to identify, assess and mitigate risks appropriately. The Risk Management Committee of the Board of Directors has been entrusted with the responsibility of overseeing various risks and assessing the adequacy of mitigation plans to address such risks. The terms of reference and the composition details of the Risk Management Committee of the Company are provided in the Corporate Governance Report, which forms part of this report.

Your Company has a Risk Management Policy in place to assist the Board in overseeing that all the risks that the Company faces such as strategic, financial, credit, market, liquidity, cyber security, property, human resource, legal, regulatory, reputational and other risks, have been identified and assessed. During the year under review, the said policy has been amended by the Board in line with the amendments made in the SEBI Listing Regulations.

19. DISCLOSURE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

In accordance with the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 (**"POSH"**) and Rules made thereunder, the Company has adopted a policy on Prevention, Prohibition and Redressal of Sexual Harassment of Women at Workplace.

Your Company has complied with the provisions of the aforesaid Act relating to the constitution of Internal Complaints Committee (**"ICC"**). An ICC is in place to redress complaints received regarding sexual harassment at the workplace. The Company is strongly opposed to sexual harassment and employees are made aware about the consequences of such acts and about the constitution of ICC.

During the Financial Year ended March 31, 2021, no complaint pertaining to sexual harassment was received by the Company or reported to ICC.

20. PERFORMANCE EVALUATION

Due to the COVID-19 pandemic, evaluation of performance of the Board, its Committees and Individual Directors could not be carried out and the same will be done at an appropriate time in the near future.

21. APPLICATIONS MADE / PROCEEDINGS PENDING UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016

Pursuant to the provisions of Section 134 of the Companies Act, 2013 read with Rule 8(5) of the Companies (Accounts) Rules, 2014, the details of applications made during the year and proceedings pending under the Insolvency and Bankruptcy Code, 2016, are annexed herewith as **Annexure II.**

22. COMPLIANCE WITH THE SECRETARIAL STANDARDS

The Board confirms that, during the period under review, the Company has complied with the applicable Secretarial Standards issued by the Institute of Company Secretaries of India (**"ICSI"**).

23. PROHIBITION OF INSIDER TRADING

In compliance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 (**"PIT Regulations"**), the Board of Directors has adopted "Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information" and "Code of Conduct to regulate, monitor and report trading by Designated Persons and their immediate relatives" which are available on the website of the Company i.e. www.parsvnath.com.

Mr. Mandan Mishra, Company Secretary is the Compliance Officer who is responsible for setting forth policies and procedures for monitoring adherence to the aforesaid Codes under the overall supervision of the Board of Directors.

24. DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to the provisions of Section 134(5) of the Act, the Board of Directors, to the best of its knowledge and ability, state that:

a) in the preparation of the annual accounts for the Financial Year ended March 31, 2021, the applicable accounting standards read with requirements set out under Schedule III to the Act, have been followed and there are no material departures from the same;

b) the Directors have selected such accounting policies and applied them consistently and made judgements and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2021 and of the loss of the Company for the Financial Year ended on that date;

c) the Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

d) the Directors have prepared the annual accounts on a 'going concern' basis;

e) the Directors have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and are operating effectively; and

f) the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

Based on the framework of internal financial controls and compliance systems established and maintained by the Company, work performed by the internal, statutory and secretarial auditors and the reviews of the management and the relevant Board Committees, including the Audit Committee, the Board is of the opinion that the Company's internal financial controls were adequate and effective during the Financial Year 2020-21.

Pursuant to Section 134(3)(ca) of the Act, no fraud has been reported by the Auditors of the Company.

25. DIRECTORS AND KEY MANAGERIAL PERSONNEL

During the year under review, the composition of the Board of Directors has undergone change due to demise of Dr. Pritam Singh (DIN: 00057377), Non-Executive Independent Director of the Company, on June 3, 2020. The Board took on record the contribution of Dr. Singh in the deliberations of the Board and the guidance and support provided by him during his tenure with the Company

The Board of Directors, at its Meeting held on June 30, 2021, has co-opted Mr. Subhash Chander Setia (DIN:01883343) and Dr. Rakshita Shharma (DIN: 08579771) as Additional Directors on the Board of the Company w.e.f. June 30, 2021 and has recommended their appointment as Independent Directors to the Shareholders at the ensuing Annual General Meeting (**"AGM"**), based on the recommendation of Nomination and Remuneration Committee.

Declarations by the Independent Directors

The Independent Directors have submitted necessary declarations that each of them meets the criteria of independence as provided in Section 149(6) of the Act along with Rules made thereunder and Regulation 16(1)(b) of the SEBI Listing Regulations and confirmation under Regulation 25(8) of the SEBI Listing Regulations that they are not aware of any circumstance or situation, which exists or may be reasonably anticipated, that could impair or impact their ability to discharge their duties with an objective independent judgment and without any external influence. Based on the declarations received from the Independent Directors, the Board of Directors has confirmed that they meet the criteria of independence and that they are independent of the management. Necessary disclosures regarding Committee positions in other public companies have been made by the Directors and have been reported in the Corporate Governance Report, forming part of this Report.

During the year under review, the Non-Executive Independent Directors of the Company had no pecuniary relationship or transactions with the Company, apart from receiving Directors' remuneration.

None of the Directors of the Company is debarred from holding the office of Director by virtue of any SEBI order or any other authority

The Board acknowledges the contribution made by the Independent Directors of the Company, with their integrity, expertise and diverse experience, in the growth and development of the Company. In the opinion of the Board, all the Independent Directors possess the requisite expertise and experience and are persons of high integrity and repute and they fulfill the conditions specified in the Act as well as the Rules made thereunder and SEBI Listing Regulations.

All the Independent Directors of the Company have got their names included in the data bank of Independent Directors maintained with the Indian Institute of Corporate Affairs (**"IICA"**), in terms of Section 150 read with Rule 6 of the Companies (Appointment and Qualification of Directors) Rules, 2014, as amended from time to time. All the Independent Directors, except Dr. Rakshita Shharma, are exempt from passing the online proficiency test, as prescribed under the aforesaid Rules.

Appointment and Re-appointment of Directors

Your Board of Directors is seeking the approval of shareholders for appointment of Mr. Subhash Chander Setia and Dr. Rakshita Shharma as Independent Directors for a term of 18 months, commencing from June 30, 2021 to December 29, 2022. The Company has also received requisite declarations from them and notices under Section 160 of the Act from a Member of the Company proposing their candidature, for the office of Directors.

In accordance with the provisions of Section 152 of the Act read with the Articles of Association of the Company, Dr. Rajeev Jain (DIN: 00433463) will retire by rotation at the ensuing AGM and being eligible, has offered himself for re-appointment.

The Notice convening the ensuing AGM includes the proposals for appointment/ re-appointment of the Directors and their Brief Resumes / other details are furnished in the explanatory statement thereto.

Key Managerial Personnel

Consequent to the cessation of Mr. V. Mohan as Company Secretary of the Company w.e.f. close of working hours on December 31, 2020, Mr. Mandan Mishra has been appointed as Company Secretary of the Company w.e.f. January 1, 2021.

In accordance with the provisions of Section 2(51) and 203 of the Act read with Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Key Managerial Personnel of the Company are Mr. Pradeep Kumar Jain, Chairman; Mr. Sanjeev Kumar Jain, Managing Director and Chief Executive Officer; Dr. Rajeev Jain, Director (Marketing); Mr. M.C. Jain, Sr. Vice President (Corporate) & Group Chief Financial Officer and Mr. Mandan Mishra, Company Secretary.

26. POLICY ON DIRECTORS' APPOINTMENT AND REMUNERATION AND CRITERIA FOR APPOINTMENT OF DIRECTORS

The Board has, on the recommendation of the Nomination and Remuneration Committee, framed a Policy for appointment and remuneration of Directors, Key Managerial Personnel and Senior Management.

The Nomination and Remuneration Policy, as approved by the Board of Directors, is available on the website of the Company and can be accessed through the web link: http://www.parsvnath.com/investors/iulr/nomination-and-remuneration-policy/

The salient features of the policy are mentioned in the Corporate Governance Report, which forms part of this Report.

27. NUMBER OF MEETINGS OF THE BOARD

Five meetings of the Board of Directors were held during the year under review. For details of the meetings of the Board, including attendance of the Directors thereat, please refer to the Corporate Governance Report, which forms part of this Report.

28. BOARD COMMITTEES

Pursuant to the various applicable provisions of the Act read with SEBI Listing Regulations, the Board of Directors of the Company functions through / delegates authority to the following Committees:

a) Audit Committee
b) Nomination and Remuneration Committee
c) Risk Management Committee
d) Corporate Social Responsibility Committee
e) Stakeholders Relationship Committee
f) Shares Committee
g) Management Committee

A detailed note on the various Committees of the Board of Directors including their composition, terms of reference and Meeting details etc. is given in the Corporate Governance Report, which forms part of this Report.

29. AUDIT COMMITTEE RECOMMENDATIONS

During the year under review, the suggestions put forth by the Audit Committee were duly considered and accepted by the Board of Directors. There were no instances of non-acceptance of such recommendations.

30. INTERNAL FINANCIAL CONTROLS AND INTERNAL AUDIT

The Company has in place adequate internal financial controls with reference to the Financial Statements. The Audit Committee periodically reviews the internal control systems with the management, Internal Auditors and Statutory Auditors and the adequacy of internal audit function, significant internal audit findings and follow-ups thereon. The Company's internal control system is commensurate with the nature, size and complexities of operations of the Company.

31. VIGIL MECHANISM / WHISTLE BLOWER POLICY

The Company has in place a Vigil Mechanism, which also incorporates a Whistle Blower Policy for Directors and Employees to report genuine concerns in the prescribed manner, in line with Section 177(9) of the Act and Regulation 22 of the SEBI Listing Regulations. The Vigil Mechanism is overseen by the Audit Committee and it provides adequate safeguards against victimization of Employees and Directors. Whistle Blower Policy is a mechanism to address any complaint(s) related to fraudulent transactions or reporting intentional non-compliance with the Company's policies and procedures and any other questionable accounting/ operational process followed. It provides a mechanism for Employees to approach the Chairman of the Audit Committee or the Company Secretary designated as 'Whistle and Ethics Officer'. During the year, no such incidents were reported and no personnel were denied access to the Chairman of the Audit Committee.

The Vigil Mechanism/ Whistle Blower Policy of the Company may be accessed on the Company's website at the link: http://www.parsvnath.com/investors/information/vigil-mechanism-whistle-blower-policy/

32. AUDITORS

(a) Statutory Auditors and Independent Auditors' Report

As per the provisions of the Act read with rules made thereunder, M/s S.N. Dhawan & Co. LLP, Chartered Accountants (Firm Registration No. 000050N/ N500045) had been appointed as Statutory Auditors of the Company for a term of five consecutive years from the conclusion of 25th AGM till the conclusion of ensuing 30th AGM. Accordingly, the first term of M/s S.N. Dhawan & Co. LLP as Statutory Auditors of the Company will expire at the conclusion of the ensuing 30th AGM. However, they have expressed their un-willingness to be re-appointed for second term, due to pre-occupation.

The Audit Committee and Board of Directors of the Company have recommended to the Members, the appointment of M/s T R Chadha & Co. LLP, Chartered Accountants (Firm Registration No. 006711N/N500028) as Statutory Auditors of the Company for a term of five consecutive years from the conclusion of the ensuing 30th AGM till the conclusion of 35th AGM of the Company. Accordingly, the resolution is being proposed for appointment of Statutory Auditors at the ensuing AGM.

M/s T R Chadha & Co. LLP, Chartered Accountants, have conveyed their consent for the appointment and confirmation that, their appointment, if approved by the members, shall be in accordance with the conditions, criteria and the limits, as prescribed under the Act.

Independent Auditors' Report

- M/s S.N. Dhawan & Co. LLP, Statutory Auditors in their Report on the Financial Statements of the Company for the Financial Year ended March 31, 2021 have drawn attention to some of the matters in the notes to the Ind-AS Financial Statements, in respect of which their opinion is not modified. The response of the Directors in respect thereof is given below:

  (i) Due to COVID-19 pandemic and continued recession in the real estate sector owing to slowdown in demand, the Company is facing tight liquidity situation as a result of which there have been delays/defaults in payment of principal and interest on borrowings, statutory liabilities, salaries to employees and other dues. Also, the Company continues to face lack of adequate sources of finance to fund execution and completion of its on-going projects resulting in delayed realisation from its customers and lower availability of funds to discharge its liabilities. The Company is continuously exploring alternate sources of finance, including sale of non - core assets to generate adequate cash inflows for meeting these obligations and to overcome this liquidity crunch. In the opinion of the Management, no adverse impact is anticipated on future operations of the Company.

  (ii) Based on the management assumptions, future business plans and planned sale off some identified assets, management is certain about realization of these assets in coming years.

- There were no instances of frauds reported by the Statutory Auditors under Section 143(12) of the Act.

(b) Secretarial Auditor and Secretarial Audit Report

The Secretarial Audit Report of Mr. Krishnan Sitaraman for the Financial Year ended March 31, 2021 is annexed herewith as **Annexure III** to this Report. The Secretarial Auditor in his report has made some observations and the response of the Directors in respect thereof is given below:

(i) In respect of certain delays/ defaults in payment of principal and interest on borrowings, statutory liabilities and payment of other dues by the Company, the response of Directors is given in Point (a)(i) above.

(ii) In respect of the Show Cause Notice received from SEBI, the Company is in consultation with some experts to file a suitable reply in this matter.

(iii) In respect of the Show Cause Notices received from MCA, the Company has denied all the allegations charged against it and has filed compounding applications in respect thereof.

Pursuant to the provisions of Regulation 24A of the SEBI Listing Regulations, the Secretarial Audit Report of Parsvnath Buildwell Private Limited, Material Unlisted Subsidiary Company of the Company as on March 31, 2020, issued by M/s Sonal J & Associates, Company Secretaries, for the Financial Year ended March 31, 2021 is annexed herewith as **Annexure IV** to this Report. There are no qualifications, reservations or adverse remarks in the said Report.

(c) Internal Auditors

Pursuant to the provisions of Section 138 of the Act, the Board of Directors of the Company has approved the appointment of M/s Nitin Agrawal & Associates, Chartered Accountants (Firm Registration No. 015541C), in place of M/s Adesh Jain & Associates, Chartered Accountants (Firm Registration No. 010336N), as Internal Auditors of the Company, based on the recommendation of the Audit Committee.

(d) Cost Auditors

The Company is required to maintain the cost records, as per Section 148 of the Act read with the Companies (Cost Records and Audit) Rules, 2014 and accordingly, such accounts and records are made and maintained.

During the year under review, the Board of Directors at its Meeting held on September 1, 2020 had re-appointed M/s Chandra Wadhwa & Company, Cost Accountants (Firm Registration No. 000239) as Cost Auditors of the Company for conducting the audit of cost records of the Company for the Financial Year 2020-21.

The remuneration payable to Cost Auditors is required to be approved by the Members in a General Meeting for their ratification. Accordingly, a resolution seeking Members' ratification for the remuneration payable to M/s Chandra Wadhwa & Company for conducting the audit of cost records of the Company, for the Financial Year 2021-22, as approved by the Board at its Meeting held on August 24, 2021 based on the recommendation of Audit Committee, is included in the notice convening the ensuing 30th AGM.

33. DISCLOSURES

A. Conservation of energy, technology absorption, foreign exchange earnings and outgo

The disclosure of particulars relating to conservation of energy, technology absorption, and foreign exchange earnings and outgo, as prescribed under Section 134(3)(m) of the Act read with Rule 8(3) of the Companies (Accounts) Rules, 2014, is annexed herewith as **Annexure V** to this Report.

B. Particulars of Employees

The particulars of employees under Section 197 of the Act read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are annexed herewith as **Annexure VI** to this Report.

Since none of the employees of the Company is drawing a remuneration of more than ₹102 Lakhs per annum, if employed throughout the Financial Year and ₹8.5 Lakhs per month, if employed for part of the Financial Year, the provisions of Section 197 of the Act read with Rule 5(2) and (3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 relating thereto are not applicable to the Company.

However, the list of top ten employees of the Company (based on remuneration drawn during Financial Year 2020-21) is annexed herewith as **Annexure VII**.

34. GENERAL

Your Directors state that no disclosure or reporting is required in respect of the following items as there were no transactions on these items during the year under review:

a. Details relating to deposits covered under Chapter V of the Act.

b. Issue of equity shares with differential rights as to dividend, voting or otherwise.

c. Issue of shares (including sweat equity shares) to employees of the Company under any scheme.

d. Neither the Managing Director nor the Whole-time Directors of the Company receive any remuneration or commission from any of the subsidiary companies of the Company.

e. No significant or material orders were passed by the Regulators or Courts or Tribunals which impact the going concern status and the Company's operations in future.

Update on the SEBI matter relating to Shell Companies

Pursuant to SEBI's Order dated January 4, 2019 and consequent appointment of Ernst & Young LLP (**"E&Y"**) by National Stock Exchange of India Limited (**"NSE"**), to conduct forensic audit of certain transactions of the Company, E&Y has submitted its Forensic Audit Report dated April 1, 2020 and consequently, SEBI had issued Show Cause Notices (SCNs) dated October 19, 2020 addressed to the Company, its Directors and Chief Financial Officers who were holding office during the Financial Years 2009-10 to 2011-12. The Company is in consultation with some experts to file a suitable reply in respect thereof. In this connection, a hearing is scheduled to be held on September 14, 2021 before Whole-time Member, SEBI.

ACKNOWLEDGEMENT

Your Directors wish to place on record their sincere gratitude to the shareholders, customers, bankers, financial institutions, investors, vendors and all other business associates for the continuous support provided by them to the Company and for the confidence reposed in the management of the Company.

The Directors also wish to acknowledge the contribution made by employees at all levels for steering the growth of the organization. Your Directors also thank the Government of India, the State Governments and other Government Agencies for their assistance and co-operation and look forward to their continued support in future.

On behalf of the Board of Directors

Sd/-

Place: Delhi **(Pradeep Kumar Jain)**

Date: August 24, 2021 **Chairman**

DIN: 00333486

ANNEXURES TO BOARD'S REPORT

Annexure-I

ANNUAL REPORT ON CORPORATE SOCIAL RESPONSIBILITY (CSR) ACTIVITIES

1. A brief outline of the Company's CSR policy:

The Company is a responsible corporate citizen and is conscientiously working towards fulfilling its Corporate Social Responsibility. The Company's CSR Policy lays out the vision, objectives, guiding principles, implementation and reporting / monitoring mechanisms. The projects undertaken will be within the broad framework of Schedule VII to the Companies Act, 2013 read with the Rules made thereunder.

2. The composition of the CSR Committee as on March 31, 2021:

S. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of Meetings of CSR Committee attended during the year
1	Mr. Ashok Kumar (Chairperson of the Committee)	Non-Executive, Independent Director	1	1
2	Mr. Pradeep Kumar Jain	Executive Director	1	1
3	Mr. Sanjeev Kumar Jain	Executive Director	1	1
4	Ms. Deepa Gupta	Non-Executive, Independent Director	1	1
5	Mr.Mahendra Nath Verma	Non-Executive, Independent Director	1	1

Mr. Mandan Mishra, Company Secretary, acts as the Secretary to the Committee.

3. Web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the Company:

1. Composition of CSR Committee: http://www.parsvnath.com/investors/board-committees-of-directors/composition-of-the-committees-of-directors/

2. CSR Policy: http://www.parsvnath.com/investors/iulr/corporate-social-responsibility-policy/

4. Details of Impact assessment of CSR projects carried out in pursuance of sub rule (3) of Rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014, if applicable (attach the report)

Not Applicable

5. Details of the amount available for set off in pursuance of sub-rule (3) of Rule 7 of the Companies (Corporate Social Responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any :

Not Applicable

6. Average net profit of the Company as per Section 135(5):

₹(16,170.52) Lakhs

7. **(a) Two percent of average net profit of the Company as per Section 135(5):**

Not Applicable, as there are no profits during the last three financial years

(b) Surplus arising out of the CSR projects or programmes or activities of the previous financial years:

Not Applicable

(c) Amount required to be set off for the financial year, if any:

Not Applicable

(d) Total CSR obligation for the financial year (7a+7b-7c):

Not Applicable

8. **(a) CSR amount spent or unspent for the financial year:**

Not Applicable

(b) Details of CSR amount spent against ongoing projects for the financial year:

Not Applicable

(c) Details of CSR amount spent against other than ongoing projects for the financial year:

Not Applicable

During the year under review, the Company has contributed ₹5 Lakhs to PM CARES Fund and has also spent ₹1.26 Lakhs on distribution of face masks in slum areas, in respect of COVID-19 pandemic.

(d) Amount spent in Administrative Overheads:

Not Applicable

(e) Amount spent on Impact Assessment, if applicable:

Not Applicable

(f) Total amount spent for the financial year (8b+8c+8d+8e):

Not Applicable

(g) Excess amount for set off, if any:

Not Applicable

9. **(a) Details of Unspent CSR amount for the preceding three financial years:**

Not Applicable. As the average net profit for the last three financial years was negative, the Company was not required to spend any amount on CSR activities.

(b) Details of CSR amount spent in the financial year for ongoing projects of the preceding financial year(s):

Not Applicable

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year :

Not Applicable

11. Specify the reason(s), if the Company has failed to spend two per cent of the average net profit as per Section 135(5):

As the average net profit for the last three financial years was negative, the Company was not required to spend any amount on CSR activities in the financial year 2020-21. However, suitable eligible project(s) shall be identified to make expenditure towards Corporate Social Responsibility, as and when the need arises.

Sd/-
(Sanjeev Kumar Jain)
Managing Director & CEO
DIN: 00333881

Sd/-
(Ashok Kumar)
Chairperson, Corporate Social Responsibility Committee
DIN: 00138677

Place : Delhi
Date : August 13, 2021

Annexure II

APPLICATIONS MADE / PROCEEDINGS PENDING UNDER THE PROVISIONS OF INSOLVENCY AND BANKRUPTCY CODE, 2016 BEFORE NCLT AGAINST PARSVNATH DEVELOPERS LIMITED ("PDL")

S. No.	Title	Amount claimed	Last date of hearing	Status / Next date of hearing
1	A.S. Chaudhary and Ors. Vs. PDL	₹ 97.66 Lakhs with interest	07.07.2021	26.08.2021
2	IL&FS Vs. PDL	₹ 17,500 Lakhs with interest	14.07.2021	31.08.2021
3	ARD Enterprises Vs. PDL	₹ 45.15 Lakhs	05.03.2021	Next date of hearing is awaited
4	Ajay Kumar Singh Vs. PDL	₹ 47.99 Lakhs with interest	07.12.2020	Next date of hearing is awaited

There are certain matters filed by Homebuyers/Allottees against the Company before the NCLT before the enactment of the Insolvency and Bankruptcy Code (Amendment), 2020 **('2020 Amendment')**, which were adjourned sine-die, However, since these Homebuyers/ Allottees have failed to comply with the directions given by the Hon'ble Supreme Court in terms of the 2020 Amendment, their Insolvency Petition would be deemed as withdrawn. Therefore, these matters have not been included in the aforesaid list.

Annexure III

FORM NO. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2021

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members,
PARSVNATH DEVELOPERS LIMITED
(CIN: L45201DL1990PLC040945)
Parsvnath Tower, Near Shahdara Metro Station,
Shahdara, Delhi – 110 032

I have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Parsvnath Developers Limited** (hereinafter called **"the Company"**). Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/ statutory compliances and expressing my opinion thereon.

Based on my verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of Secretarial Audit, I hereby report that in my opinion, the Company has, during the audit period covering the financial year ended on 31st March, 2021 complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter;

I have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on 31st March, 2021 according to the provisions of:

(i) The Companies Act, 2013 ('the Act') and the rules made thereunder;

(ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;

(iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

(iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent applicable;

(v) The following Regulations and Guidelines, to the extent applicable, prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-

  (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;

  (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

  (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; Not Applicable for the period under review.

  (d) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client to the extent of securities issued;

(e) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; Not Applicable for the period under review.

(f) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; Not Applicable for the period under review.

(g) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014; Not Applicable for the period under review.

(h) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; Not Applicable for the period under review.

(vi) The Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013;

I have also examined compliance with the applicable clauses of the following:

(i) Secretarial Standards issued by The Institute of Company Secretaries of India;

(ii) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015,

During the period under review, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards etc. mentioned above, subject to the following observations:

1) There have been certain delays/ defaults in payment of principal and interest on borrowings, statutory liabilities and payment of other dues by the Company.

2) The Company, its Directors and CFOs (who were holding office during the financial years 2009-10 to 2011-12) had received a Show Cause Notice dated 19th October, 2020 from the Securities and Exchange Board of India ("SEBI") consequent upon submission of a report by the Forensic Auditor who was appointed by National Stock Exchange of India Limited ("NSE") to conduct forensic audit of certain transactions of the Company, in terms of SEBI's Order dated 4th January, 2019. The Company is in consultation with some experts to take suitable action in this matter.

3) The Company, its Executive Directors and Company Secretary had received Show Cause Notices dated 15th April, 2020 from Ministry of Corporate Affairs for non-compliance of Section 135 and Section 129 of the Companies Act, 2013 and Section 209(1)(c) of the Companies Act, 1956. Necessary applications for compounding of offences have been filed in respect thereof.

I further report that:

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place, if any, during the period under review, were carried out in compliance with the provisions of the Act.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

All decisions at Board Meetings and Committee Meetings are carried out unanimously, as recorded in the minutes of the meetings of the Board of Directors or Committee of the Board, as the case may be.

I further report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

I further report that during the audit period, the following specific events / actions took place having a major bearing on the company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards etc.:

1) The Company has partly redeemed Non-Convertible Debentures (NCDs) as per the details mentioned below:

Sr. No.	**Type of NCDs**	**Amount (in ₹ lakhs)**
1	Series XIV Secured Redeemable Non-Convertible Debentures	₹769.19
2	Series XVI Secured Redeemable Non-Convertible Debentures	₹ 569.40

Sd/-
Krishnan Sitaraman
Practising Company Secretary
ICSI Unique Code I2005DE491700
FCS : 2087
CP No. 21348
ICSI UDIN F002087C000745797

Date : 6th August, 2021
Place : New Delhi

Note: *This report is to be read with our letter of even date which is annexed as 'ANNEXURE-A' and forms an integral part of this report*

'Annexure-A'

To,
The Members,
PARSVNATH DEVELOPERS LIMITED
(CIN: L45201DL1990PLC040945)
Parsvnath Tower, Near Shahdara Metro Station,
Shahdara, Delhi - 110032

My report of even date is to be read along with this letter.

1. Maintenance of secretarial records is the responsibility of the management of the Company. My responsibility is to express an opinion on these secretarial records based on my audit.

2. I have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. I believe that the processes and practices followed provide a reasonable basis for my opinion.

3. I have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.

4. Wherever required, I have obtained the Management representation about the compliance of laws, rules and regulations and happening of events, etc.

5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. My examination was limited to the verification of procedures on test basis.

6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

Sd/-
Krishnan Sitaraman
Practising Company Secretary
ICSI Unique Code I2005DE491700
FCS : 2087
CP No. 21348
ICSI UDIN F002087C000745797

Date : 6th August, 2021
Place : New Delhi

Annexure IV

FORM NO. MR-3
SECRETARIAL AUDIT REPORT

(FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2021)

[Pursuant to section 204(1) of the Companies Act, 2013 and rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

The Members,
PARSVNATH BUILDWELL PRIVATE LIMITED
Parsvnath Tower,
Near Shahdara Metro Station,
Shahdara, Delhi-110032.

I have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **M/s Parsvnath Buildwell Private Limited** (hereinafter called the Company). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on my verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, I hereby report that in my opinion, the Company has, during the audit period covering the financial year ended on 31st March, 2021 complied with the statutory provisions listed here under and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by **M/s Parsvnath Buildwell Private Limited** ("the Company") for the financial year ended on **31st March, 2021** according to the provisions of:

I. The Companies Act, 2013 (**the "Act"**) and the Rules made there under;

II. The Securities Contracts (Regulation) Act, 1956 (**"SCRA"**) and the rules made thereunder;

III. The Depositories Act, 1996 and the Regulations and Bye-laws framed there under to the extent of the Regulation 55A

IV. Foreign Exchange Management Act, 1999 and the Rules and Regulations made there under to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; **(Not applicable for External Commercial Borrowings as there was no reportable event during the financial year under review)**

V. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act') to the extent applicable to the Company: -

(a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;

(b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

(c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; **(Not Applicable as there was no reportable event during the financial year under review)**

(d) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations 2014; **(Not Applicable, as the Company has not made any such scheme during the Audit Period under review)**

(e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; **(Not Applicable, as there was no reportable event during the financial year under review)**

(f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client to the extent of securities issued; **(Not Applicable as the Company is not registered as Registrar to Issue and Share Transfer Agent during the financial year under review);**

(g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; **(Not applicable as there was no reportable event during the financial year under review).**

(h) The Securities and Exchange Board of India (Buy Back of Securities) Regulations, 2018; **(Not applicable as there was no reportable event during the financial year under review).**

I have also examined compliance with the applicable clauses of the following:

(i) Secretarial Standards issued by The Institute of Company Secretaries of India.

During the period of audit review, the company has complied with all the provisions of the Act, Rules, Regulations, Guidelines, Standards etc. as mentioned above.

I Report That:

During the period under review and as per the explanations and representations made by the management and subject to clarifications given to us, the Company has substantially complied with the provisions of the Act, Rules, Regulations, Guidelines, etc., that are applicable to the Company.

I further report that the compliance by the Company of applicable financial laws, like direct and indirect tax laws, has not been reviewed in this Audit since the same have been subject to review by statutory financial audit and other designated professionals.

I further report that the Company has, in our opinion, complied with the provisions of the Companies Act, 2013 and the Rules made under that Act and the Memorandum and Articles of Association of the Company, with regard to:

a) Maintenance of various statutory registers and documents and making necessary entries therein;

b) Forms, returns, documents and resolutions required to be filed with the Registrar of Companies and the Central Government;

c) Service of documents by the Company on its Members, Auditors and the Registrar of Companies;

d) Notice of Board Meetings and Committee Meetings of Directors;

e) The meetings of Directors and Committees of Directors including passing of resolutions by circulation;

f) The Annual General Meeting during the period was held on 26th September, 2020;

g) Minutes of proceedings of General Meetings and of the Board and its Committee meetings;

h) Approvals of the Members, the Board of Directors, the Committees of Directors and the government authorities, wherever required;

i) Constitution of the Board of Directors / Committee(s) of Directors, appointment, retirement and reappointment of Directors,

j) Appointment and remuneration of Auditors;

k) Investment of the Company's funds including investments and loans to others;

l) Form of Balance Sheet as prescribed under Part I, form of statement of profit and loss as prescribed under Part II and General Instructions for preparation of the same as prescribed in Schedules to the Act;

m) Board's report;

n) Contracts, common seal, registered office and publication of name of the Company; and

o) Generally, all other applicable provisions of the Act and the Rules made under the Act.

I further report that:

- The Board of Directors of the Company is duly constituted. The changes, if any, in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

- In accordance with law, adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

- Majority decisions are carried unanimously. The members of the Board have not expressed dissenting views on any of the agenda items.

- The Company has obtained all necessary approvals under the various provisions of the Act; and there was no prosecution initiated and no fines or penalties were imposed during the year under review under the Companies Act 2013, Depositories Act and Rules, Regulations and Guidelines framed under these Acts against / on the Company, its Directors and Officers.

We further report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

- I further report that: during the audit period, there were no instances of: -

a) Foreign technical collaboration during the financial year;
b) Merger / Amalgamation / Reconstruction etc.;
c) Public/Right/Preferential issue of shares/debentures/sweat equity shares etc.;
d) Major decision taken by the members in pursuance to the section 180 of the Companies Act, 2013.

FOR SONAL J & ASSOCIATES
(Company Secretaries)

Sd/-
CS SONAL JAIN
FCS 11278
COP NO. 21639
UDIN: F011278C000716818

Place: Delhi
Date: 01st August, 2021

Note: This Report is to be read with my Letter of even date which is annexed as Annexure A and forms an integral part of this report.

Annexure-A

The Members,
PARSVNATH BUILDWELL PRIVATE LIMITED
Parsvnath Tower,
Near Shahdara Metro Station,
Shahdara, Delhi-110032.

My report of even date is to be read along with this letter.

1. Maintenance of Secretarial record is the responsibility of the management of the Company. My responsibility is to express an opinion on these secretarial records based on my audit.

2. I have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. I believe that the processes and practices, I followed, provide a reasonable basis for my opinion.

3. I have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.

4. Where ever required, I have obtained the Management representation about the Compliance of laws, rules and regulations and happening of events etc.

5. The Compliance of the provisions of Corporate and other applicable laws, Rules, Regulations, standards is the responsibility of management. My examination was limited to the verification of procedures on test basis.

6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

FOR SONAL J & ASSOCIATES
(Company Secretaries)
Sd/-
CS SONAL JAIN
FCS 11278
COP NO. 21639
UDIN: F011278C000716818

Place: Delhi
Date: 01st August, 2021

Annexure-V

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS & OUTGO

[As prescribed under Section 134(3)(m) of the Companies Act, 2013 read with Rule 8(3) of the Companies (Accounts) Rules, 2014]

A. CONSERVATION OF ENERGY

(i) Steps taken or impact on conservation of energy	• Use of energy efficient lamps, LED light fixtures, External LED light for street lighting with timers. • Use of best quality wires, cables etc. • Use of colour codes, independent neutral and earthing to prevent energy leakage. • Provision of star rating, energy efficient Level 2 distribution transformers. • Connected automatic power factor correction panels.
(ii) Steps taken by the Company for utilizing alternate sources of energy	N.A.
(iii) Capital investment on energy conservation equipment	The Company continues to make investments on project level for reducing consumption of energy, capital investment on this cannot be assessed.

B. TECHNOLOGY ABSORPTION

(i) Efforts made towards technology absorption	N.A.
(ii) Benefits derived like product improvement, cost reduction, product development or import substitution	N.A.
(iii) In case of imported technology (imported during the last three years reckoned from the beginning of the financial year) a) Details and technology imported b) Year of import c) Whether the technology been fully absorbed; d) If not fully absorbed, areas where absorption has not taken place and the reasons thereof.	N.A.
(iv) Expenditure incurred on Research & Development	N.A.

C. FOREIGN EXCHANGE EARNINGS AND OUTGO

Particulars	Financial Year 2020-21	Financial Year 2019-20
(i) Foreign exchange earnings	Nil	Nil
(ii) Foreign exchange outgo	Nil	Nil

Annexure-VI

PARTICULARS OF EMPLOYEES

[Under Section 197 of the Act read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

a. The ratio of the remuneration of each Director to the median remuneration of the employees of the Company for the Financial Year 2020-2021:

Name of the Director	Ratio to median remuneration
Executive Directors*	
Mr. Pradeep Kumar Jain	N.A.
Mr. Sanjeev Kumar Jain	N.A.
Dr. Rajeev Jain	N.A.
Non-Executive Independent Directors	
Mr. Ashok Kumar	1.16
Ms. Deepa Gupta	1.16
Mr. Mahendra Nath Verma	1.16

* Executive Directors of the Company are not drawing any remuneration from the Company.

b. The percentage increase in remuneration of each Director, Chief Executive Officer, Chief Financial Officer, Company Secretary in the financial year:

Name of the Person	Percentage increase/ (decrease) in remuneration
Mr. Pradeep Kumar Jain (Chairperson)	N.A.
Mr. Sanjeev Kumar Jain (Managing Director & CEO)	N.A.
Dr. Rajeev Jain (Director – Marketing)	N.A.
Mr. Ashok Kumar (Non-Executive Independent Director)	2.08
Ms. Deepa Gupta (Non-Executive Independent Director)	(12.5)
Mr. Mahendra Nath Verma (Non-Executive Independent Director)	(12.5)
Mr. V. Mohan / Mr. Mandan Mishra (Company Secretary)*	Nil
Mr. M.C. Jain (Chief Financial Officer)	Nil

*Mr. V. Mohan has resigned w.e.f. close of working hours on December 31, 2020 and Mr. Mandan Mishra has been appointed as Company Secretary w.e.f. January 1, 2021.

Note : The increase / (decrease) in remuneration of Non-Executive Independent Directors is based on the number of Board and Committee Meetings attended by them during Financial Year 2020-21 as compared to the previous Financial Year and sitting fee paid in respect thereof.

c. **The percentage increase in the median remuneration of employees in the financial year:** 3.95%

d. **The number of permanent employees on the rolls of Company as on March 31, 2021:** 246

e. **Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration:**

Not applicable, as there is no remuneration paid by the Company to its Whole-time Directors, including Managing Director, during Financial Year 2020-21.

f. **Affirmation that the remuneration is as per the remuneration policy of the Company:**

The Company affirms that remuneration is as per the Nomination and Remuneration Policy of the Company.

Annexure-VII

PARTICULARS OF TOP TEN EMPLOYEES (IN TERMS OF REMUNERATION DRAWN DURING FINANCIAL YEAR 2020-21),

(Pursuant to Section 197 (12) of the Companies Act, 2013 read with Rules made thereunder)

S. No.	Name	Designation / Nature of duties	Qualifications	Remuneration (₹)	Experience (Years)	Date of Joining	Age (Years)	Last Employment Held	Number & % of shares held in the Company as at March 31, 2021	
									Number	% (upto 2 decimal places)
1	V. Mohan*	Sr. Vice President (Legal) & Company Secretary	LLB, FCS, MBA	51,26,020	41	3-May-03	64	Laxmi Sugar Mills Limited	1,252	0.00
2	Mukesh Chand Jain	Sr. Vice President (Corporate) & Group CFO	CA, LLB	44,52,056	38	1-Dec-03	62	Lok Housing & Construction Limited	0	0.00
3	Vivek Garg	Vice President (Projects)	B.Sc. (Engg.), PGDBM	29,78,043	31	1-Oct-12	59	JSL Architecture Limited	0	0.00
4	Rema Menon	Vice President (Retail)	MBA (Marketing)	28,04,490	29	1-May-14	54	M/s Innovations	0	0.00
5	Deepak Mowar	Sr. Vice President (Marketing & CRM)	LLB, LLM, B. Com.,B. Ed., Diploma in Hotel Management	26,93,985	20	1-Oct-19	44	Ansal API	0	0.00
6	Jayanti AR	Vice President (Business Development)	Phd, LLB, MA, MBA	26,59,863	35	10-Jul-06	63	Infinite Biosol Private Limited	104	0.00
7	Bharat Bhushan Wadhwa	Addl. Vice President (Sanctions)	B.Tech. (Civil)	19,75,166	36	11-Jun-18	58	Unitech Limited	0	0.00
8	Rajeev Kumar Jain	Vice President (Accounts)	CA	19,53,182	28	2-Apr-07	53	Vrinda Portfolio Private Limited	40	0.00
9	Pankaj Aggarwal	Vice President (Finance)	CA	18,82,363	24	1-Jan-07	50	Nagarjuna Construction Company Limited	0	0.00
10	Rakesh Bhardwaj	Addl. Vice President (Legal)	LLB	17,89,037	36	10-Apr-09	60	Self employed (Advocacy)	0	0.00

*Resigned w.e.f. close of working hours on December 31, 2020

Notes:

1 The remuneration does not include leave encashment, gratuity and other retirement benefits.
2 The terms and conditions of employment are as per Company's policy.
3 All the employees have adequate experience to discharge the responsibilities assigned to them and their designations are indicative of their nature of duties.
4 None of the employees mentioned above is a relative of any Director of the Company.

MANAGEMENT DISCUSSION AND ANALYSIS

1. MACRO-ECONOMY OVERVIEW

a. Global Economy

The world economy's performance and prospects continue to remain clouded by the COVID-19 pandemic since the first quarter of 2020. The pandemic accelerated the gradual slowdown of the growth seen by the world since the second half of the year 2018. Its impact spread through the inter-connected economies through lockdowns, curbs on people movement across and within borders, standstill trade activity, dampening of consumer demand and depressed investments, especially in the initial period of its surge. There were however a few silver linings such as faster recovery of certain economies from the pandemic or revival in patches of time and many countries were not badly hit during the first wave of infections. While vaccination drives have been picking up, they are limited to some of the larger countries that have been impacted majorly. The pandemic is however far from over as most countries have seen or are experiencing second or third waves of infections which are worse than the first. Albeit the level of preparedness to deal with these surges has significantly improved in the last year and a half.

Other major trends that have coincided with the pandemic are improving macro factors and job numbers in the United States in the year 2021 that has increased risk appetite resulting in a major rally in global financial markets. The rebound of consumer demand and economic activity were swift as soon as the number of Coronavirus infections started subsiding. The commodity prices, including energy, have been hitting new highs after the initial shock depressions. Geopolitical tensions between China and other leading economies continue to be a concern area. A few sectors such as Tourism, Hospitality, Restaurants, Entertainment, Organised Retail remain badly hit due to curbs on socializing.

Overall global economic output declined by 3.5% in the year 2020 as per the World Bank's Global Economic Prospects report of June 2021. The Advanced Economies saw a 4.7% reduction whereas the Emerging Markets and Developing Economies (EMDE) grouping shrunk by 1.7% during the same period. These recessionary trends however are expected to reverse and the world economy is projected to rebound to a high growth level of 5.6% in the year 2021. The estimated growth for the Advanced Economies was 5.4% and for the EMDE grouping was 6.0% in this period.

Output Trends for Major Economies

Source: Global Economic Prospects June 2021, World Bank

GDP Growth (in %)	2019 (A)	2020 (E)	2021 (P)	2022 (P)
Advanced Economies	**1.6**	**-4.7**	**5.4**	**4.0**
United States	2.2	-3.5	6.8	4.2
Euro Zone	1.3	-6.6	4.2	4.4
Japan	0	-4.7	2.9	2.6
Emerging Market & Developing Economies	**3.8**	**-1.7**	**6.0**	**4.7**
China	6.0	2.3	8.5	5.4
Indonesia	5.0	-2.1	4.4	5.0
Russia	2.0	-3.0	3.2	3.2
Brazil	1.4	-4.1	4.5	2.5
Saudi Arabia	0.3	-4.1	2.4	3.3
South Africa	0.2	-7.0	3.5	2.1
World	**2.5**	**-3.5**	**5.6**	**4.3**

b. Indian Economy

The scale and complexity of the total lockdown imposed in India starting in March 2020 and the effort to shore up the capacity of the governments and the healthcare sector to deal with the pandemic meant that the economy took a complete backseat during the first quarter and to some extent during the second quarter of the financial year 2020-21. Gradual opening of the social and economic activities that began in the month of June and accelerated only towards the end of September led to a resumption in slow-paced economic growth in the third quarter and sustained in the fourth. In addition to the opening, the economic reforms and stimulus package offered by the central government played a big role in propping up the economy. With the Reserve Bank of India also creating enabling conditions through improved liquidity, relaxation of norms for lending and recognition of bad loans, allowing deferment of loan repayments, and loose monetary policy, even under the shadow of inflation breaching 6% mark (the top end of the target range), growth returned to the country's economy. The prospects of a swift acceleration in the economy in FY2021-22 were however dampened a bit by the devastating second wave of infections that hit again in the month of April and May 2021. Many restrictions imposed during the first wave returned affecting the economy negatively in the first quarter. However, the second wave was much shorter than the first wave. The vaccination drive also picked up pace with the country recording the highest number of COVID vaccine doses administered after China.

After the GDP growth rate fell to -24.4% in Q1 and -7.4% in Q2 of FY2020-21, it recovered to a growth of 0.5% in Q3 and 1.6% in Q4. Overall, for the full year, the Indian economy registered a fall of 7.3% during FY2020-21. (Source: https://bit.ly/2VniwZI)

Other macroeconomic highlights for the Indian economy during FY2020-21 were:

- In line with the GDP performance, Gross Value Added fell by 6.2% in FY2020-21 as compared to a rise of 4.1% in FY2019-20 (Source: https://bit.ly/2VniwZI).

- Sectoral GVA growth numbers during FY2020-21 were Agriculture, Forestry and Fishing (3.6%), Electricity, Gas, Water Supply and other Utility Services (1.9%), Trade, Hotels, Transport, Communication and Broadcasting-related services (-18.2%), Construction (-8.6%), Mining and Quarrying (-8.5%) and Manufacturing (-7.2%). (Source: https://bit.ly/2VniwZI)

- Fiscal deficit for FY2019-20 was 4.6%, which worsened to 9.3% of the GDP for FY2020-21 due to the pandemic related spending and lower tax revenues (Source: https://bit.ly/3ifUfO0).

- Halting of trading activity and technical recession in the first half meant that the country recorded a current account surplus after many years. The surplus was 0.9% of the GDP as compared to a deficit of 0.9% in the previous financial year 2019-20. (Source: https://bit.ly/3idpAB0).

- The Consumer Price Index (CPI) increased from 4.77% for FY2019-20 to 6.16% in FY2020-21 as the economy reversed the recessionary trend in the second half of the year. There was uptick in food, oil, commodity and overall core inflation as well (Source: https://bit.ly/3yhYnCI).

- RBI reduced the repo rate from 4.4% to 4% during the FY2020-21 and continues to maintain an accommodative stance on the monetary policy. (Source: https://bit.ly/3fk57bT).

In the next financial year 2021-22, the range of GDP acceleration predicted by some of the major institutions for the next year was from 8% - 10%. The World Bank's report predicted a growth of 8.3% whereas the Reserve Bank of India's (RBI) estimate was 9.5%. The projected inflation as per the RBI was 5.1% and the Indian government's targeted fiscal deficit was 6.8% for the FY2021-22.

2. INDIAN REAL ESTATE SECTOR

The Indian real estate sector, as across the world, is considered as one of the most important economic barometers for consumer and business confidence. It is the second largest employment generator and hence critical for the overall economic performance and achievement of social objectives. For the last nearly a decade, the sector has been going through a major churn due to slowdown after overheating, problems of quality and fragmentation, and then a regulatory overhaul that saw many landmark reforms implemented to formalize and professionalize the sector. The new legislative and regulatory measures included Infrastructure sector status for Affordable Housing segment, Real Estate (Regulation and Development) Act (RERA), Real Estate Investment Trust (REIT) regulations, Goods and

Services Tax (GST), Insolvency and Bankruptcy Code (IBC). The Government has also introduced a new Model Tenancy Act (effective prospectively) that would make rent laws more equitable so as to free a large number of housing units for leasing.

The COVID-19 pandemic has completely upended the normal lifestyle that the people used to have and has set in motion a lot of long-term changes to it. The real estate sector not only has to cope with the slowdown due to the pandemic but also adapt to this new normal that is dictating consumer behaviour across segments. The key trends such as reverse migration back to hometowns, "Work from Anywhere", greater space requirements for social distancing, increased awareness for hygiene, etc. have had a direct impact on the sector as well. In order to support the sector in dealing with the pandemic, the Government has provided budgetary support to the sector through Credit Linked Subsidies scheme on home loan interest for affordable home purchase, announced a fund to provide capital for completing projects that are incomplete, and extension of tax holiday for the Affordable Housing sector. It has also opened Foreign Direct Investment (FDI) into township and settlement development projects by increasing the automatic approval limit under direct route to 100%. Other relaxations provided included project deadline extension under RERA, suspension of new filings under IBC for one year, etc. The Reserve Bank of India also gave succour by approving voluntary opt-in for moratorium on loan repayments and improving liquidity situation for financial institutions to provide easier access to capital for the sector.

The sector encompasses various segments such as Residential, Commercial: Office, Commercial: Retail, Commercial: Social Infrastructure (Schools, Hospitals), Hospitality, Industrial & Logistics, and Emerging Segments including Data Centres, Co-living, Co-working etc. Combined these segments make real estate sector contribute nearly 7% to India's GDP. The sector also indirectly contributes to the economy by creating demand for 270 industries including steel, cement, tiles, furniture, furnishings, electrical equipment and appliances, construction machinery, etc. The sector is forecasted to quintuple by 2030 from US$ 200 billion to US$ 1 trillion, which will translate to 10% of then GDP. It employed 5.5 crore people in 2019 and is projected to increase this number to 7 crores. (Source: https://bit.ly/3lmw56E) During the last financial year, the sector was massively impacted during the first half but recovered handsomely during the second half to recoup and touch pre-COVID level of performance.

Residential

Annual Residential Segment Performance (Source: Anarock Property Consultants)

Period	FY2019-20	FY2020-21	Growth
Launches (Units)	207,300	148,880	**-28.2%**
Sales (Units)	228,050	151,440	-33.6%
Unsold Inventory @ EOY (Units)	644,420	641,860	-0.4%

The residential segment saw a complete collapse of demand and supply during the first quarter of the financial year due to the stringent lockdown. However, with the economy opening and various measures announced by the Government to support the sector, demand gradually returned over the next quarters with the fourth quarter registering a 29% growth on a YOY basis. The improving demand scenario led the developers to also shore up the supply with new launches also ramping up every quarter and last quarter showing a 50.7% leap on a YOY basis. On an annual basis, however, both the sales and new launches saw substantial declines as shown in the table above.

Commercial – Office

Annual Office Segment Performance (Source: JLL)

Period	FY2019-20	FY2020-21	Variance
Net absorptions (million sq. ft.)	42.8	22.5	-47.4%
New completions (million sq. ft.)	45.9	41.2	-10.3%
Vacancy @ EOY (%)	12.8%	14.9%	2.1%

After the initial fall in net absorptions due to pandemic related lockdown, the trend picked up in the second and third quarter to again dip in the last quarter of the financial year as the second wave started gathering steam and long-term impact of Work From Home/ Flexible Workspace trend becomes evident with many companies rethinking their office capacity requirements. This is especially true for the

IT and ITeS sectors which are the largest tenant grouping in Grade A properties. The fourth quarter of FY2020-21 saw a 39% decline in absorption by the IT/ITeS segment vis-à-vis same quarter of the previous financial year, however the overall share of this sector saw only a marginal dip. The e-commerce, manufacturing and healthcare sectors saw increased activity during the period. New completions, on the other hand, saw only a small dip of 10.3% as compared to the previous year and growth over the long-term pre-COVID average of ~34 – 35 million sq. ft new completions.

Retail Segment

Retail sector is one of the worst hit due to the pandemic with government mandated closures or restricted opening hours. This has not only depressed rentals, but also impacted the trend of net absorption and new completions. From 8.5 million sq. ft. of new completion and net absorption in 2019, the year 2020 was likely to see a 50% to 65% reduction in net absorption and 30% to 51% decline in new completions as per a report released by Anarock and Retail Association of India.

The key trends in the Retail industry that will affect the real estate demand are:

- While ~95% of retail sales happen through offline channels, the share of e-commerce is increasing at a fast pace. However, among the offline channels, the organised retail segment is expected to nearly double its share from 9% in 2017 to 18% in 2021. The lockdowns and pandemic slowdown have affected the malls and high street stores the most unlike unorganized sector and e-commerce. (Source: https://bit.ly/2WxacaM)

- Covid-19 linked demand shock will be a temporary blip with the longer-term trends of increasing incomes, rapid urbanization, consumption driven mindset, and transition from joint-family to a nuclear family remain intact and will lead to the growth for organised retail.

- A shift towards revenue sharing business model and a partnership approach with mall owners to manage the rental cost and mitigate the impact of prolonged shutdowns and unprecedented decline in footfalls even when operational.

Hospitality Segment

The Global Travel & Tourism (T&T) business drives the demand for the Hospitality sector. In 2020, the COVID-19 pandemic resulted in 74% decline in the Global International Tourist Arrivals (ITA) from 1.5 billion to 381 million resulting in a total loss of US$ 1.3 trillion and job losses of 100 – 120 million. In India, the T&T sector also saw similar decline in tourists and travellers as seen in the table below.

Period	FY 2019-20	FY 2020-21	Variance	YOY Decline in Mar – Dec period
Total Air Passenger Traffic - International	70	20	-71%	-85.9%
Total Air Passenger Traffic – Domestic	279	123	-56%	-68.1%
Total Foreign Travel Arrivals (FTA)	10.9	2.6	-76%	-97%

(Source: HVS ANAROCK Indian Hospitality Industry Overview 2020 Report)

These numbers had a direct impact on the Hospitality sectors performance. It saw an estimated loss of revenue of ₹ 900 billion and job losses of 40 – 50% direct employees in the organized sector and a similar number saw salary cuts. The occupancy levels fell to 33 – 36%, which is a slump by 31 – 33% from 2019. The Average Daily Rate (ADR) declined by 18 – 20% to ₹ 4,700 - ₹ 5,000 and the Revenue Per Available Room (RevPAR) fell 57-59% from 2019 levels to ₹ 1,500 - ₹ 1,800. The number of new hotels and re-brandings fell from 223 to 135 and the total keys in these hotels from 20,870 to 12,433, declines of 39.5% and 40.4% respectively.

Outlook

While the second wave of infections is likely to have a negative impact on the sector's performance in the first quarter of FY2021-22, the growth trend visible in the fourth quarter for the Residential and Office segments is expected to resume during the rest of the financial year. The Retail segment is projected to see a milder recovery as localized containment strategies that impact operating hours are likely to continue for the full fiscal year. The Hospitality segment is also unlikely to see a strong recovery as travel and social distancing restrictions are also expected to remain in force for the next few quarters. The availability of capital may not be a major challenge for the big developers subject to financial viability of the projects. The foreign investment in the sector, which saw a 21% YOY growth in fourth quarter of FY2020-21 (Source: https://prn.to/3ijEtlu), is likely to remain bullish. It will also see some delays in the first quarter of FY2021-22 due to the second wave. Among the segments, the Commercial - Office segment is likely to attract the most foreign investment.

Fig 1: How are the mainstream RE sectors expected to fare in 2021?
(Source: India Real Estate Market Outlook 2021 Report by CBRE)

3. COMPANY OVERVIEW

The Parsvnath Group is a marquee real estate brand with a pan-India presence in 37 cities across 13 states. It has been in operation since its establishment in 1990. In its more than three-decade existence, the Company has established an enviable track record in diverse segments of the sector such as Integrated Townships, Residential, Commercial, Retail, DMRC Metro Station Development, Hotel, IT Park and SEZ and Third-Party Contracting projects. It was the first company in the sector to integrate and implement quality standards such as ISO 9001, 14001 and OHSAS 18001.

The residential housing projects developed by the Company offer the customers best amenities in addition to quality construction of multiple configuration units in high-rise apartment blocks, row houses and group housing. It also offers residential plots on sale. The projects that have made a name for the Company in this segment are Parsvnath Edens – Greater Noida, Parsvnath Exotica – Gurugram, Parsvnath Green Ville – Gurugram, Parsvnath La Tropicana – Delhi, Parsvnath Planet – Lucknow and others. In the Integrated Township projects, Parsvnath Group offering includes apartments, villas, group housing, plots, schools, hospitals, retail and commercial units. It has completed 9 township developments across major cities. Among the leading institutions and corporates that operate from the Company's commercial projects are Axis Bank, Canara Bank, PNB, SBI, WHO, Aditya Birla Group, L'oréal, NIELIT, Smart Chip (Adhaar center), Qatar Visa Center, SMC, etc. Similarly, the main highlights among the Retail brands with presence in the Company's properties include PVR, Metro Cash & Carry, LOTS whole sales, Haldirams, Food forum- Food court, Chai Thela, Café Coffee Day, Burger King, Dominos, Pizza Hut, NEXA, Chun-Mun, Adidas, Skechers, Puma, Benetton, John Player, etc. Delhi Metro Rail Corporation Limited (DMRC)'s award of integrated property development rights at MRTS stations and commercial development of incremental land pockets available with it has been the most important project wins for the Company. The 'Concession' agreements with DMRC are on a Build-operate-transfer (BOT) basis. Till date, Parsvnath Group has completed construction of 11 DMRC projects.

The overall developed area of 16,56,673 sq. mt. (17.83 million sq. ft.) in 68 projects has been delivered by the Company till June 30, 2021. The number of ongoing projects is 39 with a potential development area totalling to 33,42,794 sq. mt. (35.98 million sq. ft.).

a. Segment Highlights of Completed Projects

Residential Segment

The Residential developments completed by the Company are based in 25 cities with a total area of 8,66,890 sq. mt. (9.33 million sq. ft.). These developments are concentrated in major cities such as Delhi, Gurugram, Greater Noida, Sonepat, Rohtak, Karnal, Indore, and many more.

Integrated Townships

The Company's Integrated Township portfolio comprises of the projects in cities such as Karnal, Rohtak, Indore, Panipat, Sonepat, with commercially exploited and completed area of 4,24,812 sq. mt. (4.57 million sq. ft.) in 9 cities till June 30, 2021.

Commercial Segment

With a total leasable/ saleable area of 1,02,874 sq. mt. (1.11 million sq. ft.) spread over 17 completed projects in the prominent cities till June 30, 2021, the Company has established a significant presence in the Commercial segment. This segment had gained prominence in the Company's portfolio due to its focus on reliable income streams and steady demand patterns before the pandemic.

DMRC Projects

As on June 30, 2021, Parsvnath Group had completed 11 DMRC projects with a total developed area of 90,750 sq. mt. (0.98 million sq. ft.).

Other segments

The Company has also ventured in other segments of the industry such as Hospitality and fee-based development services. Its sole Hospitality project is a 3-star hotel property in Shirdi that is under development. Total area developed by the Company in other segments including contractual projects is 1,71,347 sq. mt. (1.84 million sq. ft.).

b. Segment-wise Under-construction / development Projects

Among the ongoing Residential and Integrated Township projects of the Company, the major ones are Parsvnath La Tropicana – Delhi, Parsvnath Exotica Extension (Part) – Gurugram, Parsvnath Palacia – Greater Noida, Parsvnath Castle – Rajpura, Parsvnath Villas – Saharanpur, and Parsvnath City township projects in Karnal, Rohtak and Indore. The key Commercial and Retail projects under construction are Parsvnath City Centre projects in Sonepat and Bhiwadi.

Under Construction/Development Projects (As on 30th June 2021)				
No.	**Segment**	**No. of Projects**	**Area in (sq. mt.)**	**Area (million sq. ft.)**
A	Residential (Group Housings) Projects	22	14,43,870	15.54
B	Commercial /IT Park Projects	4	67,512	0.73
C	Integrated Townships Projects	13	18,31,414	19.71
D	DMRC Projects	-	-	-
	GRAND TOTAL (A+B+C+D)	**39**	**33,42,796**	**35.98**

c. SWOT

Strengths	Weaknesses
* Reputed name in the real estate sector with deep customer trust developed over more than three decades * Known for quality projects * Diversified portfolio in terms of product segments, market presence, and customer segments * Valuable land bank in future growth markets, primarily in the Northern parts of the country * Highly motivated and capable workforce ably led by excellent leadership	* Heavy strain on the balance sheet from high cost debt servicing * Delays in some past projects due to reasons beyond the Company's control * Long-term horizon of projects means a longer payback period and cash flow uncertainty
Opportunities	**Threats**
* Affordable Housing segment continues to be a major opportunity due to push for "Housing for All by 2022" * Continued investment by foreign investors and setting up of new REITs provide an avenue for capital and outright sale of projects	* Increasing input costs due to rising steel, cement, and labour prices putting further strain on the financials * Continued squeeze on bank and NBFC financing for the real estate sector * Prolonged pandemic due to newer variants

4. COMPANY PERFORMANCE & OUTLOOK

a. Financial Performance

The consolidated operating revenue booked by the Company during FY2020-21 declined by 69.9% from ₹1,191.43 crores to ₹358.15 crores in FY2020-21. With the Other Income declining by 7%, the total income for the Company was down 66.1%. In spite of decline in revenue due to absence of any outright sale as seen in the previous year, the Company's %EBITDA was higher than the previous year at 15.2% vs. 10.5%. On an absolute basis, the EBITDA declined by 50.7%. The loss at Profit After Tax (after share of associates profit or loss) level for the year, however, jumped from ₹ (363.25) crore to ₹ (427.86) crore in FY2020-21. The Finance Cost was lower by 7.3%.

b. Significant Changes in Key Financial Ratios

In compliance with the requirements of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, the significant changes (i.e., 25% or more during the financial year 2020-21, as compared to financial year 2019-20) in the key financial ratios, as mentioned in these regulations are given herein below:

Ratios	2019-20	2020-21	% Change	Reason for change
Debtors Turnover	4.67	1.18	-74.73	The variance is mainly because of sale of one of the commercial Project during the previous financial year.
Inventory Turnover	0.35	0.11	-68.57	The variance is mainly because of sale of one of the commercial Project during the previous financial year.
Interest Coverage Ratio	0.67	0.01	-98.51	Reduction in revenue.
Current Ratio	1.04	0.97	-6.73	-
Total Debt Equity Ratio	0.97	1.15	18.56	-
Operating Profit Margin	12.55%	2.39%	-10.16%	-
Net Profit Margin	-7.57%	-71.46%	63.89%	Increased losses due to lower revenue, higher tax impact and depreciation.
Return on net worth	-0.06	-0.20	233.33%	Increased losses due to lower revenue, higher tax impact and depreciation also resulted in reduction in the net worth.

c. Operational Highlights

- The Company was successful in booking sale of 46,426.22 sq. mt. (0.50 million sq. ft.) area at a valuation of ₹ 4,989.46 lakhs. The break-up of the total booking between the segments was as follows:
  - Residential group housing: 4,723.15 sq. mt. or 0.051 million sq. ft.
  - Integrated townships: 41,595.12 sq. mt. or 0.448 million sq. ft.
  - Commercial property: 107.95 sq. mt. or 0.001 million sq. ft.
- During the financial year, the Company offered possession of a total of 1056 units spread over a saleable/ leasable area of 2,54,711.39 sq. mt. (2.74 million sq. ft.). Distribution across segments was:
  - Residential group housing: 29,710.74 sq. mt. or 0.320 million sq. ft.
  - Integrated township: 2,24,946.67 sq. mt. or 2.421 million sq. ft.
  - Commercial/ retail property: 53.98 sq. mt. or 0.001 million sq. ft.

d. Segment Highlights

Bookings by Segment during FY2020-21				
No.	**Segment**	**No. of Projects**	**Booking Value (₹ Lakh)**	**Area in (sq. mt.)**
A	Residential (Group Housings) Projects	4	1,371.58	4,723.15
B	Commercial /IT Park Projects	1	58.04	107.95
C	Integrated Townships Projects	11	3,559.84	41,595.12
	GRAND TOTAL (A+B+C)	**16**	**4,989.46**	**46,426.22**

Possession Offered by Segment during FY2020-21				
No.	**Segment**	**No. of Units**	**No. of Projects**	**Area in (sq. mt.)**
A	Residential (Group Housings) Projects	289	11	29,710.74
B	Commercial /IT Park Projects	1	1	53.98
C	Integrated Townships Projects	766	11	2,24,946.67
	GRAND TOTAL (A+B+C)	**1056**	**23**	**2,54,711.39**

e. Business Strategy & Outlook

While the COVID pandemic has put a spanner in the Company's plans to return to healthy financial performance and improve its balance sheet quality, the strategies adopted by it in the last few years have been sound and resulted in consistent improvements. The major aspects of the strategic approach of the Company are as follows:

1. Prioritize sustenance through focus on existing project completions and limit project launches only to highly viable projects after extensive evaluation

2. Ensure delivery commitments for existing projects are met to protect reputation among customers and brand trust

3. Use outright project sales to reduce inventory and monetize assets so as to reduce debt as reducing the high finance costs is the most critical objective. It is also concentrating on selling non-strategic assets to improve liquidity

4. Involve partners/ investors for specific projects wherever financial viability improves due to their presence

5. Focus on regular income yielding assets and fee-based income to improve regularity of cash flow

6. Create project-specific Special Purpose Vehicles (SPV) to rationalize debt on the corporate balance sheet

7. Enhance operational efficiency through reduction in cost and time for delivering projects to ensure better EBITDA levels and lower capital requirements to improve interest coverage ratio

The sector is expected to recover as the economy recovers from the impact of the second wave of COVID-19 infections. With the vaccine drive back to achieving high numbers and governments at all levels better prepared, the likelihood of a similarly devastating third wave is considerably reduced. However, localized impact of lockdown measures may lead to some continued impact on the sector's fortunes. The Company's performance is likely to be in line with the sectoral trends, however, the above strategies would assist it in relatively better improvement in its balance sheet quality.

5. SUBSIDIARIES & ASSOCIATE COMPANIES

a. Subsidiaries Companies

Parsvnath Infra Limited (PIL)

Parsvnath Developers Limited holds 94.87% equity in PIL. PIL was allotted land by Andhra Pradesh Industrial Infrastructure Corporation Ltd. for setting up a Biotechnology SEZ at village Karkapatla, District Medak, Andhra Pradesh for which the sale deed was executed in 2010. However, there were some discrepancies in the survey numbers of the allotted land which were subsequently rectified. As a result, the commencement of the project was delayed. PIL received a notice dated May 26, 2018 from Telangana State Industrial Infrastructure Corporation Ltd (TSIIC) for cancellation of allotment of land due to delay in execution of the project. PIL has made suitable representation followed by several reminders and a final decision of TSIIC in this regard is awaited. PIL has also initiated legal action against the cancellation of land.

PIL intends setting up a Private Integrated IT/ Hi-tech Park at Kochi, Kerala, for which declaration of the land area as Industrial Area by the Government of Kerala is under process. The Department of Industries, Government of Kerala has requested a detailed report from the District Collector, Ernakulam in the matter.

Parsvnath MIDC Pharma SEZ Private Limited (PMPSPL)

PMPSPL, a subsidiary of PIL, was incorporated to implement a pharmaceutical SEZ project in Maharashtra. However, the project was found to be unviable and therefore surrendered during 2014-15. Options are now being explored for taking up suitable business in PMPSPL.

Parsvnath Landmark Developers Private Limited (PLDPL)

Construction of a premium residential project "La Tropicana" at Civil Lines, Delhi, is in progress. The project is being constructed in three phases and phase 1 of the project is nearing completion and offering possession for fit out. The project has been delayed mainly due to delay in approvals for revised building plans and related approvals, and litigation regarding the ownership of land between Delhi Metro Rail Corporation Limited (hereinafter referred to as **'DMRC'**) & Land and Development Office (L&DO), which has now been resolved. Construction is now in full swing. The Company has initiated arbitration proceedings against DMRC for the delay attributable to them and the consequent losses caused to the Company.

Parsvnath Hotels Limited (PHL)

PHL is in the process of constructing a three-star hotel project at Shirdi, a well-known religious place in Maharashtra. The project has been delayed due to COVID-19 pandemic. Revalidation of approval earlier received from the Ministry of Tourism, Government of India, is under process.

Parsvnath Estate Developers Private Limited (PEDPL)

PEDPL, a wholly owned subsidiary of the Company, has constructed the "Parsvnath Capital Tower", a modern state of- the-art office-cum-commercial complex of international standards, located adjacent to Connaught Place on Bhai Veer Singh Marg, New Delhi on land allotted on BoT basis from DMRC. The complex has two parts - Part A has been completed and is leased out to leading organisations like the World Health Organisation (WHO), State Bank of India, ICICI Lombard General Insurance Company etc. Part B has been completed in May 2021 and is in the process of being leased out. During the year, PEDPL raised funds by issue of senior and junior non-convertible debentures to pay off the term loans and for general corporate purposes.

Parsvnath Promoters and Developers Private Limited (PPDPL)

PPDPL was identified as the SPV to implement a residential project at Delhi awarded by Rail Land Development Authority (RLDA) to the Company. However, since RLDA subsequently wanted the project to be implemented by a newly incorporated company, a new company Parsvnath Rail Land Project Pvt. Ltd (PRLPPL) was incorporated and the project was transferred to PRLPPL. While a major part of the consideration for the assignment/ transfer of the project has been received from PRLPPL, receipt of the remaining part will depend on the outcome of the arbitration proceeds initiated by PRLPPL and the Company against RLDA

Parsvnath Rail Land Project Private Limited (PRLPPL)

PRLPPL was incorporated for implementing the residential project near Rani Jhansi Road, Delhi, on land leased by Rail Land Development Authority (RLDA). Your Company had tied up with Red Fort Capital Group, international private equity investors, for investment in the project. However, because of various factors including inability to achieve financial closure due to delay in approval of building plans, PRLPPL had surrendered the project and sought refund of the amounts deposited towards land premium. Since the RLDA disputed the claims of PRLPPL and the Company for refund, the matter was referred to arbitration and the Hon'ble Arbitral Tribunal passed an Award dated November 25, 2017, directing RLDA to refund an amount of ₹1034,53,77,913/- (Rupees One Thousand Thirty Four Crores Fifty Three Lakhs Seventy Seven Thousand Nine Hundred Thirteen only) along with interest @ 4% per annum from July 15, 2015 till the date of payment. After exhausting all legal recourses, RLDA deposited the required amount in the Registry of the Delhi High Court in July 2019 which was a major relief for PRLPPL. The amount received was used for part redemption of non-convertible debentures and redemption of optionally convertible debentures issued by PRLPPL, part payment of the amount payable to PPDPL for assignment of the project and discharging certain other liabilities. In another arbitration proceedings relating to RLDA's liability for payment of interest to the Company on instalments received in advance as RLDA had wrongfully revoked its consent for the Special Purpose Vehicle proposed to implement the project, the arbitration was decided against PRLPPL and PRLPPL has appealed to the Hon'ble Delhi High Court and the Court's decision is awaited. Besides the above, two more arbitration proceedings have been initiated against RLDA regarding certain other claims which are in progress.

Parsvnath Hessa Developers Private Limited (PHDPL)

PHDPL, a wholly owned subsidiary of the Company, is developing a part of the premium luxury residential project "Parsvnath Exotica" at Gurgaon, Haryana. Possession of the flats to the customers has been given in the completed towers. Construction is in full swing for completion of the remaining project.

Parsvnath Buildwell Private Limited (PBPL)

PBPL is a SPV implementing a premium residential project "Parsvnath Exotica - Ghaziabad" in Ghaziabad District, Uttar Pradesh, spread over an area of approx. 12.55 hectares. Construction has been delayed due to delay in receipt of approval of revised building plans from the Ghaziabad Development Authority, which are now partially approved. In terms of the Order passed by the Hon'ble Supreme Court in a related matter, arbitration proceedings have been initiated against the land owners and the same is at an initial stage. Your Company had earlier acquired all the equity shares and convertible debentures of PBPL held by the Private Equity Investors, making PBPL a 99 % subsidiary of the Company. Subsequent to the year end, PBPL has become a wholly owned subsidiary of your Company.

Parsvnath Realcon Private Limited (PRPL)

PRPL is developing a luxury residential project at Subhash Nagar in West Delhi on land acquired from DMRC. Construction was delayed due to delay in receipt of approval for revised building plans by South Delhi Municipal Corporation which was due to certain inter-se disputes between the various Government Agencies including DMRC. The Company has initiated arbitration proceedings against DMRC for compensating for the various losses caused to the Company because of misrepresentation, etc. on the part of DMRC. Construction is in full swing to complete the project.

Parsvnath HB Projects Private Limited (PHBPL)

PHBPL, a subsidiary of your Company and a joint venture with HB Estate Developers Ltd., is a SPV for developing a Hotel-cum-Multiplex-cum Shopping Mall Project viz., Parsvnath Mall Matrix at Mohali in Punjab. Pursuant to certain disputes with the Punjab Small Industries Export Corporation (PSIEC) from whom the plot of land was acquired, the matter is under arbitration. PSIEC has taken legal action for recovery of the plot land against which appropriate legal action is being taken.

Parsvnath Film City Limited (PFCL)

PFCL was set up to implement a Multimedia-cum-Film City Project near Chandigarh on the land to be provided by Chandigarh Administration. PFCL had deposited ₹4,775.00 lakhs with 'Chandigarh Administration' (CA) for acquiring development rights in respect of a plot of land. Since CA could not handover the possession of the said land to PFCL, it invoked the arbitration clause for seeking refund of the allotment money paid along with compensation, cost incurred and interest thereon.

The Arbitral Panel vide its order dated March 10, 2012, decided the matter in favour of PFCL and awarded refund of ₹4,919.00 lakhs towards the earnest money paid and other expenses incurred by PFCL along with interest. Subsequently, the CA filed a petition before the Additional District Judge at Chandigarh for setting aside the award. The said petition was dismissed by the Hon'ble District Judge vide his order dated May 7, 2015.

PFCL filed an Execution Petition before the Additional District Judge (ADJ), Chandigarh for the execution of the Arbitral Award. In the meantime, CA filed an appeal under Section 37 of the Arbitration and Conciliation Act, 1996 before the Punjab and Haryana High Court against the orders of the ADJ, Chandigarh. The Hon'ble High Court allowed the appeal filed by CA and set aside the arbitral award vide its orders dated March 17, 2016. The Company filed a Special Leave Petition (SLP) before the Hon'ble Supreme Court of India and notice has been issued to CA. CA has also filed an SLP in this matter before the Hon'ble Supreme Court and both the matters have been tagged together. The matters were listed before the Ld. Registrar for completion of pleadings. An early hearing application was also filed by PFCL which was dismissed by the Bench.

Further, PFCL filed an Application for Directions before the Hon'ble Supreme Court of India thereby seeking directions to the Chandigarh Administration to deposit the arbitral money. The matter was listed and the Court has passed the order for listing of main matter along with the Application for directions.

Vasavi PDL Ventures Private Limited (VPVPL)

VPVPL was incorporated, pursuant to a Memorandum of Understanding (MOU) with Vasavi Nirmaan Pvt. Ltd., to develop a commercial-cum-residential project on land situated at Kukatpally, Hyderabad. The construction work is progressing at site. The Company has entered into a Project-Buy Out and Share Purchase Agreement with Vasavi Nirmaan Private Limited and Sri Sri Developers Private Limited to disinvest from VPVPL in a phased manner.

Farhad Realtors Private Limited (FRPL)

FRPL was proposed to be used as a SPV for developing the Netaji Subhash Place Project at Delhi in terms of the concession agreement executed with DMRC, subject to necessary approvals from DMRC.

PDL Assets Limited (PAL)

PAL is a SPV being used for developing the Azadpur Project at Delhi in terms of the concession agreement executed with Delhi Metro Rail Corporation Limited ("DMRC"). While part of the project has been developed by the Company, the SPV will be developing/ completing the remaining part subject to requisite approvals from DMRC and the Lenders.

Parsvnath Realty Ventures Limited (PRVL)

PRVL is a SPV for developing the Akshardham Project at Delhi in terms of the concession agreement executed with DMRC. While part of the project has been developed by the Company, the SPV will be developing/ completing the balance part subject to requisite approvals from DMRC and the Lenders. Accordingly, an amendment agreement to the Concession Agreement dated July 7, 2020 has been executed between DMRC, PRVL and the Company in terms of which all the rights held by the Company has been assigned to PRVL.

Jarul Promoters & Developers Private Limited (JPDPL)

JPDPL is a SPV being used for developing the Seelampur Project at Delhi in terms of the concession agreement executed with Delhi Metro Rail Corporation Limited ("DMRC"). While part of the project has been developed by the Company, the SPV will be developing/ completing the balance part subject to requisite approvals from DMRC and the Lenders.

Suksma Buildtech Private Limited (SBPL)

SBPL is a SPV being used for developing the Inderlok Project at Delhi in terms of the concession agreement executed with Delhi Metro Rail Corporation Limited ("DMRC"). While part of the project has been developed by the Company, the SPV will be developing/ completing the balance part subject to requisite approvals from DMRC and the Lenders.

Snigdha Buildwell Private Limited (SBPL)

Snigdha Buildwell Private Limited is a wholly owned subsidiary of Parsvnath Developers Limited. SBPL is engaged in development of various projects through its subsidiaries.

Evergreen Realtors Private Limited (ERPL)

Evergreen Realtors Private Limited is the step-down subsidiary of Parsvnath Developers Limited and subsidiary of Snigdha Buildwell Private Limited. During the year under review ERPL has sold its land and is in lookout for development of other suitable projects.

Generous Buildwell Private Limited (GBPL)

Generous Buildwell Private Limited is the step-down subsidiary of Parsvnath Developers Limited and subsidiary of Snigdha Buildwell private Limited. During the year under review GBPL has sold its land and is in lookout for development of other suitable projects.

b. Associate Companies

Amazon India Limited (AIL)

AIL in collaboration with the Company has successfully developed a group housing project viz., "Parsvnath Green Ville' at Sohna whereat possession of all flats have already been handed over. The Company is on the lookout for implementing other suitable projects.

Homelife Real Estate Private Limited (Home Life)

Home Life has developed a part of a residential colony in Rajpura (Punjab) and balance part is currently under development.

Vardaan Buildtech Private Limited (Vardaan)

Vardaan owns a plot of land at Sonepat for building a commercial complex and construction of which will commence in due course upon receipt of requisite approvals.

6. HUMAN RESOURCES

The Company invests in its people as they are the most important asset responsible for timely deliveries of quality projects and the overall customer experience in a profitable manner. It has put in place systems, processes and policies to enable the workforce to perform at their best consistently. These human resource practices form the foundation of the Company's management principle to be the best. Training and Organization Development initiatives are focused on the most to build a highly capable organization.

As of March 31, 2021, the number of full-time employees on the rolls of the Company was 246.

Major Change in Senior Management

During the Financial Year 2020-21, Mr. V. Mohan, Sr. Vice President (Legal) & Company Secretary resigned w.e.f. close of working hours on December 31, 2020, and Mr. Mandan Mishra was appointed as the Company Secretary w.e.f. January 1, 2021.

7. RISK MANAGEMENT & MITIGATION

Risks are an integral part of any business activity and require a systemic framework to manage and mitigate their impact to an acceptable level. The Company has implemented an integrated risk management framework to address the business risks inherent to the industry it operates in and those that arise due to its strategic choices. The implementation of the framework includes policies, processes, structure and systems to identify, measure, mitigate and monitor the risks. The risks faced by the Company and some of the steps taken by it to manage these risks are outlined below.

a. Demand risk

There are multiple factors that could negatively impact the demand for real estate and specifically for the Company's projects. These include macro-economic shocks and industry factors such as competitive pressure, regulatory changes, and depressed consumer sentiments. The Company's strategies could result in unintended effects which may lead to misalignment with consumer expectations in terms of segments, configurations or oversupply.

Risk mitigation

- Diversification of business portfolio in terms of segments, geography, and configurations
- Reduce dependence on project sales through third-party service contracts to improve cash flow
- Thorough market research to estimate the volume and nature of demand
- Address mid-income and affordable housing residential segments with lower demand volatility
- Proactively look-out for regulatory changes and timely align strategies with them
- Lobby through industry associations to stall regulatory changes that could negatively affect the business prospects

b. Inflation risk

Increase in input costs of raw materials, energy and labor can impact viability of the Company's projects consequently affecting its financial performance.

Risk mitigation

- Limit outsourcing to better control costs
- Tight project execution to ensure timely completion, which would prevent cost escalations due to delays
- Transfer inflation risk to the suppliers through long-term contracts
- Improved inventory management practices to optimize storage costs vs. inflationary risks

c. Execution risk

A key parameter in delivery of a superlative customer experience is timely and quality delivery of projects. Any execution issues that would affect these parameters or increase operational costs are a major area of risk that have been addressed in the Risk Management framework.

Risk mitigation

- Project-based organization structures and investment in project management capabilities
- Ensure timely and adequate assignment of resources to avoid delays
- Create a culture of focus on execution and on-time project delivery
- Outsourcing to expedite execution wherever the Company lacks in-house capabilities

d. Funding risk

The Company's business is capital intensive and with highly varying cash flows. Hence, making adequate funds available for project execution is critical to ensure speedy execution of its projects. Any deferral of funds could not only lead to impact on project delivery, but it may also lead to increased cost of borrowings, negative financial viability or diversion of funds from other projects.

Risk mitigation

- Improve regularity of the cash flow and overall liquidity by pursuing revenue from leasing, BOT projects or 3rd party fee-based contracts.
- Monetize non-core and non-viable assets
- Thorough research and financial evaluation of projects during capital allocation
- Reduce cost of capital by choosing long-term debt / capital over shot-term financing

e. Compliance Risks

The Real Estate industry is highly regulated, and any non-compliance may result in fines, interest payouts, lawsuits, imprisonment, suspension of license to operate, sales embargo or loss of reputation for the Company.

Risk mitigation

- A no-compromise approach to regulatory compliance in the organization
- Project and corporate level compliance management cross-functional teams
- Strengthening of internal controls and incentives for preventing unscrupulous behavior by staff

f. Human resources risk

Non-availability of workforce for construction projects in adequate numbers and with the right skills may impact project execution timelines and quality.

Risk mitigation

- Monitor and improve performance of the human resource department in resourcing through policy, people, and process interventions
- Develop strong relationships with quality and regulations conscious labor contractors
- Create a healthy work environment on project sites and at offices to encourage retention and high levels of performance
- Robust training and organizational development programs to sustain or enhance capabilities

8. INTERNAL CONTROLS AND SYSTEMS

The internal control system put in place by the Company adequately addresses the need to stop malpractices, frauds, misappropriation and support judicious decision making by providing timely and accurate information. In addition to the policies, process documentation, quality standards and checks, management structures, IT systems, the Company has established procedures for conduct of internal and statutory audits of its financial transactions and statements and processes by external auditors. It has institutionalised review and corrective mechanisms at the management and board level to align the strategy and operations of the Company to business plans, budgets, and best practices. The reviews at the board level are done by respective committees on a quarterly basis.

9. FORWARD LOOKING STATEMENT

Statements made in the Management Discussion and Analysis Report describing the Company's objective, projections, estimates, expectations may be forward looking statements within the meaning of applicable laws and regulations, based on beliefs of the management of your Company. Such statements reflect the Company's current views with respect to the future events and are subject to risks and uncertainties. Many factors could cause the actual result to be materially different from those projected in this report, including among others, changes in the general economic and business conditions affecting demand/ supply and price conditions in the segment in which the Company operates, changes in business strategy, changes in interest rates, inflation, deflation, foreign exchange rates, competition in the industry, changes in Governmental regulations, tax laws and other Statutes & other incidental factors. The Company does not undertake any obligation to publicly update any forward looking statements, whether as a result of new information, future events or otherwise.

CORPORATE GOVERNANCE REPORT

1. COMPANY'S PHILOSOPHY ON CORPORATE GOVERNANCE

The driving forces of Corporate Governance at the Company are transparency, fairness, integrity, equity and accountability. Doing the 'right things' in the 'right manner' reflects the spirit of Corporate Governance of the Company. It is a reflection of us - our value system, work culture and thought process.

Your Company believes in adopting best practices of Corporate Governance. The Corporate Governance philosophy of the Company is to not only adhere to the statutory requirements in letter but also in spirit in order to enhance and retain investors' trust. The Company is conscious and continues to voluntarily formulate and comply with the best governance principles to ensure creation of long term value for its stakeholders, on sustainable basis. The Company relentlessly strives to align its vision and business strategy with the welfare and best interest of all stakeholders.

The Company strongly believes that effective and good Corporate Governance practices build strong foundation of trust and confidence which in turn attracts and retains financial and human capital. These resources, in turn, are leveraged to maximize long-term shareholders' value, on a sustainable basis, while preserving the interests of multiple stakeholders, including the society at large.

Our Company is in compliance with the Corporate Governance guidelines as stipulated in SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 **("SEBI Listing Regulations")**. A report on the matters mentioned in the said Regulations and the practices followed by the Company are detailed below.

2. BOARD OF DIRECTORS

A. Composition and Category

During the Financial Year under review, the composition of the Board of Directors of the Company (**"Board"**) has undergone a change due to the sudden demise of an Independent Director viz. Dr. Pritam Singh. As on March 31, 2021, there were 6 Directors on the Board comprising of 3 Executive Directors (50%) and 3 Non-Executive Independent Directors (50%) including a woman Director, in compliance with the parameters prescribed in the Companies Act, 2013 (**"the Act"**) and SEBI Listing Regulations.

As on the date of this report, the Board comprises 8 Directors including 3 Executive Directors (37.5%) and 5 Non-Executive Independent Directors (62.5%) and hence, the composition of the Directors is in conformity with the prescribed parameters. The Board comprises optimal mix of professionalism, knowledge and experience which helps in discharging its duties and providing effective leadership to fulfill the long term vision and motto of the Company.

Based on the recommendation of Nomination and Remuneration Committee, the Board has, on June 30, 2021, co-opted Mr. Subhash Chander Setia (DIN: 01883343) and Dr. Rakshita Shharma (DIN: 08579771) as Additional Directors (Non-Executive Independent Directors) to hold office upto the date of ensuing Annual General Meeting (**"AGM"**). The Company has received notice(s) in writing under the provisions of Section 160 of the Act from a member proposing the candidatures of Mr. Subhash Chander Setia and Dr. Rakshita Shharma for the office of Directors. The brief resume and other information of the Directors proposed to be appointed are appended in the notice of the ensuing AGM.

The terms and conditions of appointment of the Independent Directors are disclosed on the website of the Company and can be accessed at http://www.parsvnath.com/terms-conditions-of-appointment-of-independent-directors/.

The detailed composition of the Board is represented in Table 1 below:

Table 1: Composition of the Board of Directors as on March 31, 2021

S. No.	Name & Category of the Director	DIN	Designation	Number of Directorship(s) in other Public Limited Companies*	Number of Membership(s)/ Chairmanship(s) held in Committees of Public Limited Companies**		Directorship in other listed Companies (as defined under Companies Act, 2013)
					Membership(s)	Chairmanship(s)	
Executive Directors – Promoter and Promoter Group							
1	Mr. Pradeep Kumar Jain	00333486	Chairman	1	0	0	0
2	Mr. Sanjeev Kumar Jain	00333881	Managing Director & CEO	1	2	0	0
3	Dr. Rajeev Jain	00433463	Director (Marketing)	3	1	0	0
Non-Executive Independent Directors							
4	Mr. Ashok Kumar	00138677	Director	1	2	1	0
5	Ms. Deepa Gupta	02411637	Director	1	1	0	0
6	Mr. Mahendra Nath Verma	02931269	Director	0	1	1	0

* *Excludes Private Companies, Foreign Companies and Companies registered under Section 8 of the Act, for the purpose of considering the limit prescribed under Regulation 26(1) (a) of the SEBI Listing Regulations.*

** *For the purpose of reckoning the limit of the Committees on which a Director can serve, the Chairmanship/Membership of the Audit Committee and the Stakeholders Relationship Committee of only Public Limited Companies have been considered, as prescribed under Regulation 26(1) (b) of the SEBI Listing Regulations.*

Note: Dr. Pritam Singh ceased to be a Director w.e.f. June 3, 2020, due to his demise.

Declarations / Disclosures of Directors

As per the declarations received by the Company, none of the Directors is disqualified under Section 164 of the Act and is a member of more than 10 Committees or acts as a Chairperson of more than 5 Committees across all Public Companies in which he/she holds the directorship. The Company is notified by the Directors, from time to time, regarding the status of Committee positions they occupy in other Companies. The Independent Directors of the Company are not serving as Independent Directors in more than 7 Listed Companies. The Independent Directors in their disclosures have confirmed that they are not aware of any circumstance or situation which exists or may be reasonably anticipated that could impair or impact their ability to discharge their duties. Based on the declarations and disclosures received from Independent Directors, the Board of Directors has confirmed that the Independent Directors fulfil the conditions specified in the Act and the SEBI Listing Regulations and are independent of the Management.

Certificate from Practising Company Secretary regarding non-disqualification of Directors

None of the Directors on the Board of the Company has been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India/Ministry of Corporate Affairs or any such statutory authority. A certificate to this effect received from Mr. Krishnan Sitaraman (Membership No. F2087 and COP No. 21348), a Practicing Company Secretary, is annexed and forms part of the Corporate Governance Report.

Skills, expertise and competencies of Directors

The Board of Directors of the Company brings to the fore, a vast range of skills and experience from various fields, functions and sectors, which enhance the governance framework and Board's decision making process. The Company believes that it is the collective effectiveness of the Board that impacts the performance of the Company and therefore, members of the Board amongst themselves should have a balance of skills, experience and diversity of perspectives appropriate to the Company.

The Board has identified the below-mentioned skills/ areas of expertise/ competencies required in the context of Company's business and the industry it operates in, which are fundamental for the effective functioning of the Company. The Company has an experienced and competent Board and all the below-mentioned skills/ expertise/ competencies are available with the Board as a whole.

List of key skills, expertise and core competencies of each Director on the Board is given below:

S.No.	Skills, expertise and competencies	Name of the Director
1	**Strategic insight and planning** Appreciation of long-term trends, strategic choices and experience in guiding and leading management teams to make decisions in uncertain environments. Ability to comprehend the socio-economic, political, regulatory and competitive environment, in which the Company is operating and insight to identify opportunities and threats for the Company's business.	Mr. Pradeep Kumar Jain Mr. Ashok Kumar Ms. Deepa Gupta
2	**Policy Evaluation** Ability to comprehend the Company's governance philosophy and contribute towards its refinement periodically. Ability to evaluate policies, systems and processes in the context of the Company's business and review the same periodically.	Mr. Pradeep Kumar Jain Ms. Deepa Gupta Mr. Mahendra Nath Verma
3	**Industry Expertise** Expertise with respect to the sector the organization operates in. An understanding of the 'big picture' in the given industry and recognizes the development of industry segments, trends, emerging issues and opportunities.	Mr. Pradeep Kumar Jain Mr. Sanjeev Kumar Jain Dr. Rajeev Jain Mr. Ashok Kumar Mr. Subhash Chander Setia
4	**Market Expertise** Expertise with respect to the geography the organization operates in. Understands the macro-economic environment, the nuances of the business, consumers and trade in the geography and the knowledge of the regulations & legislations of the market(s) the business operates in.	Mr. Pradeep Kumar Jain Mr. Sanjeev Kumar Jain Dr. Rajeev Jain Mr. Ashok Kumar Mr. Subhash Chander Setia
5	**People and Talent Understanding** Experience in human resource management and ability to understand the talent market and the Company's talent quotient so as to help fine-tune strategies to attract, retain and nurture competitively superior talent.	Ms. Deepa Gupta Mr. Mahendra Nath Verma Dr. Rakshita Shharma
6	**Governance, Financial and Commercial Acumen** An understanding of the law and application of corporate governance principles. Capability to provide inputs for strategic financial planning, assess financial statements and oversee budgets for the efficient use of resources. Commercial acumen to critique the Company's financial performance and evaluate the Company's strategies and action plans in the context of their financial outcomes.	Mr. Ashok Kumar Ms. Deepa Gupta Mr. Mahendra Nath Verma Mr. Subhash Chander Setia
7	**Risk Management and Compliance** Ability to appreciate key risks impacting the Company's business and contribute towards development of systems and controls for risk mitigation & compliance management and review and refine the same periodically.	Mr. Pradeep Kumar Jain Mr. Ashok Kumar Ms. Deepa Gupta Mr. Mahendra Nath Verma Mr. Subhash Chander Setia

S.No.	Skills, expertise and competencies	Name of the Director
8	**Board Cohesion** Ability to comprehend the statutory roles and responsibilities of a Director and of the Board as a whole. Ability to encourage and sustain a cohesive working environment and to listen to multiple views and thought processes and synergise a range of ideas for organisational benefit. Ability to provide diversity of views to the Board that is valuable to manage the customers, employees, key stakeholders or shareholders.	Mr. Pradeep Kumar Jain Mr. Sanjeev Kumar Jain Dr. Rajeev Jain Mr. Ashok Kumar Ms. Deepa Gupta Mr. Mahendra Nath Verma Mr. Subhash Chander Setia Dr. Rakshita Shharma
9	**Stakeholder Value Creation** Ability to understand processes for shareholder value creation and its contributory elements and critique interventions towards value creation for the other stakeholders.	Mr. Pradeep Kumar Jain Mr. Ashok Kumar Ms. Deepa Gupta Mr. Mahendra Nath Verma Mr. Subhash Chander Setia
10	**Culture Building** Ability to contribute to the Board's role towards promoting an ethical organisational culture, eliminating conflict of interest and setting & upholding the highest standards of ethics, integrity and organisational conduct	Ms. Deepa Gupta Dr. Rakshita Shharma

The Board critically reviews the Company's strategic directions, management policies and their effectiveness. The Board also evaluates the industry environment, annual business plans, performance compared with projections, business opportunities including investment/divestment, related party transactions, compliance processes including material legal issues, strategy, risk management and approval of financial statements. Executives are invited to provide additional inputs at Board Meetings for the items discussed, as and when necessary. Transparent, open and detailed interaction provides a road map for the growth of the Company.

Relationship between Directors inter-se

Mr. Pradeep Kumar Jain, Mr. Sanjeev Kumar Jain and Dr. Rajeev Jain are related to each other as brothers. Apart from this, none of the other Directors is inter-se related to each other.

B. Board Meetings and Last Annual General Meeting – Attendance of Directors

The Board met Five times on July 17, September 1 & 11, November 12, 2020 and February 12, 2021 during the Financial Year ended March 31, 2021. The attendance of each Director at the Board Meetings and at the last AGM held on September 30, 2020 is set out in Table 2 below:

Table 2: Attendance of the Directors at the Board Meetings held during Financial Year 2020-21 and at the last AGM

S. No.	Name of the Director	Number of Board Meetings attended	Attendance at AGM held on September 30, 2020
1	Mr. Pradeep Kumar Jain	5	√
2	Mr. Sanjeev Kumar Jain	5	√
3	Dr. Rajeev Jain	5	√
4	Mr. Ashok Kumar	5	√
5	Ms. Deepa Gupta	5	√
6	Mr. Mahendra Nath Verma	5	√

* Dr. Pritam Singh ceased to be a Director w.e.f. June 3, 2020 due to his demise

Note : During the financial year, all the meetings were held through video conferencing.

The Company has an effective post-meeting follow-up, review and reporting process of decisions taken by the Board. The significant decisions of the Board are promptly communicated to the concerned departments. The action taken reports on decisions of the previous meeting(s) are placed at the immediately succeeding meeting for review by the Board.

C. Separate Meeting of Independent Directors

During the Financial Year under review, a separate meeting of the Independent Directors was held on March 24, 2021 through Video Conferencing, with all the Independent Directors present, *inter-alia*, to review the performance of Non-Independent Directors and the Board as a whole, to review the performance of the Chairperson of the Company, taking into account the views of Executive Directors and Non-Executive Directors and to assess the quality, quantity and timeliness of flow of information between the Company's management and the Board, that is necessary for the Board to effectively and reasonably perform its duties.

In the aforesaid Meeting, Mr. Mahendra Nath Verma was elected as the Lead Independent Director.

D. Details of Equity Shares held by the Non-Executive Directors

The details of the Equity Shares of the Company held by the Non-Executive Directors as on March 31, 2021 is given in Table 3 below:

Table 3: Details of Equity Shares held by Non-Executive Directors as on March 31, 2021

S.No.	Name of the Director	No. of Shares held
1	Mr. Ashok Kumar	2,000

E. Familiarisation Programmes for Board Members

The Board Members are provided with necessary documents and policies to enable them to familiarize themselves with the Company's procedures and practices. Periodic presentations are made to the Board on business and performance of the Company. The details of such familiarization programmes are posted on the website of the Company and can be accessed at http://www.parsvnath.com/investors/iulr/familiarization-programs-for-independent-directors/.

F. Information supplied to the Board & Statutory Compliance

The Board of Directors has complete access to accurate, relevant and timely information. The agenda notes prepared for the meetings of the Board of Directors cover all items specified in Secretarial Standard on Board Meetings (**"SS-1"**) and Regulation 17(7) read with Part A of Schedule II to the SEBI Listing Regulations, to the extent applicable to the Company. In addition, the following items are also provided and reviewed by the Board of Directors on a regular basis:

a) Report on statutory compliance with all applicable laws as well as steps taken by the Company to rectify instances of non-compliance, if any;

b) Minutes of the meetings of the Board of Directors of all the subsidiary companies of the Company; and

c) Statement of all significant transactions and arrangements entered into by/with the subsidiary companies.

G. Role of Company Secretary

The Company Secretary, being a Key Managerial Personnel and Compliance Officer of the Company, ensures that board procedures are periodically followed and reviewed. He provides all the relevant information, details and documents to the Directors for effective deliberation and decision-making at the Board/ Committee meetings. As per the provisions of Section 205 of the Act read with the Rules made thereunder, the Company Secretary is primarily responsible to assist and advise the Board in conducting affairs of the Company by providing requisite guidance to the Directors, ensuring good corporate governance, reporting about the compliance with statutory and regulatory requirements including under the Act, the rules made thereunder, SEBI Listing Regulations and Secretarial Standards and all other applicable laws, facilitating the convening of meetings and performing such other duties, as may be assigned by the Board, from time to time. He interfaces between the management and regulatory authorities for governance-related matters.

3. COMMITTEES OF THE BOARD

The Company's guidelines relating to the Board meetings are also applicable to the Committee meetings. During the year, all the recommendations made by the respective Committees were accepted by the Board. Minutes of the proceedings of Committee meetings are placed before the Board, for noting. The composition and terms of reference of all the Committees are in compliance with the Act and SEBI Listing Regulations, as given below:

A. Audit Committee

(i) The composition and terms of reference of the Audit Committee of the Board are in compliance with the provisions of Regulation 18 of the SEBI Listing Regulations read with Section 177 of the Act.

(ii) The terms of reference of the Committee, *inter -alia*, include the following:

1. Oversight of the Company's financial reporting process and the disclosure of its financial information to ensure that the financial statements are correct, sufficient and credible;

2. Recommendation for appointment, remuneration and terms of appointment of auditors of the Company;

3. Approval of payment to Statutory Auditors for any other services rendered by the statutory auditors;

4. Reviewing, with the management, the annual financial statements and auditor's report thereon before submission to the Board for approval, with particular reference to:

    a. Matters required to be included in the Directors' Responsibility Statement to be included in the Board's report in terms of clause (c) of sub-section 3 of Section 134 of the Act;

    b. Changes, if any, in accounting policies and practices and reasons for the same;

    c. Major accounting entries involving estimates based on the exercise of judgment by management;

    d. Significant adjustments made in the financial statements arising out of audit findings;

    e. Compliance with listing and other legal requirements relating to financial statements;

    f. Disclosure of any related party transactions;

    g. Modified opinion(s), if any, in the draft audit report;

5. Reviewing, with the management, the quarterly financial statements before submission to the Board for approval;

6. Reviewing, with the management, the statement of uses / application of funds raised through an issue (public issue, rights issue, preferential issue etc.), the statement of funds utilized for purposes other than those stated in the offer document / prospectus / notice and the report submitted by the monitoring agency monitoring the utilisation of proceeds of a public or rights issue, and making appropriate recommendations to the Board to take up steps in this matter;

7. Reviewing and monitoring the auditor's independence and performance, and effectiveness of audit process;

8. Approval or any subsequent modification of transactions of the Company with related parties;

9. Scrutiny of inter-corporate loans and investments;

10. Valuation of undertakings or assets of the Company, wherever it is necessary;

11. Evaluation of internal financial controls and risk management systems;

12. Reviewing with the management,

performance of statutory and internal auditors and adequacy of the internal control systems;

13. Reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;

14. Discussion with internal auditors of any significant findings and follow up thereon;

15. Reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board;

16. Discussion with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;

17. To look into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;

18. To review the functioning of the Whistle Blower Mechanism/Vigil Mechanism;

19. Approval of appointment of CFO after assessing the qualifications, experience and background etc. of the candidate;

20. Reviewing the utilization of loans and/ or advances from/investment by the Company in the subsidiary exceeding ₹100 Crores or 10% of the asset size of the subsidiary, whichever is lower, including existing loans / advances / investments;

21. To consider and comment on rationale, cost benefits and impact of schemes involving merger, demerger, amalgamation etc., on the Company and its Shareholders;

22. Carrying out any other function as may be mentioned in the terms of reference of the Audit Committee;

23. To mandatorily review the following information:

    - Management discussion and analysis of financial condition and results of operations;
    - Statement of significant related party transactions (as defined by the audit committee), submitted by management;
    - Management letters / letters of internal control weaknesses issued by the statutory auditors;
    - Internal audit reports relating to internal control weaknesses;
    - The appointment, removal and terms of remuneration of the chief internal auditor; and
    - Statement of deviations, in terms of Regulation 32 of the SEBI Listing Regulations:

        a. Quarterly Statement of deviation(s) including report of monitoring agency, if applicable, submitted to stock exchange(s);

        b. Annual Statement of funds utilized for purposes other than those stated in the offer document/prospectus/ notices.

(iii) <u>Composition and Meeting details of the Audit Committee:</u>

As on March 31, 2021, the Audit Committee comprised of Mr. Mahendra Nath Verma (Chairperson), Mr. Sanjeev Kumar Jain, Mr. Ashok Kumar and Ms. Deepa Gupta. All members, except Mr. Sanjeev Kumar Jain, are Non-Executive Independent Directors of the Company. All the members of the Audit Committee possess sound knowledge of accounts, audit, taxation etc.

During the year under review, the Board of Directors has re-constituted the Committee due to demise of Dr. Pritam Singh, a member of the Committee, on June 3, 2020.

The Committee invites Group Chief Financial Officer and representative(s) of the Statutory Auditors and External Internal Auditors to attend the meetings of the Audit Committee on a regular basis. Mr. Mandan Mishra, Company Secretary, acts as the Secretary to the Audit Committee.

(iv) The Committee met Five times with adequate quorum on July 17, September 1 & 11, November 12, 2020 and February 12, 2021 during the Financial Year ended March 31, 2021. The attendance of each member thereat is set out in Table 4 below:

Table 4: Attendance of the Members at the Audit Committee Meetings during Financial Year 2020-21

S. No.	Name of the Member	Category	Number of Audit Committee Meetings attended
1	Mr. Mahendra Nath Verma	Non- Executive, Independent Director	5
2	Mr. Sanjeev Kumar Jain	Managing Director & CEO	5
3	Mr.Ashok Kumar	Non- Executive, Independent Director	5
4	Ms. Deepa Gupta	Non- Executive, Independent Director	5

* Dr. Pritam Singh ceased to be a member w.e.f. June 3, 2020 due to his demise.
Note : During the financial year, all the meetings were held through video conferencing.

Mr. Mahendra Nath Verma, Chairperson of the Committee, was present at the last AGM held on September 30, 2020.

B Nomination and Remuneration Committee

(i) The Board of Directors has constituted Nomination and Remuneration Committee (**"NRC"**), pursuant to the requirements of Section 178 of the Act read with rules made thereunder and Regulation 19 of the SEBI Listing Regulations. The Committee's terms of reference meet with the requirements of the above-mentioned provisions.

Read with Part D of Schedule II of the SEBI Listing Regulations, which, *inter-alia*, include the following:

1. To formulate the criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board a policy, relating to the remuneration for the Directors, Key Managerial Personnel (**"KMP"**) and Senior Management.

2. To identify persons who are qualified to become Directors and who may be appointed in senior management in accordance with the criteria to be formulated by the Committee, recommend to the Board their appointment and removal.

3. To ensure the following, while formulating the policy:

   (a) the level and composition of remuneration is reasonable and sufficient to attract, retain and motivate Directors of the quality required to run the Company successfully;

   (b) relationship of remuneration to performance is clear and meets appropriate performance benchmarks; and

   (c) remuneration to Directors, KMP and Senior Management involves a balance between fixed and incentive pay reflecting short and long-term performance objectives appropriate to the working of the Company and its goals.

4. To devise a policy on Board diversity;

5. To identify whether to extend or continue the term of appointment of Independent Directors, on the basis of the report of performance evaluation of Independent Directors;

6. To recommend to the Board, all remuneration, in whatever form, payable to Senior Management.

7. To specify the manner for effective evaluation of performance of Board, its committees and individual Directors to be carried out either by the Board, NRC or an independent external agency and NRC will review its implementation and compliance.

(ii) <u>Nomination and Remuneration Policy for Directors, Key Managerial Personnel and Senior Management and criteria for appointment of Directors:</u>

For the purpose of selection of any Director, the Nomination and Remuneration Committee, constituted by the Board, identifies persons of integrity who possess relevant expertise, experience and leadership qualities required for the position. The Committee also ensures that the incumbent fulfils such criteria with regard to qualifications, positive attributes, independence, age and other criteria as laid down under the Act and SEBI Listing Regulations. The Board has, on the recommendation of the Nomination and Remuneration Committee, framed a Policy for appointment and remuneration of Directors, KMP and Senior Management.

The Nomination and Remuneration Policy, as approved by the Board of Directors, is available on the website of the Company and can be accessed through the web link: <u>http://www.parsvnath.com/investors/iulr/nomination-and-remuneration-policy/</u>.

The salient features of the aforesaid policy are as follows:

a) Appointment and removal of Director, KMP and Senior Management

i) The Nomination and Remuneration Committee shall identify and ascertain the integrity, qualifications, expertise and experience of the person for appointment as Director, KMP or at Senior Management level and recommend his / her appointment, as per Company's Policy.

ii) The Company shall not appoint or continue the employment of any person as Whole-time Director who has attained the age of seventy years. Provided that the term of the person holding this position may be extended beyond the age of seventy years with the approval of shareholders by way of a special resolution.

iii) Senior Management Personnel are appointed or promoted and removed/relieved with the authority of Chairman and/or Managing Director based on the business need and the suitability of the candidate in accordance with the criteria laid down.

b) Term / Tenure

<u>Managing Director/Whole-time Director:</u>

The Company shall appoint or re-appoint any person as its Executive Chairman, Managing Director or Executive Director for a term not exceeding five years at a time. No re-appointment shall be made earlier than one year before the expiry of term.

<u>Independent Director:</u>

An Independent Director shall hold office maximum for two terms up to five consecutive years on the Board of the Company. He / she will be eligible for re-appointment on passing of a special resolution by the Company. On completion of two terms, an Independent Director shall be eligible for appointment after expiry of three years of ceasing to become an Independent Director and not appointed in or be associated with the Company in any other capacity, either directly or indirectly. At the time of appointment of Independent Director it should be ensured that the number of Boards on which such Independent Director serves is restricted to prescribed limits under the Act and SEBI Listing Regulations.

c) Evaluation

The Nomination and Remuneration Committee shall carry out evaluation of performance of Directors including Independent Directors, Board of Directors yearly or at such intervals as may be considered necessary.

d) Removal

Due to reasons for any disqualification mentioned in the Act or under any other applicable Act, rules and regulations thereunder, the Nomination and Remuneration Committee may recommend with reasons recorded in writing, removal of a Director, KMP or Senior Management Personnel subject to the provisions and compliance of the Act, SEBI Listing Regulations and the policy of the Company.

e) Retirement

The Director, KMP and Senior Management Personnel shall retire as per the applicable provisions of the Act and the prevailing policy of the Company. The Board will have the discretion to retain the Director, KMP and Senior Management Personnel in the same position/remuneration or otherwise even after attaining the retirement age, for the benefit of the Company.

f) Remuneration

Managing Director / Whole-time Directors:

i) The Remuneration/ Commission etc. to be paid to Managing Director/Whole-Time Directors etc. shall be governed as per provisions of the Act and rules made there under or any other enactment for the time being in force and the approvals obtained from the shareholders of the Company.

ii) The fees or compensation payable to Managing Director / Whole-Time Directors etc. who are Promoters or members of the Promoter Group, shall be subject to the approval of the shareholders by Special Resolution in a General Meeting, if:

- the annual remuneration payable to such Director exceeds ₹5 Crores or 2.5% of the Net Profits of the Company, whichever is higher; or
- where there is more than one such Director, the aggregate annual remuneration to such Directors exceeds 5% of the Net Profits of the Company.

The said approval of the shareholders shall be valid only till the expiry of the term of such Director. Net Profits for this purpose shall be calculated as per Section 198 of the Act.

iii) The Nomination and Remuneration Committee shall make such recommendations to the Board of Directors, as it may consider appropriate with regard to remuneration to Managing Director / Whole-time Directors.

Non-Executive / Independent Directors:

i) The Non-Executive/Independent Directors are provided with sitting fees and such other remuneration as permissible under the provisions of the Act. The amount of sitting fees shall be approved by the Board of Directors, on the recommendation of NRC. Provided that the amount of such fees shall not exceed Rupees One Lakh per meeting of the Board or Committee or such amount as may be prescribed in the Act.

ii) The Non-Executive / Independent Directors may be paid commission within the monetary limit approved by the shareholders, subject to the limit as per the applicable provisions of the Act.

iii) All the remuneration of the Non-Executive/ Independent Directors (excluding remuneration for attending meetings as prescribed under Section 197 (5) of the Act) shall be subject to ceiling/ limits as provided under the Act and rules made there under or any other enactment for the time being in force. The amount of such remuneration shall be such as may be recommended by the Nomination and Remuneration Committee and approved by the Board of Directors or shareholders, as the case may be and the approval of shareholders by Special Resolution shall be obtained every year, in which the annual remuneration payable to a single Non-Executive Director exceeds 50% of the total annual remuneration payable to all Non-Executive Directors, giving details of the remuneration thereof.

iv) An Independent Director shall not be eligible to get Stock Options of the Company.

v) Any remuneration paid to Non- Executive / Independent Directors for services rendered which are professional in nature shall not be considered as part of the remuneration for the purposes of clause (iii) above if the following conditions are satisfied:

- The Services are rendered by such Director in his capacity as a professional; and
- In the opinion of the Committee, the Director possesses the requisite qualification for the practice of that profession.

<u>Key Managerial Personnel and Senior Management:</u>

i) The remuneration to Key Managerial Personnel and Senior Management may consist of fixed pay and incentive pay, in compliance with the provisions of the Act and in accordance with the Company's Policy.

ii) The Fixed pay shall include monthly remuneration and may include employer's contribution to provident fund, contribution to pension fund, pension schemes, if any, etc. as decided from time to time.

iii) The Incentive pay shall be decided based on the balance between performance of the Company and performance of the Key Managerial Personnel and Senior Management, to be decided annually or at such intervals as may be considered appropriate.

g) Criteria for evaluation of the Directors:

The criteria for evaluation under different categories depend on the role the person/group plays in the organization. The criteria for every evaluation may be decided at every level depending on the functions, responsibilities, competencies required, nature of business etc. As per the provisions of the Act and the SEBI Listing Regulations, the primary responsibility of formulation of criteria lies on the Nomination and Remuneration Committee. Indicative criteria for evaluation of Board as a whole, its Committees, Individual Directors including Independent Directors and Executive/ Whole-time Directors and Chairperson, are mentioned in the policy.

h) Policy on Board Diversity:

The Board of Directors shall have the optimum combination of Directors from different areas/fields like Management, Finance, Sales, Marketing, Retail, Commercial, Human Resources etc. or as may be considered appropriate. The Board shall have atleast one Woman Director as per the statutory requirements.

i) Succession Plan:

The Nomination and Remuneration Committee shall review the leadership needs and succession plan of the Company, from time to time. The appointment of the person at the Board level shall be in accordance with the applicable provisions of the Act read with SEBI Listing Regulations, as may be amended from time to time. The successors for the Independent Directors shall be identified by NRC through the sources as the NRC may deem fit. In case of separation of Independent Directors due to resignation/ retirement or otherwise, successor will be appointed as per the applicable provisions of the Act and SEBI Listing Regulations. The successors for the Executive Director(s) shall be identified by the NRC from amongst the Senior Management or through external source as the Board may deem fit. The NRC will review the proposed appointments giving due consideration for the expertise and other criteria required for the successor and submit its recommendations to the Board. The vacancy at Senior Management shall be filled with the authority of Chairman and/or Managing Director or Executive Director in line with internal policy adopted by the management keeping in view the future growth and development. Appointment of the Chief Executive Officer/ Chief Financial Officer/ Company Secretary shall be as per the provisions of the Act read with SEBI Listing Regulations.

(iii) <u>Composition and Meeting details of the Committee:</u>

As on March 31, 2021, the Committee comprised of Ms. Deepa Gupta (Chairperson), Mr. Ashok Kumar and Mr. Mahendra Nath Verma, all Non-Executive Independent Directors. Mr. Mandan Mishra, Company Secretary, acts as the Secretary to the Committee.

During the year under review, the Board of Directors has re-constituted the Committee due to demise of Dr. Pritam Singh, Chairperson of the Committee, on June 3, 2020 and appointed Ms. Deepa Gupta as the Chairperson of the Committee.

During the year under review, a meeting of the Committee was held on March 24, 2021 and the attendance of each Member thereat is set out in Table 5 below:

Table 5: Attendance of the Members at the Nomination and Remuneration Committee Meeting during Financial Year 2020-21

S. No.	Name of the Member	Category	Number of Meeting attended
1	Ms. Deepa Gupta	Non- Executive, Independent Director	1
2	Mr. Ashok Kumar	Non- Executive, Independent Director	1
3	Mr. Mahendra Nath Verma	Non- Executive, Independent Director	1

* Dr. Pritam Singh ceased to be a Member/ Chairperson w.e.f. June 3, 2020 due to his demise

Note : The meeting was held through video conferencing.

Ms. Deepa Gupta, Chairperson of the Committee, was present at the last AGM held on September 30, 2020.

Subsequent to the year end, a Meeting of the Committee was held on June 29, 2021, *inter-alia*, to consider and recommend the appointment of Mr. Subhash Chander Setia and Dr. Rakshita Shharma as Additional Directors on the Board of Directors of the Company.

(iv) <u>Performance Evaluation Criteria for Independent Directors:</u>

In terms of provisions of Section 178 (2) of the Act read with Part D of Schedule II to SEBI Listing Regulations, the role of NRC shall, *inter-alia*, include specifying the manner for effective evaluation of performance of Board, its committees and individual directors to be carried out either by the Board, NRC or an independent external agency and NRC will review its implementation and compliance.

Performance evaluation of Independent Directors, pursuant to the provisions of the Act and SEBI Listing Regulations, based on the criteria recommended by the NRC, could not be done due to COVID 19 pandemic and the same will be done at an appropriate time in the near future.

(v) <u>Remuneration of Directors:</u>

a) The remuneration of Executive Directors is decided after taking into consideration a number of factors including industry trend, remuneration package in other comparable corporates, job responsibilities and key performance areas, Company's performance etc. The remuneration policy is directed towards rewarding performance, based on review of achievements on a periodical basis.

Keeping in view the current state of affairs of the Company, the Company has not paid any remuneration to its Executive Directors during Financial Year 2020-21 and the remuneration, if any, paid in future would be subject to the limits laid down under Sections 197, 198 and all other applicable provisions, if any, of the Act read with Rules made thereunder and Schedule V to the Act and in accordance with the terms of appointment approved by the Members of the Company. The Executive Directors are not being paid any sitting fees for attending the meetings of the Board of Directors and/or Committees thereof.

b) During the Financial Year 2020-21, the Company paid sitting fees of ₹50,000 (Rupees Fifty Thousand only) per meeting to each Non – Executive Director for attending the Board Meetings and ₹30,000 (Rupees Thirty Thousand only) per meeting to each Non – Executive Director for attending meetings of Committees of the Board except for Corporate Social Responsibility Committee.

The Non-Executive Directors of the Company are being paid only sitting fees for attending the meetings of Board / Committees thereof, within the limits prescribed under the Act read with the rules made thereunder, as approved by the Board and re-imbursement of actual expenses incurred.

c) Remuneration paid to Executive/ Non-Executive Directors

The below mentioned Table 6 gives the details of remuneration paid to Directors during the Financial Year ended March 31, 2021.

Table 6: Remuneration paid to the Directors of the Company during Financial Year 2020-21 and their shareholding as on March 31, 2021

S. No.	Name of the Director	No. of Shares held	Salary & Perquisites (₹/ Lakhs)	Sitting Fees (₹/Lakhs)	Total Amount (₹/Lakhs)
1	Mr. Pradeep Kumar Jain	9,54,54,683	NIL	-	NIL
2	Mr. Sanjeev Kumar Jain	21,600	NIL	-	NIL
3	Dr. Rajeev Jain	16,000	NIL	-	NIL
4	Mr. Ashok Kumar	2,000	-	4.90	4.90
5	Ms. Deepa Gupta	-	-	4.90	4.90
6	Mr. Mahendra Nath Verma	-	-	4.90	4.90

* Dr. Pritam Singh ceased to be a Director w.e.f. June 3, 2020 due to his demise

Notes:

1. The Company has not issued any instruments that can be converted into equity shares. No Stock option was granted to any of the Directors of the Company.
2. The Board of Directors at its Meeting held on February 14, 2019 has re-appointed Mr. Pradeep Kumar Jain, Mr. Sanjeev Kumar Jain and Dr. Rajeev Jain as Whole-time Directors of the Company for a period of 3 years with effect from April 1, 2019 to March 31, 2022, which was duly approved by the Members of the Company at the 28th AGM held on September 21, 2019. The term of office of the Whole-time Directors shall remain valid for the said period, which may be terminated by giving prior notice of six months in writing by either side. No severance fee is payable.
3. The remuneration, by way of salary & perquisites, does not include leave encashment, gratuity and other retirement benefits.
4. During the year, the Non-Executive Directors of the Company had no pecuniary relationship or transactions with the Company, apart from receiving directors' remuneration and re-imbursement of actual expenses incurred.

C. Risk Management Committee

In terms of the requirements under the various applicable provisions of the Act and Regulation 21 of the SEBI Listing Regulations, the Board of Directors of the Company has constituted a Risk Management Committee comprising three Members including two Non-Executive Independent Directors viz. Ms. Deepa Gupta and Mr. Mahendra Nath Verma and one Executive Director viz. Mr. Pradeep Kumar Jain. Ms. Deepa Gupta is the Chairperson of the Committee. Mr. Mandan Mishra, Company Secretary, acts as the Secretary to the Committee.

During the year under review, the Committee was re-constituted due to demise of Dr. Pritam Singh, a member of the Committee, on June 3, 2020.

During the year under review, a meeting of Risk Management Committee was held on February 12, 2021 through video conferencing which was attended by all the members.

Based on the recommendation of the Risk Management Committee, a new Risk Management Policy has been adopted in place of the existing one, in terms of the requirements under the SEBI Listing Regulations.

Subsequent to the year end, a meeting of Risk Management Committee was held on August 13, 2021 which was attended by all the members to take note of the roles and responsibilities of the Committee as per the amendments made in the SEBI Listing Regulations.

Terms of Reference of the Committee, *inter alia*, include the following:

(1) To formulate a detailed risk management policy which shall include:

(a) A framework for identification of internal and external risks specifically faced by the Company including financial, operational, sectoral, sustainability (particularly, ESG related risks), information, cyber security risks or any other risk as may be determined by the Committee.

(b) Measures for risk mitigation including systems and processes for internal control of identified risks.

(c) Business continuity plan.

(2) To ensure that appropriate methodology, processes and systems are in place to monitor and evaluate risks associated with the business of the Company;

(3) To monitor and oversee implementation of the risk management policy, including evaluating the adequacy of risk management systems;

(4) To periodically review the risk management policy, at least once in two years, including by considering the changing industry dynamics and evolving complexity;

(5) To keep the board of directors informed about the nature and content of its discussions, recommendations and actions to be taken;

(6) The appointment, removal and terms of remuneration of the Chief Risk Officer (if any) shall be subject to review by the Risk Management Committee.

The Risk Management Committee shall co-ordinate its activities with other committees, in instances where there is any overlap with activities of such committees, as per the framework laid down by the Board of Directors.

D. Corporate Social Responsibility Committee

In accordance with Section 135 of the Act read with rules made thereunder, the Board of Directors of the Company has constituted the Corporate Social Responsibility (**"CSR"**) Committee which comprises five Members including two Executive Directors viz. Mr. Pradeep Kumar Jain and Mr. Sanjeev Kumar Jain and three Non-Executive Independent Directors viz. Mr. Ashok Kumar (Chairperson), Ms. Deepa Gupta and Mr. Mahendra Nath Verma. Mr. Mandan Mishra, Company Secretary, acts as the Secretary to the Committee.

Terms of Reference of the Committee, *inter alia*, include the following:

1. Formulation of CSR policy which shall indicate the activities to be undertaken by the Company.
2. Recommendation of the amount of expenditure to be incurred on the aforesaid activities.
3. Monitor the CSR Policy of the Company, from time to time.
4. Approval of annual report on Corporate Social Responsibility initiatives for inclusion in the Board's Report.
5. Perform such functions as may be detailed in the Act and the relevant Rules made thereunder and any other applicable legislation and as directed by Board, from time to time.

During the year under review, a meeting of CSR Committee was held on September 1, 2020 through video conferencing, which was attended by all the members.

Subsequent to the year end, CSR policy of the Company has been amended in line with the various amendments made by MCA in Section 135, Schedule VII to the Act and the Companies (Corporate Social Responsibility Policy) Rules, 2014, based on the recommendation of the CSR Committee at its Meeting held on August 13, 2021. The said Policy is available on the website of the Company and can be accessed through the web link : http://www.parsvnath.com/investors/iulr/corporate-social-responsibility-policy/.

The salient features of the Policy are given below:

1. CSR activities/programmes to be undertaken by the Company shall be in line with the activities as given in Schedule VII to the Act, as amended form time to time.
2. Board-level CSR Committee shall recommend the CSR activities to be undertaken by the Company, recommendation of the amount of expenditure to be incurred on the aforesaid activities, monitor the CSR policy of the Company from time to time, approval of annual report on Corporate Social Responsibility initiatives for inclusion in the Board's Report and to perform such functions as may be required under the Act.
3. To ensure effective implementation of the CSR activities, the activities undertaken at each work center will be monitored by CSR Committee from time to time. The CSR Committee has power to appoint an authorized official, Employees of the Company, any consultant and professional to monitor CSR activities.
4. The CSR Committee shall formulate and recommend to the Board of Directors, an Annual Action Plan in pursuance of CSR Policy.
5. CSR expenditure will include all expenditure, direct and indirect, incurred by the Company on CSR activities undertaken in accordance with the approved CSR Policy.
6. In case the average CSR obligation of the Company reaches ₹10 Crores or more, the Company shall undertake impact assessment, through an independent agency.

E. Stakeholders Relationship Committee

(i) The Board of Directors has constituted Stakeholders Relationship Committee, pursuant to the requirements of Section 178 of the Act read with rules made thereunder and Regulation 20 of the SEBI Listing Regulations.

(ii) The Committee specifically looks into various aspects of interest of shareholders and debenture holders.

The role of the Committee, *inter-alia,* includes the following:

1. Resolving the grievances of the security holders of the Company including complaints related to transfer/transmission of shares, non-receipt of annual report, non-receipt of declared dividends, issue of new/duplicate

certificates, general meetings etc.

2. Review of measures taken for effective exercise of voting rights by shareholders.

3. Review of adherence to the service standards adopted by the Company in respect of various services being rendered by the Registrar & Share Transfer Agent.

4. Review of the various measures and initiatives taken by the Company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the shareholders of the Company.

(iii) Composition and Meeting details of the Committee:

As on March 31, 2021, the Committee comprised of three Members including two Executive Directors viz. Mr. Sanjeev Kumar Jain and Dr. Rajeev Jain and one Non-Executive Independent Director viz. Mr. Ashok Kumar, who is the Chairperson of the Committee. Mr. Mandan Mishra, Company Secretary, acts as the Secretary to the Committee and is the Compliance Officer.

During the year under review, a meeting of the Committee was held on February 12, 2021 through video conferencing and all the members were present thereat.

During the year under review, the Company had received 96 Shareholders' Complaints and all have been duly replied / resolved and no complaint is pending.

Mr. Ashok Kumar, Chairperson of the Committee, was present at the last AGM held on September 30, 2020.

F. Shares Committee

The Shares Committee of the Board of Directors of the Company comprises three members viz. Mr. Pradeep Kumar Jain, Mr. Sanjeev Kumar Jain and Dr. Rajeev Jain. Mr. Pradeep Kumar Jain is the Chairperson of the Committee Mr. Mandan Mishra, Company Secretary, acts as the Secretary to the Committee and is the Compliance Officer.

The Committee exercises the powers relating to approval of transfer of shares /re-materialisation/split/consolidation of share certificates, delegated to it by the Board for the sake of operational convenience. The Committee would perform such other functions as may be delegated by the Board, from time to time.

During the Financial Year ended March 31, 2021, Shares Committee met once on December 28, 2020. The attendance of each member thereat is set out in Table 7 below:

Table 7: Attendance of the Members at the Shares Committee Meeting held during Financial Year 2020-21

S. No.	Name of the Member	Number of Meeting attended
1	Mr. Pradeep Kumar Jain	1
2	Mr. Sanjeev Kumar Jain	1
3	Dr. Rajeev Jain	1

G. Management Committee

The Management Committee of the Board of Directors of the Company comprises three Members viz. Mr. Pradeep Kumar Jain, Mr. Sanjeev Kumar Jain and Dr. Rajeev Jain, Executive Directors. Mr. Pradeep Kumar Jain is the Chairperson of the Committee. Mr. Mandan Mishra, Company Secretary, acts as the Secretary to the Committee.

The Committee exercises the powers as specified in the Act and perform such other functions as may be delegated to it by the Board, from time to time.

During the Financial Year ended March 31, 2021, Management Committee met 10 times. The attendance of each member thereat is set out in Table 8 below:

Table 8: Attendance of the Members at the Management Committee Meetings held during Financial Year 2020-21

S. No.	Name of the Member	Number of Meetings attended
1	Mr. Pradeep Kumar Jain	10
2	Mr. Sanjeev Kumar Jain	10
3	Dr. Rajeev Jain	10

4. GENERAL BODY MEETINGS

A. Annual General Meetings (AGMs) & Special Resolutions passed thereat in the last three years

The date, time and location of the last three AGMs of the Company and the Special Resolutions passed by the Shareholders in these AGMs are set out in Table 9 and Table 10 respectively:

Table 9: Particulars of last three AGMs of the Company

Year	Location	Date	Time
2019-20	The Meeting was held through Video Conferencing / Other Audio Visual Means. Deemed Venue was the Registered Office of the Company	30.09.2020	11:30 A.M.
2018-19	Sri Sathya Sai International Centre, Pragati Vihar, Lodhi Road, New Delhi 110003	21.09.2019	3:30 P.M.
2017-18	Sri Sathya Sai International Centre, Pragati Vihar, Lodhi Road, New Delhi 110003	28.09.2018	3:30 P.M.

Table 10: Special Resolutions passed in the last three AGMs of the Company

Date of Meeting	Nature of Resolutions
30.09.2020	Approval for Private Placement of Non-Convertible Debentures
21.09.2019	Approval for re-appointment and remuneration of Mr. Pradeep Kumar Jain as a Whole-time director designated as Chairman of the Company
	Approval for re-appointment and remuneration of Mr. Sanjeev Kumar Jain as a Whole-time director designated as Managing Director & CEO of the Company
	Approval for re-appointment and remuneration of Dr. Rajeev Jain as a Whole-time director designated as Director (Marketing) of the Company
	Approval for re-appointment of Mr. Ashok Kumar as an Independent Director
	Approval for re-appointment of Dr. Pritam Singh as an Independent Director
	Approval for re-appointment of Ms. Deepa Gupta as an Independent Director
	Approval for re-appointment of Mr. Mahendra Nath Verma as an Independent Director
	Approval for Private Placement of Non-Convertible Debentures
	Approval for creation of charge on the movable and immovable properties of the Company, both present and future, under Section 180(1)(a) of the Companies Act, 2013.
28.09.2018	Approval for Private Placement of Non-Convertible Debentures
	Approval for disinvestment in Parsvnath Estate Developers Private Limited, Subsidiary Company
	Approval for disinvestment in Primetime Realtors Private Limited, Subsidiary Company

B. Extra-ordinary General Meeting

No Extra-ordinary General Meeting was held during Financial Years 2018-19, 2019-20 and 2020-21.

C. Postal Ballot Exercise

No Postal Ballot was held during the Financial Year ended on March 31, 2021. No special resolution is proposed to be conducted through postal ballot.

5. MEANS OF COMMUNICATION

In accordance with Regulation 46 of the SEBI Listing Regulations, the Company is maintaining a functional website i.e. www.parsvnath.com containing various information about the Company including the Annual Reports, Notice of AGM, various codes and policies adopted by the Company, contact information for grievance redressal, shareholding pattern and other relevant details. The contents of the said website are updated from time to time.

The quarterly/annual financial results of the Company are normally published in 'The Financial Express' (English/ Daily) and 'Jansatta' (Hindi/Daily). The same are also posted on the website of the Company www.parsvnath.com. The official news releases are also posted on the website of the Company.

Further, as per the various Circulars issued by Ministry of Corporate Affairs (MCA) and Securities and Exchange Board of India (SEBI), the Company sends all documents such as Notices for General Meetings, Annual Reports containing, *inter-alia*, Board's Report, Auditors' Report, Annual Financial Statements etc. in electronic form to all the Members whose e-mail addresses are registered with the Company / Depositories.

6. GENERAL SHAREHOLDERS' INFORMATION

A. Annual General Meeting

Day : Thursday

Date : September 30, 2021

Time : 11:30 a.m.

Venue : The meeting will be conducted through VC / OAVM. The Deemed Venue would be the Registered Office of the Company.

The Annual Report for the Financial Year 2020-21 and the Notice of the 30th AGM are available on the Company's website i.e. www.parsvnath.com.

B. Financial Calendar

The tentative financial calendar for the on-going financial year i.e. April 1, 2021 to March 31, 2022 is set out in Table 11 below:

Table 11: Tentative schedule for the Financial Year2021-22

Activity	Schedule
Financial Reporting for the Quarter ended June 30, 2021	August 13, 2021
Financial Reporting for the Quarter/Half Year ending September 30, 2021	On or before November 14, 2021
Financial Reporting for the Quarter / Nine Months ending December 31, 2021	On or before February 14, 2022
Financial Reporting for the Quarter/Year ending March 31, 2022	On or before May 30, 2022

C. Book Closure

Friday, September 24, 2021 to Thursday, September 30, 2021 (both days inclusive).

D. Dividend Payment Date

For the Financial Year 2020-21, no dividend was recommended by the Board of Directors of the Company.

E. Listing on Stock Exchanges

The equity shares of the Company are listed on the following Stock Exchanges:

National Stock Exchange of India Limited (NSE) C-1, Block G, "Exchange Plaza" Bandra-Kurla Complex, Bandra (E), Mumbai – 400051	BSE Limited (BSE) Phiroze Jeejeebhoy Tower, Dalal Street, Mumbai – 400001

The Company has paid the annual listing fee for the Financial Year 2021-22 to both NSE and BSE.

F. Stock Code

The codes assigned to the equity shares of the Company by National Securities Depository Limited (**"NSDL"**), Central Depository Services (India) Limited **("CDSL")**, NSE and BSE are set out in Table 12 below:

Table 12: Codes assigned to the equity shares of the Company

NSDL/CDSL (ISIN)	NSE Stock Code	BSE Stock Code
INE561H01026	PARSVNATH – EQ	532780

G. Market Price Data

The monthly high and low prices of the Company's equity shares traded at BSE and NSE, as also the high and low of S&P BSE Sensex and Nifty 50 for the Financial Year 2020-21 are set out in Table 13 & 14 below:

Table 13: High/Low Price of the equity shares of the Company at BSE vis-à-vis S&P BSE Sensex

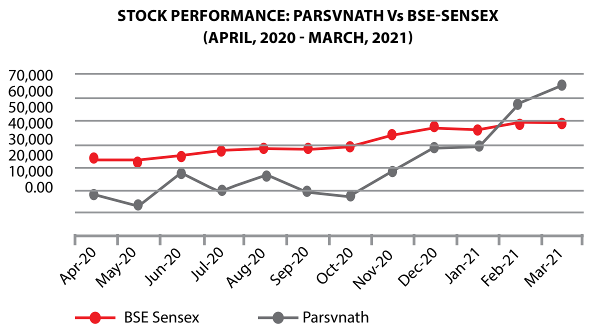
Month/Year	HIGH		LOW	
	Price (₹)	S&P BSE Sensex	Price (₹)	S&P BSE Sensex
April, 2020	2.31	33,887.25	1.30	27,500.79
May, 2020	2.40	32,845.48	1.76	29,968.45
June, 2020	3.57	35,706.55	1.86	32,348.10
July, 2020	3.89	38,617.03	2.52	34,927.20
August, 2020	3.62	40,010.17	2.51	36,911.23
September, 2020	3.21	39,359.51	2.22	36,495.98
October, 2020	2.60	41,048.05	2.25	38,410.20
November, 2020	3.72	44,825.37	2.16	39,334.92
December, 2020	5.90	47,896.97	3.74	44,118.10
January, 2021	6.46	50,184.01	4.52	46,160.46
February, 2021	7.52	52,516.76	4.82	46,433.65
March, 2021	11.20	51,821.84	7.88	48,236.35

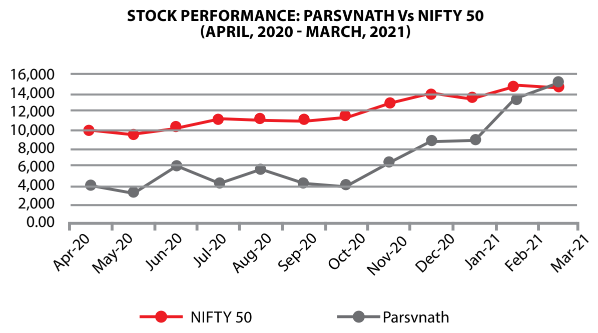
Table 14: High/Low Price of the equity shares of the Company at NSE vis-à-vis Nifty 50

Month/Year	HIGH		LOW	
	Price (₹)	Nifty 50	Price (₹)	Nifty 50
April, 2020	2.30	9,889.05	1.25	8,055.80
May, 2020	2.40	9,598.85	1.75	8,806.75
June, 2020	3.45	10,553.15	1.85	9,544.35
July, 2020	3.85	11,341.40	2.50	10,299.60
August, 2020	3.65	11,794.25	2.50	10,882.25
September, 2020	3.35	11,618.10	2.25	10,790.20
October, 2020	2.60	12,025.45	2.20	11,347.05
November, 2020	3.65	13,145.85	2.15	11,557.40
December, 2020	5.85	14,024.85	3.70	12,962.80
January, 2021	6.50	14,753.55	4.60	13,596.75
February, 2021	7.55	15,431.75	4.80	13,661.75
March, 2021	11.20	15,336.30	7.90	14,264.40

Source of information: Websites of NSE and BSE

H. Performance in comparison to BSE Sensex and Nifty 50





**Based on the Close Price*

I. Registrar & Share Transfer Agent (RTA)

Subsequent to the year end, the Company has changed its Registrar & Share Transfer Agent (RTA) from Link Intime India Private Limited (LIIPL) to Mas Services Limited (MSL) in the records of NSDL and CDSL. The contact details of new RTA viz. MSL are given below:

1. **Name of the New RTA :** Mas Services Limited
2. **Address of the RTA :** T-34, 2nd Floor, Okhla Industrial Area, Phase-II, New Delhi-110020
3. **Contact Person :** Mr. Sharwan Mangla
4. **Telephone No. :** 011-26387281/82/83
5. **E-mail ID :** investor@masserv.com
6. **Website :** www.masserv.com

J. Share Transfer System

During the year under review, pursuant to Regulation 40(9) of the SEBI Listing Regulations, confirmation certificates issued by the Practising Company Secretary for due compliance of share transfer formalities have been furnished by the Company to the Stock Exchanges, on half yearly basis.

The shares of the Company are compulsorily traded in demat mode. SEBI has also mandated transfer of securities in demat mode only w.e.f. April 1, 2019 and accordingly, the Company will not be able to accept requests for transfer of shares held in physical mode. Hence, the Members who are still holding physical Share Certificates are advised to get their shares dematerialized.

K. Distribution of Shareholding

The shareholding pattern and distribution of the shareholding of the equity shares of the Company are given in Table 15 and 16 respectively:

Table 15: Shareholding Pattern as on March 31, 2021

Category of Shareholders	Mode of Holding Shares		Total Shareholding	
	Physical	Demat	Number	%
Promoters	0	29,93,12,557	29,93,12,557	68.78
Bodies Corporate	0	6,68,16,729	6,68,16,729	15.35
Financial Institutions/Banks	0	19,41,437	19,41,437	0.45
Foreign Portfolio Investors	0	19,32,523	19,32,523	0.44
NRIs	0	42,68,886	42,68,886	0.98
Individuals	39,393	5,66,62,806	5,67,02,199	13.03
Others	2	42,06,837	42,06,839	0.97
Total	**39,395**	**43,51,41,775**	**43,51,81,170**	**100.00**

Table 16: Distribution of Shareholding as on March 31, 2021

Range of Shareholding	Shareholders		Shareholding	
	Number	%	Number	%
Upto 500	1,52,764	93.14	1,16,68,449	2.68
From 501 to 1000	5,541	3.38	43,66,075	1.00
From 1001 to 2000	2,763	1.68	42,24,837	0.97
From 2001 to 3000	916	0.56	23,37,013	0.54
From 3001 to 4000	445	0.27	16,14,654	0.37
From 4001 to 5000	386	0.24	18,40,360	0.42
From 5001 to 10,000	590	0.36	44,06,279	1.01
From 10,001 and above	606	0.37	40,47,23,503	93.00
Total	**1,64,011**	**100**	**43,51,81,170**	**100.00**

L. Dematerialization of shares

Table 17 lists the number of equity shares of the Company held in dematerialised mode through NSDL and CDSL as on March 31, 2021:

Table 17: Shares in Dematerialised mode as on March 31, 2021

NSDL		CDSL		Total	
No. of Shares	% of Capital	No. of Shares	% of Capital	No. of Shares	% of Capital
33,27,55,063	76.46	10,23,86,712	23.53	43,51,41,775	99.99

M. Outstanding GDRs/ADRs/Warrants or any Convertible instruments

The Company has not issued any GDRs/ADRs/Warrants or any other instruments, which are convertible into equity shares of the Company.

N. Commodity price risk or foreign exchange risk and hedging activities

The Company does not deal in commodities and there was no foreign exchange exposure during Financial Year 2020-21 and hence, no disclosure is required to be given in respect of commodity price risk or foreign exchange risk and hedging activities.

O. Plant Location

As the Company is engaged in the business of real estate activities, there is no plant location.

P. Address for correspondence

Company	Registrar & Share Transfer Agent (RTA)
Mr. Mandan Mishra Company Secretary & Compliance Officer Parsvnath Developers Limited Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi -110032. CIN: L45201DL1990PLC040945 Phone No. : 011-43050100/43010500 e-mail Id: investors@parsvnath.com, secretarial@parsvnath.com Website: www.parsvnath.com	Mas Services Limited T-34, 2nd Floor, Okhla Industrial Area, Phase - II, New Delhi - 110020 CIN : U74899DL1973PLC006950 Phone No.:011- 26387281/82/83 Fax No.: 011-26387384 e-mail Id: investor@masserv.com Website : www.masserv.com

Q. Credit Ratings

CRISIL Ratings Limited vide Rating rationale dated January 29, 2021 has re-affirmed its rating at 'CRISIL D' on the long term bank facilities of the Company amounting to ₹55 Crores (reduced from ₹72.06 Crores).

7. OTHER DISCLOSURES

A. Materially Significant Related Party Transactions

During the year under review, there were no Materially Significant Related Party Transactions i.e. the Company's transactions that are of material nature, with its Promoters, Directors and the management, their relatives or subsidiaries, among others that may have potential conflict with the Company's interests at large.

As per Section 188 of the Act read with applicable Accounting Standards, the transactions entered into by the Company with its 'Related Parties' during the Financial Year 2020-21 are detailed in the Notes to Accounts of the financial statements. All Related Party Transactions were on an arm's length basis and in the ordinary course of business.

The Policy for determination of materiality of related party transactions and dealing with related party transactions, as approved by the Board, may be accessed on the Company's website at the link:http://www.parsvnath.com/investors/iulr/related-party-transaction-policy/

B. Non-compliance/strictures/penalties

There were no instances of non-compliance by the Company on any matter related to capital markets and therefore, no penalties and/or strictures have been imposed on the Company or the Board of Directors by any Stock Exchange or SEBI or any statutory authority during the last three years.

C. Vigil Mechanism/Whistle Blower Policy

The Company promotes ethical behaviour in all its business activities and has put in place a mechanism for reporting illegal or unethical behaviour. The Company has a Vigil Mechanism / Whistle Blower Policy under which the Directors and Employees are free to report violations of applicable laws and regulations. During the year under review, no Director and Employee was denied access to the Chairperson of the Audit Committee. However, the Company has not received any complaint under the aforesaid mechanism.

During the year under review, the Vigil Mechanism/ Whistle Blower Policy has been amended by the Board, based on the recommendation of the Audit Committee, in line with the requirements under the Act and the SEBI Listing Regulations. The revised Vigil Mechanism/ Whistle Blower Policy may be accessed on the Company's website at the link: http://www.parsvnath.com/investors/information/vigil-mechanism-whistle-blower-policy/

D. Compliance with mandatory requirements and adoption of non-mandatory/discretionary requirements

The Company complies with all the mandatory requirements as prescribed under the SEBI Listing Regulations.

The Company has adopted following non-mandatory/ discretionary requirements:

a) The financial statements of the Company, on standalone and consolidated basis, are on unmodified audit opinion.

b) The Internal Auditors of the Company directly report to the Audit Committee.

E. Policy for determining Material Subsidiary

The Company's Policy for determining Material Subsidiary, as approved by the Board, can be accessed on the Company's website at the link: http://www.parsvnath.com/investors/iulr/policy-for-determining-material-subsidiaries/

F. Utilization of funds raised through Preferential Allotment or Qualified Institutions Placement

During the Financial Year 2020-21, the Company had not raised any funds through Preferential Allotment or Qualified Institutions Placement.

G. Acceptance of recommendations of various committees by the Board

The Board of Directors of the Company had accepted all recommendations of its various committees, during the relevant Financial Year.

H. Statutory Auditor's Fee

The details of total fees of M/s S.N. Dhawan & Co. LLP, Statutory Auditors for the services provided by them, during Financial Year 2020-21, on a consolidated basis (by the Company and its subsidiaries) are given in Table 18 below:

Table 18 : Statutory Auditor's Fees during Financial Year 2020-21, on a consolidated basis:

S. No.	Particulars	Amount (in ₹ Lakhs)
1	Statutory audit fee	39.50
2	Tax audit fee	2.00
3	Limited Review fee	30.00
4	GST/Service tax on above	3.06
	Total	**74.56**

I. Disclosures in relation to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013

a. Number of complaints filed during the Financial Year : Nil

b. Number of complaints disposed of during the Financial Year : Nil

c. Number of complaints pending as on end of the Financial Year: Nil

J. Reconciliation of Share Capital Audit

Pursuant to Regulation 76 of SEBI (Depositories and Participants) Regulations, 2018, a Practising Company Secretary carries out share capital audit, quarterly, to reconcile the total admitted equity share capital with NSDL and the CDSL and the total issued and listed equity share capital. The audit report(s) confirms that the total issued / paid-up capital is in agreement with the total number of shares in physical form and the total number of dematerialised shares held with NSDL and CDSL and that the requests for dematerialisation of shares are processed by the RTA within the prescribed time and uploaded with the concerned depositories.

K. Transfer to Investor Education and Protection Fund

During the year under review, the Company was not required to transfer any amount to Investor Education and Protection Fund (**"IEPF"**), established by the Central Government.

Pursuant to MCA Notification dated August 14, 2019 (effective from August 20, 2019), an amendment has been made in Rule 6 of the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 (**"IEPF Rules"**) whereby it has been clarified that all shares in respect of which dividend has been transferred to IEPF on or before September 7, 2016, are also required to be transferred by the Company in the demat account of the IEPF Authority.

Your Company has declared the dividend for Financial Years 2006-07 and 2007-08 till now. The unpaid/unclaimed dividend in respect thereof was duly transferred to IEPF in the years 2014 and 2015 respectively. Accordingly, in order to comply with the aforesaid Notification, the Shares (whose dividend has been transferred to IEPF, as aforesaid) have been transferred to 'Demat Suspense Account of IEPF Authority', after completing all the requisite formalities relating thereto, as per the provisions of Section 124(6) and other applicable provisions of the Act read with IEPF Rules, as amended from time to time.

Status of Unclaimed Shares

Pursuant to Regulation 39(4) read with Schedule VI to the SEBI Listing Regulations, the Company had opened a separate demat suspense account named as 'Parsvnath Developers Limited – Unclaimed Securities Suspense Account' and credited the shares of the Company which were remaining unclaimed by the Shareholders under the Initial Public Offer (**"IPO"**). At the beginning of the Financial Year 2020-21, 18,118 shares held by 364 Shareholders were lying in the aforesaid account.

As per the aforesaid MCA Notification, those 18,118 shares remaining unclaimed were also transferred from 'Demat Suspense Account of the Company' to 'Demat Suspense Account of IEPF Authority' during the year under review, after completing all the requisite formalities relating thereto, as per the applicable provisions of the Act read with IEPF Rules and the SEBI Listing Regulations, as amended from time to time.

The voting rights on the above-mentioned Shares shall remain frozen till the rightful owners of such shares claim the Shares.

The shares transferred to IEPF can be claimed back from IEPF Authority after following the prescribed procedure and no claim lies against the Company in respect of the shares transferred to the IEPF Authority. The list of such shareholders, whose shares have been transferred to the Demat account of the IEPF Authority, including their names and their Folio No. or DP ID – Client ID has been uploaded under the 'Investors' Section of the Company's website at the link: http://www.parsvnath.com/investors/iulr/iepf/.

L. Code of Conduct

The Board of Directors has laid down a Code of Conduct for its Board Members and Senior Management. The said Code has been posted on the Company's website at the link: http://www.parsvnath.com/investors/iulr/code-of-conduct-2/

As prescribed under SEBI Listing Regulations, a declaration signed by the Managing Director & Chief Executive Officer (CEO) affirming compliance with the aforesaid Code of Conduct by the Directors and Senior Management of the Company, for the Financial Year 2020-21, is annexed and forms part of the Corporate Governance Report.

M. Compliance with Corporate Governance requirements

During the year under review, the Company has complied with all the Corporate Governance requirements specified in Regulation 17 to 27 and clauses (b) to (i) of sub-regulation (2) of Regulation 46 of SEBI Listing Regulations. A certificate obtained in this regard from Mr. Krishnan Sitaraman (Membership No. F2087 and COP No. 21348), a Practising Company Secretary, is annexed and forms part of the Corporate Governance Report.

N. CEO and CFO Certification

The annual certificate, required under Regulation 17(8) read with Part B of Schedule II to the SEBI Listing Regulations, duly signed by the Managing Director & CEO and Group Chief Financial Officer (CFO) on financial reporting and internal controls, was placed before the Board of Directors, which has been duly taken on record.

The Managing Director & CEO and Group CFO also give quarterly certificates on financial results while placing the financial results before the Board of Directors, in terms of Regulation 33(2) of the SEBI Listing Regulations.

On behalf of the Board of Directors

Sd/-
(Pradeep Kumar Jain)
Chairman
DIN : 00333486

Place: Delhi
Date: August 24, 2021

DECLARATION REGARDING COMPLIANCE WITH THE CODE OF CONDUCT FOR BOARD MEMBERS AND SENIOR MANAGEMENT PERSONNEL

The Board of Directors
Parsvnath Developers Limited
Parsvnath Tower, Near Shahdara Metro Station,
Shahdara, Delhi-110032

I, Sanjeev Kumar Jain, Managing Director and Chief Executive Officer of Parsvnath Developers Limited ("the Company"), hereby declare that all the Board Members and Senior Management Personnel of the Company have affirmed compliance with the Company's Code of Conduct for Board Members and Senior Management Personnel, for the Financial Year ended March 31, 2021, as required under Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Sd/-
(Sanjeev Kumar Jain)
Managing Director &
Chief Executive Officer
DIN : 00333881

Place: Delhi
Date: August 6, 2021

CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

[Pursuant to Regulation 34(3) and Schedule V Para C clause (10)(i) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]

To
The Members of
Parsvnath Developers Limited
(CIN : L45201DL1990PLC040945)
Parsvnath Tower, Near Shahdara Metro Station,
Shahdara, Delhi - 110032

I have examined the relevant registers, records, forms, returns and disclosures received from the Directors of Parsvnath Developers Limited having CIN: L45201DL1990PLC040945 and having registered office at Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi - 110032 (hereinafter referred to as 'the Company'), produced before me by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In my opinion and to the best of my information and according to the verifications [including Directors Identification Number (DIN) status at the portal www.mca.gov.in] as considered necessary and explanations furnished to me by the Company and its officers, I hereby certify that none of the Directors on the Board of the Company as stated below has been debarred or disqualified from being appointed or continuing as Directors of Companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs, or any such other Statutory Authority.

S.No.	Name of Director	DIN	Date of appointment in Company
1.	Pradeep Kumar Jain	00333486	24/07/1990
2.	Sanjeev Kumar Jain	00333881	24/07/1990
3	Dr.Rajeev Jain	00433463	10/07/1999
4	Ashok Kumar	00138677	14/01/2004
5	Deepa Gupta	02411637	30/03/2015
6	Mahendra Nath Verma	02931269	25/05/2015
7.	Subhash Chander Setia	01883343	30/06/2021
8.	Dr.Rakshita Shharma	08579771	30/06/2021

Ensuring the eligibility of every Director for the appointment / continuity on the Board is the responsibility of the management of the Company. My responsibility is to express an opinion on these, based on my verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

Sd/-
Krishnan Sitaraman
Practising Company Secretary
ICSI Unique Code I2005DE491700
FCS : 2087
CP No. 21348
ICSI UDIN: F002087C000745711

Date : 6th August , 2021
Place : New Delhi

CERTIFICATE ON COMPLIANCE WITH THE CONDITIONS OF CORPORATE GOVERNANCE UNDER LISTING REGULATIONS, 2015

To
The Members of
Parsvnath Developers Limited
(CIN: L45201DL1990PLC040945)
Parsvnath Tower, Near Shahdara Metro Station,
Shahdara, Delhi - 110032

I have examined the compliance of conditions of Corporate Governance by **Parsvnath Developers Limited** ("the Company") for the year ended on March 31, 2021 as stipulated in Regulations 17 to 27 and sub-regulation (2) of Regulation 46 and Para C, D & E of Schedule V of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations").

The compliance of conditions of Corporate Governance is the responsibility of the Management. My examination was limited to review of procedures and implementations thereof, as adopted by the Company for ensuring the compliances of the conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In my opinion and to the best of my information and according to the explanations given to me and the representations made by the Directors and the Management, I certify that the Company has complied with the various conditions as specified in Corporate Governance as stipulated in the above-mentioned SEBI Listing Regulations.

I further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

Sd/-
Krishnan Sitaraman
Practising Company Secretary
ICSI Unique Code I2005DE491700
FCS : 2087
CP No. 21348
ICSI UDIN F002087C000745753

Date : 6th August, 2021
Place: New Delhi

STANDALONE FINANCIAL STATEMENTS

INDEPENDENT AUDITOR'S REPORT

To The Members of Parsvnath Developers Limited

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the standalone financial statements of Parsvnath Developers Limited ("the Company"), which comprise the balance sheet as at 31 March 2021, and the statement of Profit and Loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year then ended, and notes to the standalone financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2021, and its loss, total comprehensive loss, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matters

We draw attention to the following matters in the notes to the Ind AS financial statements:

(i) Note 46, which indicates that the Company has incurred cash loss during the current and previous years and there have been delays/defaults in payment of principal and interest on borrowings, statutory liabilities, salaries to employees and payment of other dues by the Company. The management of the Company is of the opinion that no adverse impact is anticipated on future operations of the Company.

(ii) Note 12, which explains management position regarding utilization of Deferred Tax Assets and Minimum Alternate Tax Credit aggregating to ₹16,257.82 lacs as at 31 March, 2021. Based on the management assumptions, future business plans and planned sale off some identified assets, management is certain about realization of these assets in coming years.

Our opinion is not modified in respect of these matters.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

Key audit matters	**How the matter was addressed in our audit**
Revenue recognition	
Revenue from sale of constructed properties is recognised at a 'Point of Time', when the Company satisfies the performance obligations, which generally coincides with completion/ possession of the unit. Recognition of revenue at a point in time based on satisfaction of performance obligation requires estimates and judgements regarding timing of satisfaction of performance obligation, allocation of cost incurred to segment/units and the estimated cost for completion of some final pending works. Due to judgement and estimates involved, revenue recognition is considered as key audit matter.	Our audit procedures on revenue recognition included the following: • We have evaluated that the Company's revenue recognition policy is in accordance with Ind AS 115 and other applicable accounting standards; • We verified performance obligations satisfied by the Company; • We tested flat buyer agreements/sale deeds, occupancy certificates (OC), project completion, possession letters, sale proceeds received from customers to test transfer of controls; • We conducted site visits during the year to understand status of the project and its construction status; • We verified calculation of revenue to be recognised and matching of related cost; • We verified allocation of common cost to units sold and estimates of cost yet to be incurred before final possession of units.
Inventories	
The Company's inventories comprise of projects under construction/development (Work-in-progress) and unsold flats (finished flats). The inventories are carried 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 is assessed with reference to market value of completed property as at the reporting date less estimated cost to complete. The carrying value of inventories is significant part of the total assets of the Company and involves significant estimates and judgements in assessment of NRV. Accordingly, it has been considered as key audit matter.	Our audit procedures to assess the net realisable value (NRV) of inventories included the following: • We had discussions with management to understand management's process and methodology to estimate NRV, including key assumptions used; • We verified project wise unsold units/area from sales department; • We tested sale price of the units with reference to recently transacted price of same or similar projects and available market information in same geographical area; • To calculate NRV of work-in-progress, we verified the estimated cost to construction to complete the project.

Key audit matters	How the matter was addressed in our audit
Deferred Tax Assets (DTA)	
The Company has recognised deferred tax assets (DTA) on carried forward business losses and unabsorbed depreciation (refer to note 12 to the financial statements) The Company has recognised DTA considering sale agreements executed with the customers against which revenue will get recognised in future on point of time. Recognition of DTA is based on future business plan and sales projections of the Company, which have been approved by the audit committee and board of directors of the Company. Since recognition of DTA on carried forward losses involves significant judgements and estimates, it has been considered as key audit matter.	Our audit procedures included: • We have discussions with management to understand process over recording and review of deferred tax assets (DTA); • We obtained approved business plan, profitability projects of existing projects and verified mandates given for sale of some identified assets; • We had discussion at separate audit committee meeting with independent directors; • We tested the computation of the amount and the tax rate used for recognition of DTA; • We also verified the disclosures made by the Company in Note 12 to the financial statements.
Investments in subsidiaries	
The Company has significant investments in its subsidiary companies. These investments are carried at cost. Management reviews whether there are any indicators of impairment of investments. For impairment testing, management has to do assessment of the cash flows of these entities and/or value of underlying assets in these entities. Impairment assessment involves estimates and judgements in forecasting future cash flows. Accordingly, it has been considered as key audit matter.	Our audit procedures included: • We compared carrying value of investment in the books of the Company with net asset value of relevant subsidiaries; • We reviewed business plan and cash flow projections of the subsidiaries and tested assumption; • In cases, where cash flow projections were not available, we verified valuation report of underlying assets held by these subsidiaries; • Verified that required disclosures in respect of these investments has been made in the financial statements.
Customer complaints and litigation	
The Company is having various customers complaints, claims and litigations for delays in execution of its real estate projects. Management estimates the possible outflow of economic resources based on legal opinion and available information on the status of the legal cases. Determination of amount to be provided and disclosure of contingent liabilities involves significant estimates and judgements, therefor it has been considered as key audit matter.	Our audit procedures included: • We had discussion with management and understood management process for identification of claims and its quantification; • We had discussion with Head of Legal department of the Company, to assess the financial impact of legal cases; • We read judgments of the courts and appeals filed by the Company; • We read minutes of the audit committee and the board of directors of the Company to get status of the material litigations; • We verified that, in cases, where management estimates possible flow of economic resources, adequate provision is made in books of account and in other cases, required disclosure is made of contingent liabilities.

Key audit matters	How the matter was addressed in our audit
Statutory dues and borrowings	
The Company has incurred cash losses during the current and previous year, due to recession in the real estate sector, due to which the Company is facing tight liquidity situation. As a result, there have been delays/defaults in statutory liabilities, principal and interest on borrowings and other dues. Defaults in payment of statutory dues and borrowings involves calculation of interest, penal interest and other penalties on delayed payments and recording of liabilities. It requires significant estimates, hence considered as key audit matter.	Our audit procedures included: • We had discussion with management and understood management process for provision of interest and penalties for delays/defaults in payment of statutory dues and repayment of borrowings and interest thereon; • For statutory dues, we have verified the schedule of statutory liabilities and due date of payments. We verified calculation of interest on delayed payments; • For borrowings, we verified loan agreement and sanction letters to check repayment schedule and penal interest, if any. We verified calculation of interest including penal interest; • We verified disclosures made in the financial statements in respect of defaults in repayment of borrowings and interest thereon; • Defaults in payment of statutory dues is reported in Annexure A to our audit report.
Advances for land	
The Company has given advances for procurement of land for construction of real estate projects. These advances are given based on agreements. The Company acquires land through SPVs and paid advances to SPVs for acquisition of land. These advances are tested for recoverability. Due to significant amount and the time involved in square up of these advances, it has been considered as key audit matter.	Our audit procedures included: • We had discussion with management and understood management process for land acquisition; • We have verified the agreements and Memorandum of Understanding (MOUs) with the SPVs; • We verified financial statements of these SPVs to test land held by these entities and its book value; • For advances given to third parties, we have verified the agreements and had discussion with the management on timeline for land procurement.
Related party transaction and balances	
The Company has transaction with related parties. These includes transaction in nature of purchase of development rights, advances for land procurement, security deposits from subsidiaries and loans and advances given to its subsidiaries. These transactions are in ordinary course of business on arm length basis. Due to significance of these transactions, considered as key audit matter.	Our audit procedures included: • Understood Company's policies and procedures for identification of related parties and transactions; • Read minutes of the audit committee and board of directors for recording/approval of related party transactions; • Tested Company's assessment regarding related party transactions are being ordinary course of business and at arm's length; • Tested transaction with underlying contracts and supporting documents; • Obtained confirmation for outstanding balances; • Verified disclosures made in the financial statements in respect of related party transactions and outstanding balances.

Information Other than the Ind AS Standalone Financial Statements and Auditor's Report thereon

- The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Director's Report, Management Discussion and Analysis Report and Corporate Governance Report, but does not include financial statements and our auditor's report thereon. These reports are expected to be made available to us after the date of this auditor's report.
- Our opinion on the standalone financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.
- In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.
- When we read Director's Report, Management Discussion and Analysis Report and Corporate Governance Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance as required under SA 720 'The Auditors Responsibilities relating to other information'.

Management's Responsibility for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is also responsible for overseeing the company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in the **Annexure A**, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. As required by Section 143(3) of the Act, we report that:

   (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

   (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

   (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the books of account.

   (d) In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

(e) On the basis of the written representations received from the directors as on 31 March, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2021 from being appointed as a director in terms of Section 164 (2) of the Act.

(f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in **"Annexure B**.

(g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of Section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the company has not paid any remuneration to its directors during the year.

(h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

i. The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements – Refer Note 36 to the standalone financial statements;

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses - Refer Note 38 to the standalone financial statements;

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company – refer Note 39 to the standalone financial statements.

For **S.N. Dhawan & Co LLP**
Chartered Accountants
Firm's Registration No.:000050N/N500045

Sd/-
Vinesh Jain
Partner
Membership No.: 087701
UDIN: 21087701AAAAEO8178

Place: Delhi
Date: 30 June 2021

'Annexure A' to the Independent Auditor's Report

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of the Independent Auditor's Report of even date to the members of Parsvnath Developers Limited on the Ind AS financial statements as at and for the year ended 31 March 2021)

i. a. The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.

b. The fixed assets were physically verified during the year by the Management in accordance with a regular programme of verification which, in our opinion, provides for physical verification of all the fixed assets at reasonable intervals. According to information and explanations given to us, no material discrepancies were noticed on such verification.

c. According to the information and explanations given to us and the records examined by us and based on the examination of the registered sale deed / transfer deed / conveyance deed provided to us, we report that, the title deeds, comprising all the freehold immovable properties of land and buildings which are included under the heads "Property, Plant and Equipment' and 'Investment Property', are held in the name of the Company as at the balance sheet date. In respect of immovable properties of land and buildings that have been taken on lease and disclosed as 'Property, Plant and Equipment' in the financial statements, the lease agreements are in the name of the Company, where the Company is the lessee in the agreement.

ii. In our opinion and according to the information and explanations given to us, having regard to the nature of inventory, the physical verification by way of verification of title deeds, site visits by the Management and certification of extent of work completion by competent persons, are at reasonable intervals and no material discrepancies were noticed on physical verification.

iii. According to the information and explanations given to us, the Company has granted unsecured loans to companies covered in the register maintained under section 189 of the Companies Act, 2013, in respect of which:

a. The terms and conditions of the grant of such loans are, in our opinion, prima facie, not prejudicial to the interest of the Company.

b. The schedule of repayment of principal and payment of interest has not been stipulated and in the absence of such schedule, we are unable to comment on the regularity of the repayments or receipts of principal amounts and interest.

c. There is no overdue amount remaining outstanding as at the balance sheet date.

iv. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of grant of loans, making investments and providing guarantees and securities.

v. According to the information and explanations given to us, the Company has not accepted any deposits from the public.

vi. The maintenance of cost records has been specified by the Central Government under section 148(1) of the Companies Act, 2013. We have broadly reviewed the cost records maintained by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014, as amended and prescribed by the Central Government under Section 148 (1) of the Companies Act, 2013, and are of the opinion that, prima facie, the prescribed cost records have been made and maintained. We have, however, not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.

vii. According to the information and explanations given to us in respect of statutory dues:

a. There have been significant delays in deposit of undisputed statutory dues in respect of Tax deducted at Source and delays in deposit of Provident Fund, Employees' State Insurance, Value Added Tax, Goods and Service Tax (GST), Cess and other material statutory dues applicable to it to the appropriate authorities.

We are informed that the Company's operations during the year, did not give rise to any liability for Sales Tax, Service Tax, Customs Duty and Excise Duty.

b. Undisputed amounts payable in respect of Tax Deducted at Source (TDS), Value Added Tax and Work Contract Tax in arrears as at 31 March, 2021 for a period of more than six months from the date they became payable are as given below

Nature of dues	Amount (₹ In lakhs)	Period of default
Tax deducted at source	17,490.51	Financial Years 2015-16, 2016-17, 2017-18, 2018-19 and 2019-2020 and April 2020 to September 2020
Work Contract Tax (WCT)		
	52.18	April - June, 2017
Value Added Tax (VAT)	40.27	Financial years 2008-09

We are informed that the Company's operations during the year, did not give rise to any liability for Customs Duty and Excise Duty.

c. Details of dues of Income-tax, Sales Tax and Value Added Tax which have not been deposited as on 31 March, 2021 on account of disputes are given below:

Name of statute	Nature of dues	Forum where the dispute is pending	Period to which the amount relates	Amount involved (₹ in lacs)
Haryana Value Added Tax Act, 2003	Value Added Tax	Member Tribunal, Haryana	2008-2009 and 2014-15	139.86
UP VAT	VAT	Allahabad High Court	2015-16	327.63
Mumbai VAT	VAT	Dy. Commissioner Sales Tax (Appeals)	2007-08 to 2010-11	323.25
Income Tax Act, 1961	Income Tax	Income Tax Appellate Tribunal	2006-07 to 2010-11	967.09
Income Tax Act, 1961	Tax deducted at Source	Commissioner of Income Tax (Appeals)	2007-08 to 2016-17	198.15
Entertainment Tax	Entertainment Tax	JT Commissioner (Appeals)	1999-2003	4.22

There are no dues in respect of Service Tax and GST which have not been deposited as on 31 March, 2021 on account of disputes. We are informed that the Company's operations during the year, did not give rise to any Customs Duty and Excise Duty.

viii. In our opinion and according to the information and explanations given to us, the Company has defaulted in repayment of loans or borrowings to financial institutions, banks and dues to debenture holders, as below:

Particulars	Amount of default of repayment (₹ in lacs)		Period of default
	Principal	Interest	
Dues to Financial Institution:			
-LIC of India	12,491.13	15,541.43	1 to 2646 days
Non-Banking Finance Companies	18,902.92	3,808.13	1-547 days
Total	**31,394.05**	**19,349.56**	

ix. The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments). In our opinion and according to the information and explanations given to us, the term loans have been applied by the Company during the year for the purpose for which they were raised, other than temporary deployment pending application.

x. To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no material fraud on the Company by its officers or employees has been noticed or reported during the year.

xi. The Company has not paid any managerial remuneration during the year.

xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of the CARO 2016 is not applicable.

xiii. In our opinion and according to the information and explanations given to us the Company is in compliance with Section 188 and 177 of the Companies Act, 2013, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements etc. as required by the applicable accounting standards.

xiv. During the year the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures and hence reporting under clause (xiv) of the CARO 2016 is not applicable to the Company.

xv. In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its directors or directors of its subsidiary or associate company or persons connected with them and hence provisions of section 192 of the Companies Act, 2013 are not applicable.

xvi. The Company is not required to be registered under section 45-I of the Reserve Bank of India Act, 1934.

For **S.N. Dhawan & Co LLP**
Chartered Accountants
Firm's Registration No.:000050N/N500045

Sd/-
Vinesh Jain
Partner
Membership No.: 087701
UDIN: 21087701AAAAEO8178

Place: Delhi
Date: 30 June 2021

'Annexure B' to the Independent Auditor's Report

(Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' section of the Independent Auditor's Report of even date to the members of Parsvnath Developers Limited on the Ind AS financial statements as at and for the year ended 31 March 2021)

Independent Auditor's report on the Internal Financial Controls with reference to financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

1. We have audited the internal financial controls with reference to financial statements of Parsvnath Developers Limited ("the Company") as of 31 March 2021 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

2. The Company's management is responsible for establishing and maintaining internal financial controls based on based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the company's business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

3. Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by the Institute of Chartered Accountants of India (ICAI) and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the ICAI.. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.

4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system with reference to financial statements.

Meaning of Internal Financial Controls with reference to Financial Statements

6. A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions

are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

7. Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

8. In our opinion, the Company has, in all material respects, adequate internal financial controls system with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at 31 March 2021, based on based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **S.N. Dhawan & Co LLP**
Chartered Accountants
Firm's Registration No.:000050N/N500045

Sd/-
Vinesh Jain
Partner
Membership No.: 087701
UDIN: 21087701AAAAEO8178

Place: Delhi
Date: 30 June 2021

STANDALONE BALANCE SHEET AS AT 31 MARCH, 2021

(₹ in Lakhs)

Particulars	Notes	As at 31 March, 2021	As at 31 March, 2020
ASSETS			
1 Non-current assets			
a. Property, plant and equipment	5	125.43	227.75
b. Right of use assets	6	10,343.53	11,371.42
c. Investment property	7	1,489.10	1,518.93
d. Other intangible assets	8	1,745.54	1,863.84
e. Intangible assets under development	8	49,673.43	45,399.94
f. Financial assets			
i. Investments	9	85,277.49	81,484.73
ii. Loans	10	12,914.37	12,610.41
iii. Other financial assets	11	1,669.76	1,750.46
g. Deferred tax assets (Net)	12	16,257.82	16,788.37
h. Tax assets (Net)	18	1,513.27	1,527.97
i. Other non-current assets	13	24,882.06	25,450.92
Total non-current assets		**205,891.80**	**199,994.74**
2 Current assets			
a. Inventories	14	294,214.28	321,847.48
b. Financial assets			
i. Trade receivables	15	31,268.83	26,052.60
ii. Cash and cash equivalents	16	961.11	588.12
iii. Bank balances other than (ii) above	17	6,744.64	5,316.65
iv. Loans	10	9,545.16	7,253.42
v. Other financial assets	11	17,109.44	17,001.19
c. Other current assets	13	9,597.67	11,941.51
d. Assets held for sale		41,554.83	41,554.83
Total current assets		**410,995.96**	**431,555.80**
Total assets		**616,887.76**	**631,550.54**
EQUITY AND LIABILITIES			
1 Equity			
a. Equity share capital	19	21,759.06	21,759.06
b. Other equity	20	101,414.70	125,567.56
Total Equity		**123,173.76**	**147,326.62**
Liabilities			
2 Non-current liabilities			
a. Financial liabilities			
i. Borrowings	21	48,987.67	49,505.35
ii. Other financial liabilities	22	17,829.13	17,169.34
b. Provisions	23	378.33	492.92
c. Other non-current liabilities	24	795.43	834.26
Total non-current liabilities		**67,990.56**	**68,001.87**
3 Current liabilities			
a. Financial liabilities			
i. Borrowings	25	36,983.31	39,202.78
ii. Trade Payables	26		
- Total outstanding dues of micro enterprises and small enterprises		173.39	117.69
- Total outstanding dues of creditors other than micro enterprises and small enterprises		64,196.11	75,949.94
iii. Other financial liabilities	22	111,036.96	91,636.26
b. Provisions	23	9.19	14.84
c. Other current liabilities	24	213,324.48	209,300.54
Total current liabilities		**425,723.44**	**416,222.05**
Total liabilities		**493,714.00**	**484,223.92**
Total equity and liabilities		**616,887.76**	**631,550.54**

See accompanying notes to the financial statements 1-71

In terms of our report attached

For S.N. Dhawan & Co. LLP
Chartered Accountants
(Registration No. 000050N/N500045)

Sd/-
Vinesh Jain
Partner
(Membership No. 087701)

Place: Delhi
Date : 30 June, 2021

For and on behalf of the Board of Directors

Sd/-
Pradeep Kumar Jain
Chairman
(DIN: 00333486)

Sd/-
Sanjeev Kumar Jain
Managing Director & CEO
(DIN: 00333881)

Sd/-
M.C. Jain
Group Chief Financial Officer

Sd/-
Mandan Mishra
Company Secretary

Place: Delhi
Date : 30 June, 2021

STANDALONE STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Particulars		Notes	Year ended 31 March, 2021	Year ended 31 March, 2020
I.	Revenue from operations	27	28,771.83	111,598.33
II.	Other income	28	5,028.75	12,179.72
III.	**Total income (I + II)**		**33,800.58**	**123,778.05**
IV.	**Expenses**			
	a. Cost of land / development rights		3,420.00	7,044.78
	b Cost of materials consumed Purchases of stock-in-trade	29	295.16	725.36
	c. Contract cost, labour and other charges		809.80	2,037.00
	d. Changes in inventories of finished goods and work-in-progress	30	23,400.83	85,085.33
	e. Employee benefits expense	31	1,557.86	2,045.81
	f. Finance costs	32	24,050.80	26,792.73
	g. Depreciation and amortisation expense	33	429.75	450.42
	h. Other expenses	34	3,508.56	11,309.12
	Total expenses (IV)		**57,472.76**	**135,490.55**
V.	**Profit/(loss) before tax (III-IV)**		**(23,672.18)**	**(11,712.50)**
VI.	**Tax expense/(benefit):**	**35**		
	a. Current tax		-	-
	b. Tax adjustment for earlier years		530.55	-
	c. Deferred tax		-	(2,400.84)
			530.55	**(2,400.84)**
VII.	**Profit/(loss) for the year (V - VI)**		**(24,202.73)**	**(9,311.66)**
VIII.	**Other comprehensive income**			
	A (i) Items that will not be reclassified to profit or loss			
	a) Remeasurements of the defined benefit plans		49.87	(53.46)
	(ii) Income tax relating to items that will not be reclassified to profit or loss	35	-	4.92
	Total other comprehensive income [A(i-ii)]		**49.87**	**(58.38)**
IX.	**Total comprehensive income for the year (VII + VIII)**		**(24,152.86)**	**(9,370.04)**
X.	**Earnings per equity share (face value ₹5 per share)**	**63**		
	a. Basic (in ₹)		(5.56)	(2.14)
	b. Diluted (in ₹)		(5.56)	(2.14)

See accompanying notes to the financial statements 1-71

In terms of our report attached

For S.N. Dhawan & Co. LLP
Chartered Accountants
(Registration No. 000050N/N500045)

Sd/-
Vinesh Jain
Partner
(Membership No. 087701)

Place: Delhi
Date : 30 June, 2021

For and on behalf of the Board of Directors

Sd/-
Pradeep Kumar Jain
Chairman
(DIN: 00333486)

Sd/-
Sanjeev Kumar Jain
Managing Director & CEO
(DIN: 00333881)

Sd/-
M.C. Jain
Group Chief Financial Officer

Sd/-
Mandan Mishra
Company Secretary

Place: Delhi
Date : 30 June, 2021

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Particulars		Year ended 31 March, 2021	Year ended 31 March, 2020
A. Cash flow from operating activities			
Profit/(loss) before tax (including OCI)		(23,622.31)	(11,765.96)
Adjustments for:			
Depreciation and amortisation expense		429.75	450.42
Profit on sale of property, plant and equipment (net)		(6.18)	(51.81)
Profit on sale of non-current investments		-	(4,285.09)
Premium on redemption of non-current investment		-	(1,506.83)
Income upon maturity of Keyman Insurance Policy		-	(1,723.50)
Finance costs		24,050.80	26,792.73
Interest income		(5,020.93)	(4,489.07)
Excess provisions written back		(0.25)	(11.61)
Share of loss from joint venture		0.14	0.23
Operating profit/(loss) before working capital changes		**(4,168.98)**	**3,409.51**
Movement in working capital:			
Adjustments for (increase)/decrease in operating assets:			
Inventories		36,556.77	85,085.33
Trade receivables		(5,216.23)	871.87
Loans - non current		(303.96)	(283.04)
Loans - current		(2,291.74)	(2,922.62)
Other financial assets - non current		80.70	(7.27)
Other financial assets - current		252.92	635.00
Other assets - non current		568.86	554.14
Other assets - current		2,343.84	(66.16)
Adjustments for increase/(decrease) in operating liabilities:			
Trade payables		(11,697.88)	5,020.23
Other financial liabilities - non current		659.79	(2,599.38)
Other financial liabilities - current		(676.72)	(1,693.94)
Other liabilities - non current		(38.83)	(192.24)
Other liabilities - current		4,023.94	(38,750.68)
Provisions - non current		(114.59)	52.73
Provisions - current		(5.65)	(0.19)
Cash generated from/(used in) operations		**19,972.24**	**49,113.29**
Income taxes paid (net)		14.70	(490.05)
Net cash flow from/(used in) operating activities	**(A)**	**19,986.94**	**48,623.24**
B. Cash flow from investing activities			
Payments for Property, Plant and Equipment, Investment Properties and intangible assets including under development		(3,427.52)	(5,529.75)
Proceeds from sale of Property, Plant and Equipment, intangible assets and investment property		8.80	79.52
Proceeds upon maturity of Keyman Insurance Policy		-	1,723.50
(Increase)/decrease in bank balances not considered as cash and cash equivalents			
- Placed during the year		(2,497.76)	(7,418.58)
- Matured during the year		1,069.77	7,695.73

(₹ in Lakhs)

Particulars		Year ended 31 March, 2021	Year ended 31 March, 2020
Purchase of non-current investments			
- Subsidiaries		(1.00)	(2.00)
- Others		(4,605.26)	(4,039.71)
Sale of non-current investments			
- Subsidiaries			
Redemption/sale of non-current investments			
- Subsidiaries		-	20,059.25
- Joint Venture		494.86	-
Interest received		4,978.26	10,254.07
Net cash flow from/(used in) investing activities	**(B)**	**(3,979.85)**	**22,822.03**
C. Cash flow from financing activities			
Interest paid		(14,583.90)	(31,525.74)
Proceeds from / (repayment of) working capital borrowings		(468.01)	(1,068.00)
Proceeds from other short-term borrowings		1,164.10	12,131.53
Repayment of other short-term borrowings		(2,915.56)	(10,217.36)
Proceeds from long-term borrowings		7,077.14	72,583.10
Repayment of long-term borrowings		(5,907.87)	(115,705.19)
Net cash flow from/(used in) financing activities	**(C)**	**(15,634.10)**	**(73,801.66)**
D. Net increase/(decrease) in Cash and cash equivalents	(A+B+C)	372.99	(2,356.39)
E. Cash and cash equivalents at the beginning of the year		588.12	2,944.51
F. Cash and cash equivalents at the end of the year		**961.11**	**588.12**

In terms of our report attached

For S.N. Dhawan & Co. LLP
Chartered Accountants
(Registration No. 000050N/N500045)

Sd/-
Vinesh Jain
Partner
(Membership No. 087701)

Place: Delhi
Date : 30 June, 2021

For and on behalf of the Board of Directors

Sd/-
Pradeep Kumar Jain
Chairman
(DIN: 00333486)

Sd/-
Sanjeev Kumar Jain
Managing Director & CEO
(DIN: 00333881)

Sd/-
M.C. Jain
Group Chief Financial Officer

Sd/-
Mandan Mishra
Company Secretary

Place: Delhi
Date : 30 June, 2021

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH, 2021

a. Equity Share Capital

(₹ in Lakhs)

Particulars	Amount
Balance as at 31 March, 2019	21,759.06
Changes in equity share capital during the year	-
Balance as at 31 March, 2020	21,759.06
Changes in equity share capital during the year	-
Balance as at 31 March, 2021	**21,759.06**

b. Other Equity

(₹ in Lakhs)

Particulars	Reserves and Surplus				Other Comprehensive Income	Total
	Securities premium	General Reserve	Debenture redemption reserve	Retained earnings	Remeasurement of defined benefit plan	
Balance as at 31 March, 2019	**140,711.41**	**7,960.00**	**2,742.20**	**(16,482.52)**	**6.51**	**134,937.60**
Profit/(loss) for the year	-	-	-	(9,311.66)	-	(9,311.66)
Other comprehensive income for the year, net of income tax	-	-	-	-	(58.38)	(58.38)
Total comprehensive income for the year	**-**	**-**	**-**	**(9,311.66)**	**(58.38)**	**(9,370.04)**
Balance as at 31 March, 2020	**140,711.41**	**7,960.00**	**2,742.20**	**(25,794.18)**	**(51.87)**	**125,567.56**
Profit/(loss) for the year	-	-	-	(24,202.73)	-	(24,202.73)
Other comprehensive income for the year, net of income tax	-	-	-	-	49.87	49.87
Total comprehensive income for the year	**-**	**-**	**-**	**(24,202.73)**	**49.87**	**(24,152.86)**
Balance as at 31 March, 2021	**140,711.41**	**7,960.00**	**2,742.20**	**(49,996.91)**	**(2.00)**	**101,414.70**

See accompanying notes to the financial statements 1-71

In terms of our report attached

For S.N. Dhawan & Co. LLP
Chartered Accountants
(Registration No. 000050N/N500045)

Sd/-
Vinesh Jain
Partner
(Membership No. 087701)

Place: Delhi
Date : 30 June, 2021

For and on behalf of the Board of Directors

Sd/-
Pradeep Kumar Jain
Chairman
(DIN: 00333486)

Sd/-
Sanjeev Kumar Jain
Managing Director & CEO
(DIN: 00333881)

Sd/-
M.C. Jain
Group Chief Financial Officer

Sd/-
Mandan Mishra
Company Secretary

Place: Delhi
Date : 30 June, 2021

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

1. CORPORATE INFORMATION

Parsvnath Developers Limited ("the Company") was set up as a Company registered under the Companies Act, 1956. It was incorporated on 24 July, 1990. The Company is primarily engaged in the business of promotion, construction and development of integrated townships, residential and commercial complexes, multi-storeyed buildings, flats, houses, apartments, shopping malls, IT parks, hotels, SEZ, etc.

The Company is a public limited company incorporated and domiciled in India. The address of its corporate office is Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi - 110 032. The Company is listed on the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE).

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 the Company will collect the consideration to which it will be entitled in exchange of goods or services that will be transferred to the customers taking into account contractually defined terms of payments. Revenue excludes taxes and duties collected on behalf of the Government and is net of customer returns, rebates, discounts and other similar allowances.

i. Revenue from real estate projects – The Company derives revenue, primarily from sale of properties comprising of both commercial and residential units. Revenue from sale of constructed properties is recognised at a 'Point of Time', when the Company satisfies the performance obligations, which generally coincides with completion/possession of the unit. To estimate the transaction price in a contract, the Company adjusts the

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

contracted amount of consideration to the time value of money if the contract includes a significant financing component.

ii. In case of joint development projects, wherein land owner provides land and the Company acts as a developer and in lieu of land, the Company has agreed to transfer certain percentage of the revenue proceeds, the revenue is accounted on gross basis. In case, where, in lieu of the land, the Company has agreed to transfer certain percentage of constructed area, revenue is recognised in respect of Company's share of constructed area to the extent of Company's percentage share of the underlying real estate development project.

iii. Revenue from sale of land without any significant development is recognised when the sale agreement is executed resulting in transfer of all significant risk and rewards of ownership and possession is handed over to the buyer. Revenue is recognised, when transfer of legal title to the buyer is not a condition precedent for transfer of significant risks and rewards of ownership to the buyer.

iv. Revenue from sale of development rights is recognised when agreements are executed.

v. Income from construction contracts is recognised by reference to the stage of completion of the contract activity at the reporting date of the financial statements. The related costs there against are charged to the Statement of Profit and Loss. The stage of completion of the contract is measured by reference to the proportion that contract cost incurred for work performed up to the reporting date bears to the estimated total contract cost for each contract. When the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.

vi The revenue on account of interest on delayed payment by customers and expenditure on account of compensation / penalty for project delays are accounted for at the time of acceptance / settlement with the customers due to uncertainties with regard to determination of amount receivable / payable.

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

viii Income from rent is recognised on accrual basis in accordance with the terms of agreement with the lessee.

ix. Income from maintenance charges is recognised on accrual basis.

x. 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

Ind AS 116

The company has applied Ind AS 116 for recognition of revenue from leasing.

As a lessee

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 and intangible assets. 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.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the company's estimate of the amount expected to be payable under a residual value guarantee, or if company changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

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.

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.

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

a. Defined contribution plan

The Company's contribution to provident fund and employee state insurance scheme are considered as defined contribution plans and are charged as an expense based on the amount of contribution required to be made and when services are rendered by the employees.

b. Defined benefit plan

For defined benefit plan in the form of gratuity, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each annual reporting period. Remeasurement, comprising actuarial gains and losses, is reflected immediately in the balance sheet with a charge or credit recognised in other comprehensive income in the period in which they occur. Remeasurement recognised in other comprehensive income is not reclassified to profit or loss in subsequent periods. Past service cost is recognised in profit or loss in the period of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Defined benefit costs are categorised as follows:

- service cost comprising current service costs, past

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

service costs, gains and losses on curtailments and settlements;

- net interest expense or income; and
- remeasurement

c. Short-term and other long-term employee benefits

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

Accumulated leaves expected to be carried forward beyond twelve months, are treated as long-term employee benefits. Liability for such long term benefit is provided based on the actuarial valuation using the projected unit credit method at year-end.

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.

Minimum Alternate Tax (MAT)

Minimum Alternate Tax (MAT) is payable when the taxable profit is lower than the book profit. Taxes paid under MAT are available as a set off against regular income tax payable in subsequent years. MAT paid in a year is charged to the Statement of Profit and Loss as current tax. The Company recognises MAT credit available as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period i.e the period for which MAT credit is allowed to be carried forward. MAT credit is recognised as an asset and is shown as 'MAT Credit Entitlement'. The Company reviews the 'MAT Credit Entitlement' asset at each reporting date and write down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period.

2.8 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

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

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.

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'

2.9 Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation. Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. The cost includes purchase/construction cost, directly attributable cost and borrowing costs, if the recognition criteria are met. The fair value of investment property is disclosed in the notes.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal.

Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

2.10 Depreciation on property, plant and equipment and investment property

Depreciation on property, plant and equipment and investment property is provided on straight line basis as per the useful life prescribed in Schedule II to the Companies Act, 2013, except in respect of Shuttering and Scaffolding, in which case the life of the asset has been assessed on technical advice, taking into account the nature of asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technology changes and maintenance support etc. Accordingly the useful life of the assets taken is as under:

Asset	Useful life
Buildings	60 years
Plant and equipment	8 years
Shuttering and scaffolding	6 years
Furniture and fixture	8 years
Vehicles	8 years
Office equipment	5 years
Computer	3 years
Investment properties (Buildings)	60 years

Free hold land is not depreciated.

2.11 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

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

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.

2.12 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.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

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.

Onerous contracts

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Company has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

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.

2.17 Cost of revenue

Cost of constructed properties includes cost of land/ development rights, construction and development costs, borrowing costs and direct overheads, which is charged to the statement of profit and loss based on the corresponding revenue recognized from sale of unit on proportionate basis.

2.18 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

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

their conversion to equity shares would decrease the net profit per share from continuing ordinary operations.

2.19 Foreign currency translations

The financial statements are presented in Indian Rupee, the functional currency of the Company.

Transactions in foreign currencies entered into by the Company are recorded at the exchange rates prevailing on the date of the transaction or at rates that closely approximate the rate at the date of the transaction.

Foreign currency monetary items of the Company, outstanding at the reporting date are restated at the exchange rates prevailing at the reporting date. Non-monetary items denominated in foreign currency, are reported using the exchange rate at the date of the transaction.

Exchange differences arising on settlement / restatement of foreign currency monetary assets and liabilities of the Company are recognised as income or expense in the Statement of Profit and Loss.

2.20 Current/non-current classification

The Company presents assets and liabilities in the balance sheet based on current / non-current classification. As 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.

2.21 Operating cycle

The operating cycle is the time gap between the acquisition of the asset for processing and their realization in cash and cash equivalents. Based on the nature of products / activities of the Company and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the Company has determined its operating cycle as 48 months for real estate projects and 12 months for others for the purpose of classification of its assets and liabilities as current and non-current.

2.22 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.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

2.23 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.

Investments in equity instruments at FVTOCI

On initial recognition, the Company can make an irrevocable election (on an instrument-by-instrument basis) to present the subsequent changes in fair value in other comprehensive income pertaining to investments in equity instruments. This election is not permitted if the equity investment is held for trading. These elected investments are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the 'Reserve for equity instruments through other comprehensive income'. The cumulative gain or loss is not reclassified to profit or loss on disposal of the investments.

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling 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 or a financial guarantee.

Dividends on these investments in equity instruments are recognised in profit or loss when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably. Dividends recognised in profit or loss are included in the 'Other income' line item.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

Financial assets at fair value through profit or loss (FVTPL)

Investments in equity instruments are classified as at FVTPL, unless the Company irrevocably elects on initial recognition to present subsequent changes in fair value in other comprehensive income for investments in equity instruments which are not held for trading

Financial assets at FVTPL are measured at fair value at the end of each reporting period, 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 dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

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-months 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-months 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.

Foreign exchange gains and losses

The fair value of financial assets denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period.

- For foreign currency denominated financial assets measured at amortised cost and FVTPL, the exchange differences are recognised in profit or loss except for those which are designated as hedging instruments in a hedging relationship.
- Changes in the carrying amount of investments in equity instruments at FVTOCI relating to changes in foreign currency rates are recognised in other comprehensive income.
- For the purposes of recognising foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in profit or loss and other changes in the fair value of FVTOCI financial assets are recognised in other comprehensive income.

2.24 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

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

are recognised at the proceeds received, net of direct issue costs.

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

Financial liabilities

All financial liabilities are 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.

Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued by the Company are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 18.

Commitments to provide a loan at a below-market interest rate

Commitments to provide a loan at a below-market interest rate are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 18.

Foreign exchange gains and losses

For financial liabilities that are denominated in a foreign currency and are measured at amortised cost at the end of each reporting period, the foreign exchange gains and losses are determined based on the amortised cost of the instruments and are recognised in 'Other income'.

The fair value of financial liabilities denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of the reporting period. For financial liabilities that are measured as at FVTPL, the foreign exchange component forms part of the fair value gains or losses and is recognised in profit or loss.

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.

3. SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of the financial statements in conformity

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

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.

3.1 Revenue recognition

Recognition of revenue at a point in time based on satisfaction of performance obligation requires estimates and judgements regarding timing of satisfaction of performance obligation, allocation of cost incurred to segment/units and the estimated cost for completion of some final pending works.

3.2 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. The effect of changes is recognised in the financial statements during the period in which such changes are determined.

3.3 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 audit committee and the board of directors of the Company.

3.4 Valuation of investments in subsidiaries

Investments in subsidiaries are carried at cost. The management estimates the indicators of impairment of such investments. This requires assessment of key assumptions used in calculation of cash flows, sale price, discount rate etc., which may effect the estimation of impairment in value of investments.

3.5 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. Classification of property as investment property or inventory

b. Measurement of defined benefit obligations

c. Useful life of property, plant and equipment

d. Measurement of contingent liabilities and expected cash outflows

e. Provision for diminution in value of long-term investments

f. Provision for expected credit losses

g. Impairment provision for intangible assets

4. RECENT ACCOUNTING PRONOUNCEMENTS

Amendments to existing Standards

On March 24, 2021, the Ministry of Corporate Affairs ("MCA") through a notification, amended Schedule III of the Companies Act, 2013. The amendments revise Division I, II and III of Schedule III and are applicable from April 1, 2021. The amendments are extensive, and the Company will evaluate the same to give effect to these.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

5 PROPERTY, PLANT AND EQUIPMENT

(₹ in Lakhs)

	As at 31-March-2021	As at 31-March-2020
Carrying amounts of :		
Land and building		
i. Own use	11.59	11.90
ii. Given under operating lease	31.12	35.12
Plant and equipment	0.52	0.77
Furniture and fixture	0.03	0.29
Vehicles	76.15	173.81
Office equipment	5.11	5.28
Computers	0.91	0.58
	125.43	**227.75**

(₹ in Lakhs)

	Land and building		Plant and equipment	Shuttering and scaffolding	Furniture and fixture	Vehicles	Office equipment	Computers	Total
	Own use	Given under operating lease							
Deemed cost :									
Balance as at 31 March, 2019	**13.47**	**55.09**	**115.05**	**0.97**	**83.14**	**697.24**	**48.26**	**11.81**	**1,025.03**
Additions	-	-	-	-	-	0.72	0.28	0.76	1.76
Disposals	-	-	-	-	-	1.37	-	-	1.37
Balance as at 31 March, 2020	**13.47**	**55.09**	**115.05**	**0.97**	**83.14**	**696.59**	**48.54**	**12.57**	**1,025.42**
Additions	-	-	-	-	-	-	2.38	0.59	2.97
Disposals	-	-	2.97	-	-	27.21	-	-	30.18
Balance as at 31 March, 2021	**13.47**	**55.09**	**112.08**	**0.97**	**83.14**	**669.38**	**50.92**	**13.16**	**998.21**
Accumulated depreciation :									
Balance as at 31 March, 2019	**1.25**	**15.96**	**114.02**	**0.97**	**81.63**	**426.60**	**38.31**	**10.49**	**689.23**
Depreciation expense	0.32	4.01	0.26	-	1.22	97.55	4.95	1.50	109.81
Elimination on disposals of assets	-	-	-	-	-	1.37	-	-	1.37
Balance as at 31 March, 2020	**1.57**	**19.97**	**114.28**	**0.97**	**82.85**	**522.78**	**43.26**	**11.99**	**797.67**
Depreciation expense	0.31	4.00	0.25	-	0.26	95.04	2.55	0.26	102.67
Elimination on disposals of assets	-	-	2.97			24.59	-	-	27.56
Balance as at 31 March, 2021	**1.88**	**23.97**	**111.56**	**0.97**	**83.11**	**593.23**	**45.81**	**12.25**	**872.78**
Carrying amount :									
Balance as at 31 March, 2019	**12.22**	**39.13**	**1.03**	**-**	**1.51**	**270.64**	**9.95**	**1.32**	**335.80**
Additions	-	-	-	-	-	0.72	0.28	0.76	1.76
Disposals	-	-	-	-	-	-	-	-	-
Depreciation expense	0.32	4.01	0.26	-	1.22	97.55	4.95	1.50	109.81
Balance as at 31 March, 2020	**11.90**	**35.12**	**0.77**	**-**	**0.29**	**173.81**	**5.28**	**0.58**	**227.75**
Additions	-	-	-	-	-	-	2.38	0.59	2.97
Disposals	-	-	-	-	-	2.62	-	-	2.62
Depreciation expense	0.31	4.00	0.25	-	0.26	95.04	2.55	0.26	102.67
Balance as at 31 March, 2021	**11.59**	**31.12**	**0.52**	**-**	**0.03**	**76.15**	**5.11**	**0.91**	**125.43**

Note:

i. For details of assets charges as security, refer note 21 and 25

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

6 RIGHT OF USE ASSETS

(₹ in Lakhs)

	As at 31-March-2021	As at 31-March-2020
Right of use assets	1,145.28	1,365.13
Right of use assets-under development	9,198.25	10,006.29
	10,343.53	**11,371.42**

(₹ in Lakhs)

Particulars	**Right of use assets**	**Right of use assets under development**	**Total**
Amount recognised due to adoption of Ind AS-116 as at 01 April, 2019	1,542.64	10,484.69	12,027.33
Additions (Net)	14.36	-	14.36
Disposals/Adjustments	-	-	-
Balance as at 31 March, 2020	**1,557.00**	**10,484.69**	**12,041.69**
Additions	18.81	-	18.81
Disposals/Adjustments	59.71	388.00	447.71
Balance as at 31 March, 2021	**1,516.10**	**10,096.69**	**11,612.79**
Accumulated amortisation			
Balance as at 31 March, 2019	-	-	-
Amortisation expense during the year	191.87	478.40	670.27
Disposals/Adjustments	-	-	-
Balance as at 31 March, 2020	**191.87**	**478.40**	**670.27**
Amortisation expense during the year	178.95	420.04	598.99
Disposals/Adjustments	-	-	-
Balance as at 31 March, 2021	**370.82**	**898.44**	**1,269.26**
Carrying amount			
"Amount recognised due to adoption of INDAS-116 as at 01 April, 2019"	1,542.64	10,484.69	12,027.33
Additions (Net)	14.36	-	14.36
Amortisation expense	191.87	478.40	670.27
Disposals/Adjustments	-	-	-
Balance as at 31 March, 2020	**1,365.13**	**10,006.29**	**11,371.42**
Additions	18.81	-	18.81
Amortisation expense	178.95	420.04	598.99
Disposals/Adjustments	59.71	388.00	447.71
Balance as at 31 March, 2021	**1,145.28**	**9,198.25**	**10,343.53**

Notes:

a. Right of use assets

Right of 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 01 April, 2019 (see note 2)

b. Amortisation of Right of use assets under development is capitalised in 'Intangible assets under development'.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

7 INVESTMENT PROPERTY

(₹ in Lakhs)

Particulars	As at 31-March-2021	As at 31-March-2020
Freehold land	32.81	32.81
Buildings	1,456.29	1,486.12
Completed investment properties	**1,489.10**	**1,518.93**

(₹ in Lakhs)

Particulars	Freehold land		Buildings		Total	
	As at 31-March-2021	As at 31-March-2020	As at 31-March-2021	As at 31-March-2020	As at 31-March-2021	As at 31-March-2020
Cost or deemed Cost						
Balance at the beginning of the year	32.81	32.81	1,635.48	1,665.76	1,668.29	1,698.57
Additions	-	-	-	-	-	-
Disposals	-	-	-	30.28	-	30.28
Balance at the end of the year	**32.81**	**32.81**	**1,635.48**	**1,696.04**	**1,668.29**	**1,728.85**
Accumulated depreciation						
Balance at the beginning of the year	-	-	149.36	121.81	149.36	121.81
Additions	-	-	-	-	-	-
Disposals	-	-	-	2.57	-	2.57
Depreciation expense	-	-	29.83	30.12	29.83	30.12
Balance at the end of the year	**-**	**-**	**179.19**	**154.50**	**179.19**	**154.50**
Carrying amount						
Balance at the beginning of the year	32.81	32.81	1,486.12	1,543.95	1,518.93	1,576.76
Additions	-	-	-	-	-	-
Disposals	-	-	-	27.71	-	27.71
Depreciation expense	-	-	29.83	30.12	29.83	30.12
Balance at the end of the year	**32.81**	**32.81**	**1,515.95**	**1,601.78**	**1,548.76**	**1,634.59**

Fair Value of the Company's investment properties

The investment properties consist of 73 No's commercial properties in India.

As at 31 March, 2021 and 31 March, 2020 the fair values of the properties are ₹2,978.21 lakhs and ₹2,944.64 lakhs respectively. These valuations are based on valuations performed by Chartered Engineers, specialist in valuing these types of investment properties.

The Company has no restrictions on the realisability of its investment properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.

Details of the investment properties and information about the fair value hierarchy as at 31 March, 2021 and 31 March, 2020 are as follows:

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Particulars	Level 2	Level 3	As at 31-March-2021
Commercial Properties located in India	-	2,978.21	2,978.21
Total	**-**	**2,978.21**	**2,978.21**

(₹ in Lakhs)

Particulars	Level 2	Level 3	As at 31-March-2020
Commercial Properties located in India	-	2,944.64	2,944.64
Total	**-**	**2,944.64**	**2,944.64**

8 OTHER INTANGIBLE ASSETS

(₹ in Lakhs)

Particulars	As at 31-March-2021	As at 31-March-2020
Carrying amounts of :		
Assets on Build-operate-transfer (BOT) basis	1,745.54	1,863.84
Total	**1,745.54**	**1,863.84**
Intangible assets under development	49,673.43	45,399.94
Total	**49,673.43**	**45,399.94**

(₹ in Lakhs)

Particulars	Assets on BOT basis		
	Own use	Given under operating lease	Total
Deemed cost			
Balance as at 31 March, 2019	-	2,448.33	2,448.33
Additions from internal developments	-	-	-
Disposals	-	-	-
Balance as at 31 March, 2020	**-**	**2,448.33**	**2,448.33**
Additions from internal developments	-	-	-
Disposals	-	-	-
Balance as at 31 March, 2021	**-**	**2,448.33**	**2,448.33**
Accumulated amortisation			
Balance as at 31 March, 2019	-	465.87	465.87
Amortisation expense	-	118.62	118.62
Disposal	-	-	-
Balance as at 31 March, 2020	**-**	**584.49**	**584.49**
Amortisation expense	-	118.30	118.30
Disposal	-	-	-
Balance as at 31 March, 2021	**-**	**702.79**	**702.79**

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Particulars	Assets on BOT basis		
	Own use	Given under operating lease	Total
Carrying amount			
Balance as at 31 March, 2019	-	1,982.46	1,982.46
Additions from internal developments	-	-	-
Amortisation expense	-	118.62	118.62
Disposals	-	-	-
Balance as at 31 March, 2020	**-**	**2,101.08**	**2,101.08**
Additions from internal developments	-	-	-
Amortisation expense	-	118.30	118.30
Disposals	-	-	-
Balance as at 31 March, 2021	**-**	**1,982.78**	**1,982.78**

(₹ in Lakhs)

Particulars	Intangible assets under development
Balance as at 31 March, 2019	**39,407.91**
Additions from internal developments	5,992.03
Disposals	-
Balance as at 31 March, 2020	**45,399.94**
Additions from internal developments	4,273.49
Disposals	-
Balance as at 31 March, 2021	**49,673.43**

Notes:

Significant 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.

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'.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

9 INVESTMENTS - NON CURRENT (UNQUOTED)

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
A. Investments carried at cost		
i. Subsidiaries		
a. Equity instruments	25,826.57	25,828.12
b. Preference shares	9,683.40	9,683.40
c. Debentures/bonds	10,926.72	10,926.72
Total - subsidiaries	**46,436.69**	**46,438.24**
ii. Joint venture	-	813.50
iii. Associates	292.55	290.00
B. Investments at fair value through profit and loss		
i. Other entities		
a. Equity instruments	1,048.25	1,048.25
C. Investments carried at amortised cost		
i. Other entities		
a. Debentures/bonds	37,500.00	32,894.74
	85,277.49	**81,484.73**

Details of investments:

Particulars	As at 31 March, 2021		As at 31 March, 2020	
	Qty.	₹ in lakhs	Qty.	₹ in lakhs
I Investments at cost				
A. Investments carried at cost - Subsidiaries				
(I) Equity instruments				
a. Parsvnath Landmark Developers Private Limited$ Class 'A' Equity Shares of ₹10 each fully paid-up	2,720,101	6,165.05	2,720,101	6,165.05
b. Parsvnath Landmark Developers Private Limited$ Class 'B' Equity Shares of ₹10 each fully paid-up	561,951	1,432.98	561,951	1,432.98
c. Parsvnath Infra Limited Equity Shares of ₹10 each fully paid-up	26,049,400	2,604.94	26,049,400	2,604.94
d. Parsvnath Film City Limited Equity Shares of ₹10 each fully paid-up	1,750,000	175.00	1,750,000	175.00
e. PDL Assets Limited @ Equity Shares of ₹10 each fully paid-up	60,000	6.00	60,000	6.00
f. Parsvnath Hotels Limited Equity Shares of ₹10 each fully paid-up	5,400,000	1,350.00	5,400,000	1,350.00
g. Parsvnath Developers Pte. Limited Equity Shares of SGD 1 each fully paid-up	456,920	145.49	456,920	145.49
h. Parsvnath Hessa Developers Private Limited Equity Shares of ₹10 each fully paid-up	4,960,040	11,755.90	4,960,040	11,755.90

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

Particulars		As at 31 March, 2021		As at 31 March, 2020	
		Qty.	₹ in lakhs	Qty.	₹ in lakhs
i.	Parsvnath Promoters and Developers Private Limited* Equity Shares of ₹10 each fully paid-up	16,136	167.81	16,136	167.81
	Less: Provision for diminution in value of investments		109.95		109.95
			57.86		**57.86**
j.	Parsvnath Estate Developers Private Limited @ Class 'A' Equity Shares of ₹10 each fully paid-up	3,775,000	377.50	3,775,000	377.50
k.	Parsvnath Estate Developers Private Limited @ Class 'B' Equity Shares of ₹10 each fully paid-up	1,225,000	121.40	1,225,000	121.40
l.	Parsvnath Buildwell Private Limited Class 'A' Equity Shares of ₹10 each fully paid-up	1,000,000	61.29	991,000	60.39
m.	Parsvnath Buildwell Private Limited Class 'B' Equity Shares of ₹10 each fully paid-up	100,000	224.96	100,000	224.96
n.	Parsvnath Buildwell Private Limited Class 'C' Equity Shares of ₹10 each fully paid-up	91,000	180.10	90,000	180.00
o.	Parsvnath Rail Land Project Private Limited # € Equity Shares of ₹10 each fully paid-up	120,000	1,145.00	120,000	1,145.00
p.	Parsvnath HB Projects Private Limited Equity Shares of ₹10 each fully paid-up	25,000	2.50	25,000	2.50
q.	Parsvnath Realty Ventures Limited @ Equity Shares of ₹10 each fully paid-up	50,000	5.00	50,000	5.00
r.	Vasavi PDL Ventures Private Limited** Equity Shares of ₹10 each fully paid-up	-	-	25,500	2.55
s.	Farhad Realtors Private Limited Equity Shares of ₹10 each fully paid-up	10,000	1.00	10,000	1.00
t.	Jarul Promoters & Developers Private Limited @ Equity Shares of ₹10 each fully paid-up	100,000	10.00	100,000	10.00
u.	Suksma Buildtech Private Limited @ Equity Shares of ₹10 each fully paid-up	10,000	1.00	10,000	1.00
v.	Parsvnath Realcon Private Limited	10,000	1.00	10,000	1.00
	Equity Shares of ₹10 each fully paid-up				
w.	Snigdha Buildwell Private Limited	10,000	1.00	10,000	1.00
	Equity Shares of ₹10 each fully paid-up				
x.	Vardaan Buildtech Private Limited %	16,000	1.60	16,000	1.60
	Equity Shares of ₹10 each fully paid-up				
			25,826.57		**25,828.12**

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

Particulars	As at 31 March, 2021		As at 31 March, 2020	
	Qty.	₹ in lakhs	Qty.	₹ in lakhs
B. Investments carried at cost - subsidiaries				
(I) Preference shares				
a. Parsvnath Buildwell Private Limited	484,170	9,683.40	484,170	9,683.40
0.000001% Optionally Convertible Preference Shares of ₹100 each fully paid-up				
		9,683.40		**9,683.40**
(II) Debentures				
a. Parsvnath Buildwell Private Limited	8,751,000	9,843.13	8,751,000	9,843.13
15.50% Series A fully Convertible Debentures of ₹100 each fully paid up				
b. Parsvnath Buildwell Private Limited	1,083,593	1,083.59	1,083,593	1,083.59
15.50% series B Fully Convertible Debentures of ₹100 each fully paid-up				
		10,926.72		**10,926.72**
C. Investments carried at cost - Joint Venture				
(I) Association of Persons (AOP)				
a. Ratan Parsvnath Developers (AOP)		-		813.50
		-		**813.50**
D. Investments carried at cost - Associates				
(I) Equity instruments				
a. Amazon India Limited	25,000	212.50	25,000	212.50
Equity Shares of ₹10 each fully paid-up				
b. Home Life Real Estate Private Limited	775,000	77.50	775,000	77.50
Equity Shares of ₹10 each fully paid-up				
c. Vasavi PDL Ventures Private Limited**	25,500	2.55	-	-
Equity Shares of ₹10 each fully paid-up				
		292.55		**290.00**
E. Investments at fair value through profit and loss - Other entities				
(I) Equity instruments				
a. Delhi Stock Exchange Limited	1,496,500	1,047.55	1,496,500	1,047.55
Equity Shares of Re. 1 each fully paid-up				
b. Nakshatra Residency Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹10 each fully paid-up				
c. Aadi Best Consortium Private Limited	1,000	0.10	1,000	0.10
Equity Shares of ₹10 each fully paid-up				
d. Riya Garments Private Limited	1,000	0.10	1,000	0.10
Equity Shares of ₹10 each fully paid-up				
		1,048.25		**1,048.25**

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

Particulars	As at 31 March, 2021		As at 31 March, 2020	
	Qty.	₹ in lakhs	Qty.	₹ in lakhs
F. Investments carried at amortised cost - Other entities				
(I) Debentures				
a. Fortune Assets Private Limited	37,500	37,500.00	37,500	32,894.74
0.01% Optionally convertible Debentures of ₹1,00,000 each fully paid-up				
		37,500.00		**32,894.74**
TOTAL INVESTMENTS CARRYING VALUE (A+B+C+D+E+F)		**85,277.49**		**81,484.73**
Aggregate book value of quoted investments		-		-
Aggregate market value of quoted investments		-		-
Aggregate carrying value of unquoted investments		**85,277.49**		**81,484.73**

* Investment in these shares are subject to non disposal undertakings furnished in favour of Investors for investments made in the respective companies.

\# Parsvnath Rail Land project Private limited is considered as a Subsidiary on the basis of voting Power in the said Company.

% Vardaan Buildtech Private Limited is subsidiary as per Ind AS 110.

@ 49% of the Equity Shares are pledged with non-banking financial companies / debenture trustees towards securities against loans taken / debentures issued.

€ 71,916 shares out of 1,20,000 are pledged as a security for Term Loan from NBFC.

$ The securities have been pledged with non-banking financial companies / debenture trustees towards securities against loans taken / debentures issued.

** Ceased to be a subsidiary company as per Accounting Standard Ind AS 110.

Details of subsidiaries, joint venture and associates

Details of each of the Company's material subsidiary, joint venture and associates at the end of the year are as follows:

Sr. no.	Name of Company	Principal activity	Place of incorporation and principal place of business		Proportion of ownership interest / voting rights held by the Company	
					As at 31-March-2021	As at 31-March-2020
A.	**SUBSIDIARIES**					
1	Parsvnath Landmark Developers Private Limited	Real estate	Delhi	Delhi	100%	100%
2	Parsvnath Infra Limited	Infrastructure	Delhi	Pan India	94.87%	94.87%
3	Parsvnath Hotels Limited	Hotel	Delhi	Shirdi	100%	100%
4	Parsvnath Hessa Developers Private Limited	Real estate	Delhi	Gurgaon	100%	100%
5	Parsvnath Estate Developers Private Limited	Real estate - Leasing	Delhi	Delhi	100%	100%
6	Parsvnath Promoters & Developers Private Limited#	Real estate	Delhi	Delhi	4.86%	4.86%

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

Sr. no.	Name of Company	Principal activity	Place of incorporation and principal place of business		Proportion of ownership interest / voting rights held by the Company As at 31-March-2021	As at 31-March-2020
7	Parsvnath Film City Limited	Non-operative	Delhi	N.A.	100%	100%
8	PDL Assets Limited	Real estate - Leasing	Delhi	N.A.	100%	100%
9	Parsvnath Buildwell Private Limited	Real estate	Delhi	Ghaziabad	99.83% / 99.10%	99.83% / 99.10%
10	Parsvnath Rail Land Project Private Limited*	Real estate	Delhi	Delhi	28.30% / 85.10%	28.30% / 85.10%
11	Parsvnath HB Projects Private Limited	Real estate	Delhi	Mohali	51%	51%
12	Parsvnath Realty Ventures Limited	Real estate - Leasing	Delhi	Delhi	100%	100%
13	Vasavi PDL Ventures Private Limited**	Real estate	Hyderabad	Hyderabad	-	51%
14	Parsvnath Developers Pte. Limited	Non-operative	Singapore	Singapore	53.32%	53.32%
15	Farhad Realtors Private Limited	Real estate	Delhi	Delhi	100%	100%
16	Suksma Buildtech Private Limited	Real estate - Leasing	Delhi	Delhi	100%	100%
17	Jarul Promoters & Developers Private Limited	Real estate - Leasing	Delhi	Delhi	100%	100%
18	Snigdha Buildwell Private Limited	Real estate	Delhi	Delhi	100%	100%
19	Parsvnath Realcon Private Limited	Real estate	Delhi	Delhi	100%	100%
20	Vardaan Buildtech Private Limited %	Non-operative	Delhi	N.A.	33.33%	33.33%
B.	**STEP DOWN SUBSIDIARIES (Ownership interest of holding company)**					
1	"Parsvnath MIDC Pharma SEZ Private Limited (Subsidiary of Parsvnath Infra Limited)	Real estate	Maharashtra	N.A.	94.87%	94.87%
2	Generous Buildwell Private Limited (Subsidiary of Snigdha Buildwell private Limited)	Real estate	Delhi	Delhi/ Sonipat	100%	100%
3	Evergreen Realtors Private Limited (Subsidiary of Snigdha Buildwell private Limited)	Real estate	Delhi	Sonipat	100%	100%
C.	**JOINT VENTURES**					
1	Ratan Parsvnath Developers (AOP)	Real estate	Delhi	Kanpur	-	50%
D.	**ASSOCIATES**					
1	Amazon India Limited	Non-operative	Delhi	N.A.	48.30%	48.30%
2	Home Life Real Estate Private Limited	Non-operative	Chandigarh	N.A.	50%	50%
3	Vasavi PDL Ventures Private Limited**	Real estates	Hyderabad	Hyderabad	51%	-

\# Parsvnath Promoters and Developers Private Limited is a subsidiary in terms of Section 2(87)(ii) of the Companies Act, 2013, since 51% of the equity capital is held by Parsvnath Developers Limited together with Parsvnath Rail Land Project Private Limited, a subsidiary of Parsvnath Developers Limited, which is holding 46.14% shares w.e.f. 03 March, 2020.

* Parsvnath Rail Land Project Private Limited is considered as a subsidiary on the basis of voting power in the said company.

% Vardaan Buildtech Private Limited is subsidiary as per Ind AS 110.

** Ceased to be a subsidiary company as per Accounting Standard Ind AS 110.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

10 LOANS

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
I Non-Current		
(unsecured, considered good)		
a. Loans to related parties	12,914.37	12,610.41
	12,914.37	**12,610.41**
II Current		
(unsecured, considered good)		
a. Loans to related parties	9491.06	7235.66
b. Loans and advances to employees	54.10	17.76
	9,545.16	**7,253.42**

11 OTHER FINANCIAL ASSETS

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
I Non-Current		
a. Security deposits	1,669.76	1,750.46
	1,669.76	**1,750.46**
II Current		
a. Security deposits	1,181.04	1,107.30
b. Interest receivables:		
i. Interest accrued on deposits with banks	180.86	138.19
c. Receivables on sale of Investments	1,188.63	1,333.64
d. Other receivables (refer note 43)	14,558.91	14,422.06
	17,109.44	**17,001.19**

12 DEFERRED TAX ASSETS (NET)

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
Deferred tax assets	14,464.83	14,464.83
Deferred tax liabilities	277.54	277.54
Net deferred tax assets (a)	**14,187.29**	**14,187.29**
Mat credit entitlement (b)	2,070.53	2,601.08
Total Deferred Tax Assets (a+b)	**16,257.82**	**16,788.37**

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Year ended 31 March, 2021	Opening Balance	Recognised in Profit or loss	Recognised in other comprehensive Income	Closing balance
Deferred tax assets/(liabilities) in relation to:				
Property, plant and equipment	(277.54)	-	-	(277.54)
Defined benefit obligation	204.88	-	-	204.88
Disallowances under Income Tax Act	7,359.19	-	-	7,359.19
	7,286.53	**-**	**-**	**7,286.53**
Unabsorbed depreciation and tax losses	6,900.76	-	-	6,900.76
Net Deferred tax assets (a)	**14,187.29**	**-**	**-**	**14,187.29**
MAT credit entitlement	2,601.08	530.55	-	2,070.53
MAT credit entitlement (b)	**2,601.08**	**530.55**	**-**	**2,070.53**

(₹ in Lakhs)

Year ended 31 March, 2020	Opening Balance	Recognised in Profit or loss	Recognised in other comprehensive Income	Closing balance
Deferred tax assets/(liabilities) in relation to:				
Property, Plant and equipment	(249.30)	(28.24)	-	(277.54)
Defined benefit obligation	186.30	23.50	(4.92)	204.88
Disallowances under Income Tax Act	4,991.10	2,368.09	-	7,359.19
	4,928.10	**2,363.35**	**(4.92)**	**7,286.53**
Unabsorbed depreciation and tax losses	6,863.27	37.49	-	6,900.76
Net Deferred tax assets (a)	**11,791.37**	**2,400.84**	**(4.92)**	**14,187.29**
MAT credit entitlement	2,601.08	-	-	2,601.08
MAT credit entitlement (b)	**2,601.08**	**-**	**-**	**2,601.08**

Notes:

1. The Company has tax losses of ₹48,556.26 lakhs (31 March, 2020 - ₹26541.34 lakhs) that are available for offsetting for eight years against future taxable income of the Company. The losses will expire as under:

(₹ in Lakhs)

	Amount
Year ending 31 March, 2023	4,358.98
Year ending 31 March, 2024	698.15
Year ending 31 March, 2026	3,656.79
Year ending 31 March, 2027	16,835.42
Year ending 31 March, 2029	23,006.92
	48,556.26

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

2. On a prudence basis the Company has not recognised deferred tax assets amounting to ₹5,981.80 lakhs on current year losses and other items.

3. The Company has recognised deferred tax assets on its unabsorbed depreciation and business losses carried forward till previous year. The Company has executed flat / plot sale agreements with the customers against which the Company has also received advances, as disclosed in Note 24 of the financial statements. Revenue in respect of such sale agreements will get recognised in future years on completion of projects. Based on these sale 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 company is also planning to sell some of its identified assets.

4. The recognition of deferred tax assets on unabsorbed depreciation and tax losses is based on detailed budgets prepared by the Company and approved by the board of directors.

13 OTHER ASSETS

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
I Non-Current		
a. Advances for land purchase to related parties	13,656.84	13,481.36
b. Advances for land purchase to others	314.90	365.21
c. Upfront fee paid for projects (Unamortised)	10,741.50	11,429.63
d. Prepaid expenses	168.82	174.72
	24,882.06	**25,450.92**
II Current		
a. Advances for land purchase to others	2,857.82	2,903.93
b. Prepaid expenses	1,157.37	1,718.67
c. Input Tax Credit receivables	1,880.92	2,121.48
d. Advances to suppliers	3,701.56	5,197.43
	9,597.67	**11,941.51**

14 INVENTORIES

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
Inventories (lower of cost and net realisable value)		
a. Work-in-progress	286,970.24	314,603.44
b. Finished flats/properties	7,244.04	7,244.04
	294,214.28	**321,847.48**

Note:

The Company has classified its inventory of work-in-progress and finished properties as current. Details of inventories expected to be realised after more than 12 months from the reporting date is as under:

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
Less than 12 months	35,000.00	35,000.00
More than 12 months	259,214.28	286,847.48
	294,214.28	**321,847.48**

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

15 TRADE RECEIVABLES

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
Unsecured, considered good		
Trade receivables (see note 47)	31,268.83	26,052.60
	31,268.83	**26,052.60**

Notes:

1. The average credit period is 30 to 45 days. For payments, beyond credit period, interest is charged as per the terms of Agreement with Buyers.

2. The real estate sales are made on the basis of cash down payment or construction linked payment plans. In case of construction linked payment plans, invoice is raised on the customer in accordance with milestones achieved as per the flat buyer agreement. The final possession of the property is offered to the customer subject to payment of full value of consideration. The possession of the property remains with the Company till full payment is realised. Accordingly, the Company does not expect any credit losses.

16 CASH AND CASH EQUIVALENTS

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
a. Balances with banks:-		
i. In current accounts	951.24	575.05
b. Cash on hand	9.87	13.07
	961.11	**588.12**

17 BANK BALANCES, OTHER THAN CASH AND CASH EQUIVALENTS

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
a. Deposits with banks held as margin money or security	6,744.64	5,316.65
against borrowings or guarantees		
	6,744.64	**5,316.65**

18 TAX ASSETS AND LIABILITIES (NET)

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
I. Tax assets	1,513.27	1,527.97
Tax refund receivables		
	1,513.27	**1,527.97**
II. Tax liabilities	-	-
Tax payable/provision		
	-	**-**

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

19 EQUITY SHARE CAPITAL

(₹ in Lakhs)

Particulars	As at 31-March-2021		As at 31-March-2020	
	Number of shares	₹ in lakhs	Number of shares	₹ in lakhs
Authorised Share Capital				
i. Equity shares of ₹5 each	600,000,000	30,000.00	600,000,000	30,000.00
ii. Preference shares of ₹10 each	50,000,000	5,000.00	50,000,000	5,000.00
	650,000,000	**35,000.00**	**650,000,000**	**35,000.00**
Issued, subscribed and fully paid-up capital				
i. Equity shares of ₹5 each	435,181,170	21,759.06	435,181,170	21,759.06
	435,181,170	**21,759.06**	**435,181,170**	**21,759.06**

Refer notes (i) to (iv) below:

(i) Rights, preferences and restrictions attached to equity shares:

The Company has issued only one class of equity shares having a par value of ₹5 per share. Each holder of equity shares is entitled to one vote per share held. The dividend, if any, proposed by the Board of Directors is subject to approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

(ii) Reconciliation of share capital:

(₹ in Lakhs)

Particulars	Number of Shares	Share Capital ₹ in lakhs
Balance as at 31 March, 2019	435,181,170	21,759.06
Movements during the year	-	-
Balance as at 31 March, 2020	**435,181,170**	**21,759.06**
Movements during the year	-	-
Balance as at 31 March, 2021	**435,181,170**	**21,759.06**

(iii) Details of shares held by each shareholder holding more than 5% of total share capital:

(₹ in Lakhs)

Name of shareholder	As at 31-March-2021		As at 31-March-2020	
	Number of shares held	% holding of equity shares	Number of shares held	% holding of equity shares
Equity shares of ₹5 each, fully paid up:				
i. Pradeep Kumar Jain	95,454,683	21.93	117,554,683	27.01
ii. Pradeep Kumar Jain & Sons (HUF)	89,632,571	20.60	89,632,571	20.60
iii. Parasnath And Associates Private Limited	47,186,992	10.84	47,186,992	10.84
iv. Nutan Jain	44,855,111	10.31	44,855,111	10.31
v. Neha Jain	22,100,000	5.08	-	-

(iv) The Company has not issued any preference share capital.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

20 OTHER EQUITY

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
General Reserve	7,960.00	7,960.00
Securities premium	140,711.41	140,711.41
Debenture redemption reserve	2,742.20	2,742.20
Retained earnings	(49,996.91)	(25,794.18)
Other comprehensive income	(2.00)	(51.87)
	101,414.70	**125,567.56**
General Reserve		
Balance at the beginning of the year	7,960.00	7,960.00
Balance at the end of the year	**7,960.00**	**7,960.00**
Securities premium		
Balance at the beginning of the year	140,711.41	140,711.41
Balance at the end of the year	**140,711.41**	**140,711.41**
Debenture Redemption Reserve		
Balance at the beginning of the year	2,742.20	2,742.20
Balance at the end of the year	**2,742.20**	**2,742.20**
Retained earnings		
Balance at the beginning of the year	(25,794.18)	(16,482.52)
Add: Profit/(loss) for the year	(24,202.73)	(9,311.66)
Balance at the end of the year	**(49,996.91)**	**(25,794.18)**
Other comprehensive income		
Balance at the beginning of the year	(51.87)	6.51
Add: Remeasurement of defined benefit obligation	49.87	(58.38)
(net of income tax)	**(2.00)**	**(51.87)**

Nature and purpose of reserves:

a. General reserve - The Company has transferred a part of the net profit of the Company to general reserve in earlier years.

b. Securities premium - The amount received in excess of the face value of the equity shares issued by the Company is recognised in securities premium.

c. Debenture redemption reserve - The company has recognised debenture redemption reserve from its retained earnings. The amount of reserve is more than 25% of the value of outstanding redeemable debentures.

d. Retained earnings - Retained earnings are profits/(losses) of the Company earned till date less transferred to general reserve and debenture redemption reserve.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

21 NON-CURRENT BORROWINGS

(₹ in Lakhs)

Particulars		As at 31-March-2021		As at 31-March-2020	
		Non Current	Current	Non Current	Current
Secured - at amortised cost					
(i)	Debentures				
	13.00% Non-convertible redeemable debentures (Series XIV)	-	8,105.80	-	8,875.00
	19.00% Non-convertible redeemable debentures (Series XVI)	-	1,624.43	940.22	1,253.62
		-	9,730.23	940.22	10,128.62
(ii)	Term loans				
	from financial institutions / other parties	48,987.67	45,527.39	48,565.13	43,442.05
	Total non-current borrowings	**48,987.67**	**55,257.62**	**49,505.35**	**53,570.67**
	Less: Amount disclosed under "other financial liabilities" (refer Note 22 (ii))	-	55,257.62	-	53,570.67
		48,987.67	**-**	**49,505.35**	**-**

Summary of Borrowings arrangements

(i) The terms of borrowings are stated below:

(₹ in Lakhs)

Security details		As at 31-March-2021	As at 31-March-2020	Rate of Interest (%)
Debentures :				
a.	13% NCDs of ₹35,500 lakhs were issued during the year ended 31 March 2015. NCDs are secured by (a) Pledge of certain equity shares of the Company held by promoters group (b) first charge by way of mortgage over a land at Dharuhera and Rahukhedi Indore and Jodhpur (c) first charge by way of mortgage over land at Jodhpur (d) second charge on receivables of DMRC project at Shahdara metro station, and (e) Personal guarantee of Chairman. These NCDs are redeemable in 4 quarterly modified installments commencing from July, 2018. Modified installments will be paid by March, 2023 as per one time settlement with debenture holders.	8,105.80	8,875.00	13.00%

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Security details		As at 31-March-2021	As at 31-March-2020	Rate of Interest (%)
b.	19% NCDs of ₹1,094 lakhs, ₹900 lakhs, ₹225 lakhs and ₹100.02 lakhs were issued during the years ended 31 March 2017, 31 March, 2018, 31 March, 2019 and 31 March, 2020 respectively. The NCDs are secured by (a) Mortgage of Residential Plots at Gurgaon and (b) personal guarantee of Chairman, Managing Director and a wholetime Director of the company. These NCDs are redeemable in 2 modified installments commencing from July, 2021 to March,2023.	1,624.43	2,193.84	19.00%
		9,730.23	**11,068.84**	
Term Loans :				
a.	Term Loan from a non-banking finance company is secured by (a) mortgage & escrow of receivables of (1) project land at Sonepat, (2) project land at Kurukshetra, (3) development rights of group housing project at Gurgaon, and mortgage of all unsold area of the Gurgaon project, (b) corporate guarantee of land owning companies, and (c) personal guarantee of Chairman. The term loan is repayable in quarterly installments commencing from November, 2018. Modified installments will be paid by March, 2023 as per one time settlement with the lender.	4,906.14	5,250.00	14.00%
b.	Term loan from a financial institution is secured by mortgage of a project land parcel at Indore, charge on receivables of project at Dharuhera and personal guarantee of Chairman. The term loan is repayable in 57 monthly installments commencing from October, 2012.	12,491.13	12,491.13	13.50%
c.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, (3) Cross Collaterization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owning companies. The term loan is repayable in monthly installments commencing from January, 2018.	5,946.68	6,863.69	18.65%

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

	Security details	As at 31-March-2021	As at 31-March-2020	Rate of Interest (%)
d.	Term loan from a non-banking finance company is secured by mortgage of project land at Greater Noida, hypothecation of present and future receivables of the said project and personal guarantee of Chairman. The term loan is repayable in 4 quarterly installments commencing from September, 2019. Modified installments will be paid by March, 2023 as per one time settlement with the lender.	11,211.63	12,000.00	14.00%
e.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, (3) Cross Collaterization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owing companies. The term loan was fully repaid during the year.	-	123.42	14.90%
f.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, (3) Cross Collaterization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owing companies. The term loan was fully repaid during the year.	-	124.94	14.90%
g.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, (3) Cross Collaterization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company, and (5) Corporate guarantees of land owing companies. The term loan is repayable in monthly installments commencing from January, 2020.	6,243.43	6,809.89	25.72%

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Security details		As at 31-March-2021	As at 31-March-2020	Rate of Interest (%)
h.	Term loan from a non-banking finance company is secured by extension of (1) (a) Pledge of certain equity shares of the Company held by promoters group (b) first charge by way of mortgage over a land at Dharuhera and Rahukhedi Indore (c) first charge by way of mortgage over land at Jodhpur (d) second charge on receivables of DMRC project at Shahdara metro station, (2) mortgage & hypothecation of receivables of (a) project land at Sonepat, (b) project land at Kurukshetra, (c) over development rights of group housing project at Gurgaon, and mortgage of all unsold area of the Gurgaon project (3) corporate guarantee of land owning companies, mortgage of project land at Greater Noida, hypothecation of present and future receivables of the said project and personal guarantee of Chairman. The term loan is repayable in 4 quarterly installments commencing from July, 2020. Modified installments will be paid by March, 2023 as per one time settlement with the lender.	9,337.44	10,000.00	14.00%
i.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, (3) Cross Collaterization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owning companies. The term loan is repayable in monthly installments commencing from November, 2018.	4,441.87	4,452.41	19.38%
j.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, (3) Cross Collaterization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owing companies. The term loan is repayable in monthly installments commencing from August, 2019.	3,686.67	4,718.77	17.40%

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Security details		As at 31-March-2021	As at 31-March-2020	Rate of Interest (%)
k.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, (3) Cross Collaterization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owning companies. The term loan is repayable in quarterly installments commencing from July, 2022.	46,339.59	44,274.59	10.50%
l.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, and (b) Punchkula, (3) Cross Collaterization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company, and (5) Corporate guarantees of land owning companies. The term loan is repayable in quarterly installments commencing from November, 2022.	3,075.00	-	10.50%
m.	Ind AS Adjustments	(13,164.52)	(15,101.66)	
		94,515.06	**92,007.18**	
Loans guaranteed by directors				
a.	Debentures (net of Ind AS adjustment)	9,730.23	11,068.84	
b.	Term loans from financial institutions / others (net of Ind AS adjustment)	94,515.06	92,007.18	
		104,245.29	**103,076.02**	

(iii) There were some delays in repayment of Principal and interest during the year which were regularised before the end of the year. The amount of defaults as at the year end are given below :

Particulars	As at 31 March, 2021		As at 31 March, 2020	
	Period of default	₹ in lakhs	Period of default	₹ in lakhs
Term loans from financial institutions / others				
- Principal	1 to 89 days	1,402.92	1 to 365 days	23,849.48
- Principal	above 365 days	12,491.13	above 365 days	12,491.13
- Interest	1 to 89 days	1,838.91	1 to 89 days	5,356.24
- Interest	90 to 179 days	1,027.50	90 to 179 days	2,227.96
- Interest	above 179 days	13,469.30	above 179 days	13,072.35

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

22 OTHER FINANCIAL LIABILITIES

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
I Non-Current		
a. Trade/security deposits received	6,385.57	5,973.42
b. Lease liabilities	11,443.56	11,195.92
	17,829.13	**17,169.34**
II Current		
a. Current maturities of long term debt (Refer Note 21)	55,257.62	53,570.67
b. Interest accrued but not due on borrowings	26,265.86	6,304.14
c. Interest accrued and due on borrowings	19,349.56	21,633.55
d. Interest accrued but not due on others	4,837.14	4,124.40
e. Trade/security deposits received	3,924.12	4,195.73
f. Book overdraft - Banks	272.31	192.87
g. Lease liabilities	1,130.35	1,131.45
h. Others	-	483.45
	1,11,036.96	**91,636.26**

23 PROVISIONS

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
I Non-current		
a. Employee benefits	378.33	492.92
	378.33	**492.92**
II Current		
a. Employee benefits	9.19	14.84
	9.19	**14.84**
	387.52	**507.76**

24 OTHER LIABILITIES

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
I Non-current		
a. Advances from customers	795.43	834.26
	795.43	**834.26**
II Current		
a. Advances from customers	1,73,506.97	1,74,423.54
b. Statutory dues (Contributions to PF, Withholding Tax, GST, VAT, etc.)	18,907.65	16,524.24
c. Advances received against sale/transfer of fixed assets / intangible assets	19,740.00	18,000.00
d. Other Advances		
- from related parties	847.27	13.96
e. Rent received in advance	322.59	338.80
	2,13,324.48	**2,09,300.54**

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

25 CURRENT BORROWINGS

(₹ in Lakhs)

Particulars	As at 31-March-2021	As at 31-March-2020
I. Secured		
a. Loans repayable on demand		
i. From banks (Cash credit)	5,491.71	5,959.72
ii. From banks (Overdraft)	697.56	-
b. Short-term loans from banks	380.04	-
c. Loans from other parties	18,864.00	20,752.02
d. Other loans (against vehicles)		
i. From banks	-	9.51
II. Unsecured		
a. Loans repayable on demand		
i. From others	11,550.00	12,481.53
	36,983.31	**39,202.78**

25.1 Details of securities provided in respect of short term borrowings from banks - cash credit are as under :

(₹ in Lakhs)

	Particulars	As at 31-March-2021	As at 31-March-2020	Effective interest rate
a.	Cash Credit is secured by first pari passu charge by way of hypothecation of stocks of construction & building materials, work-in-progress, finished goods (flats) and book debts / receivables of various projects/sites and mortgage of some specific units/land parcel/built up property at Moradabad, Sonepat and Panipat and personal guarantee of Chairman, Managing Director and a wholetime Director of the company.	4,483.20	4,748.75	15.95%
b.	Cash Credit is secured by first pari passu charge by way of hypothecation of stocks of construction & building materials, work-in-progress, finished goods (flats) and book debts / receivables of various projects/sites and mortgage of commercial land at Karnal, personal guarantee of Chairman, Managing Director and a wholetime Director of the company and corporate guarantee of Land owning companies.	-	204.00	14.85%
c.	Cash Credit is secured by first pari passu charge by way of hypothecation of stocks of construction & building materials, work-in-progress, finished goods (flats) and book debts / receivables of various projects/sites and mortgage of commercial plot at Rajpura and commercial space at Saharanpur, pledge of term deposit of ₹102 lakhs, personal guarantee of Chairman, Managing Director and a wholetime Director of the company and corporate guarantee of land owning company.	1,008.51	1,006.97	14.30%
		5,491.71	**5,959.72**	

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

25.2 Details of securities provided in respect of short term borrowings from banks - bank overdraft are as under :

(₹ in Lakhs)

Particulars	As at 31-March-2021	As at 31-March-2020	Effective interest rate
The overdraft from bank is secured by way of pledge of fixed deposits with them.	697.56	-	6.00% to 7.40%
	697.56	**-**	

25.3 Details of securities provided in respect of loans from banks are as under:

(₹ in Lakhs)

Particulars	As at 31-March-2021	As at 31-March-2020	Effective interest rate
Loan from a bank is secured by first pari passu charge by way of hypothecation of stocks of construction & building materials, work-in-progress, finished goods (flats) and book debts / receivables of various projects/sites and mortgage of some specific units/land parcel/built up property at Moradabad, Sonepat and Panipat.	380.04	-	16.50%
	380.04	**-**	

25.4 Details of securities provided in respect of loans from financial institutions and others are as under :

(₹ in Lakhs)

	Particulars	As at 31-March-2021	As at 31-March-2020	Effective interest rate
a.	Term loan from a non-banking finance company is secured by pledge of certain equity shares of the company held by the promoters, mortgage of plot no. 11 of a group housing project at Moradabad, mortgage of land at Sonepat, personal guarantee of Chairman and cross collateral clause with another term loan from the lender.	451.44	2,214.46	17.25%
b.	Term loan from a non-banking finance company is secured by (1) pledge of certain equity shares of the company held by the promoters, (2) mortgage & hypothecation of receivables of (a) project land at Rohtak, (b) commercial project at Bhiwadi & Sonepat, (c) land in Indore, Ujjain & Kochi, (d) institutional land at Sonipat, (3) pledge of equity shares of land owing companies (4) charge on receivables from collaborator of Bhiwadi group housing project, and (5) personal guarantee of Chairman.	17,500.00	17,500.00	15.00%
c.	Term loan from a non-banking finance company is secured by mortgage of plot No. 11 of a group housing project at Moradabad, land at Sonepat, personal guarantee of Chairman and cross collateral clause with another term loan from the lender.	412.56	537.56	17.25%
d.	Term loan from a non-banking finance company is secured by pledge of certain equity shares of the company held by the promoters, mortgage of few commercial units at Faridabad and personal guarantee of Chairman.	500.00	500.00	18.00%
		18,864.00	**20,752.02**	

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

25.5 Details of securities provided in respect of vehicle loans from banks are as under :

(₹ in Lakhs)

Particulars		As at 31-March-2021	As at 31-March-2020	Effective interest rate
a.	Loan taken from a bank for vehicle is secured by way of hypothecation of specific vehicle financed and personal guarantee of Chairman. The loan was fully repaid during the year.	-	9.51	10.20%
		-	**9.51**	

25.6 Details of short term borrowings guaranteed by some of the directors :

(₹ in Lakhs)

Particulars		As at 31-March-2021	As at 31-March-2020
a.	Loans repayable on demand from banks	5,491.71	5,959.72
b.	Term loans from banks / others (Net of Ind AS adjustments)	18,864.00	20,752.02
c.	Vehicle Loans from banks	-	9.51
		24,355.71	**26,721.25**

25.7 Details of Period and amount of default in loan repayment as at year end :

Particulars	As at 31 March, 2021		As at 31 March, 2020	
	Period of default	₹ in lakhs	Period of default	₹ in lakhs
Term loans from financial institutions / others				
- Principal	1 to 365 days	8,949.79	1 to 89 days	6,271.81
- Principal	above 365 days	8,550.21	90 to 179 days	2,638.25
- Interest	1 to 89 days	614.73	1 to 89 days	526.38
- Interest	90 to 179 days	612.02	90 to 179 days	122.95
- Interest	above 179 days	1,787.10	above 179 days	327.67

26 TRADE PAYABLES

(₹ in Lakhs)

Particulars		As at 31 March, 2021	As at 31 March, 2020
i.	Total outstanding dues of micro enterprises and small enterprises	173.39	117.69
		173.39	**117.69**
ii.	Total outstanding dues of creditors other than micro enterprises and small enterprises		
	a. payables for goods and services	53,405.88	65,142.65
	b. payables for land	10,790.23	10,807.29
		64,196.11	**75,949.94**

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

Notes:

1. The disclosure of the amount outstanding to micro, small and medium enterprises are as follows:

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
a. Amount of principal remaining unpaid to such suppliers at the end of each accounting year	173.39	117.69
b. Interest due thereon remaining unpaid at the end of each accounting year	95.19	76.43
c. Amount of interest paid by the Company in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006 (27 of 2006), along with the amount of the payment made to the supplier beyond the appointed day during each accounting year	-	-
d. Amount of interest due and payable for the period for delay in making payment (which has been paid but beyond the appointed day during the year) but without adding interest specified under Micro, Small and Medium Enterprises Development Act, 2006	18.76	17.32
e. Amount of interest accrued and remaining unpaid at the end of accounting year	95.19	76.43
f. Amount of further interest remaining due and payable even in succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006	-	-

The above information is based on intimations received by the Company from its suppliers.

27 REVENUE FROM OPERATIONS

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
a. Revenue from sale of properties	25,992.06	108,433.61
	25,992.06	**108,433.61**
b. Sale of services		
i. Licence fee income	2,580.24	2,710.72
ii. Rent income	83.92	176.92
iii. Maintenance charges income	67.04	71.29
	2,731.20	**2,958.93**
c. Other operating revenue		
i. Sale of scrap	3.57	166.33
ii. Others	45.00	39.46
	48.57	**205.79**
	28,771.83	**111,598.33**

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

28 OTHER INCOME

(₹ in Lakhs)

Particulars			Year ended 31 March, 2021	Year ended 31 March, 2020
a.	Interest Income:			
	i.	From bank deposits	371.05	426.91
	ii.	From customers/others	4,649.88	4,062.16
b.	Excess provision written back		0.25	11.61
c.	Net gain on disposal of property, plant and equipment and Investment property		6.18	51.81
d.	Net gain on disposal of investments		-	4,285.09
e.	Premium on redemption of Debentures		-	1,506.83
f.	Income upon maturity of Keyman Insurance Policy		-	1,723.50
g.	Miscellaneous income		1.39	111.81
			5,028.75	**12,179.72**

29 COST OF MATERIALS CONSUMED

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
Construction material	295.16	725.36
	295.16	**725.36**

30 CHANGES IN INVENTORIES OF FINISHED GOODS AND WORK-IN-PROGRESS

(₹ in Lakhs)

Particulars			Year ended 31 March, 2021	Year ended 31 March, 2020
a.	Inventories at the beginning of the year:			
	i.	Work-in-progress (projects)	314,603.44	388,217.58
		Less : Opening adjustments due to cost reversal	13,155.94	-
			301,447.50	**388,217.58**
	ii.	Finished flats	7,244.04	7,263.91
			7,244.04	**7,263.91**
			308,691.54	**395,481.49**
b.	Add: Finance costs allocated to inventory of work-in-progress		8,923.57	11,451.32
	(Refer note (i) to note 32)			
c.	Inventories at the end of the year:			
	i.	Work-in-progress (projects)	286,970.24	314,603.44
	ii.	Finished flats	7,244.04	7,244.04
			294,214.28	**321,847.48**
d.	Net (increase) /decrease (a+b-c)		**23,400.83**	**85,085.33**

31 EMPLOYEE BENEFITS EXPENSE

(₹ in Lakhs)

Particulars		Year ended 31 March, 2021	Year ended 31 March, 2020
a.	Salaries and Wages	1,500.00	1,944.74
b.	Contribution to provident and other funds	36.35	47.51
c.	Staff Welfare expenses	21.51	53.56
		1,557.86	**2,045.81**

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

32 FINANCE COSTS

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
a. Interest costs:		
i. On borrowings	29,379.02	32,115.90
ii. To customers / others	1,700.53	3,388.25
iii. On delayed / deferred payment of statutory liabilities	1,334.64	2,009.88
	32,414.19	**37,514.03**
Less:		
i. Interest cost allocated to inventory of work-in-progress (Refer note (i) below)	8,923.57	11,451.32
	23,490.62	**26,062.71**
b. Other borrowing cost	560.18	730.02
	560.18	**730.02**
	24,050.80	**26,792.73**

Note:

(i) Interest allocable to inventory of projects under progress (work-in-progress) has been segregated from finance cost and reflected under changes in inventories of work-in progress for better presentation (Also refer note 30).

33 DEPRECIATION AND AMORTISATION EXPENSE

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
a. Depreciation of Property, plant and equipment	102.67	109.81
b. Depreciation of investment property	29.83	30.12
c. Amortisation of intangible assets	118.30	118.62
d. Amortisation of Right of use assets	178.95	191.87
	429.75	**450.42**

34 OTHER EXPENSES

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
a. Power and fuel	383.04	566.68
b. Rent including lease rentals	942.89	1,853.97
c. Repair and maintenance		
- Building	188.38	185.49
- Machinery	2.76	138.60
- Others	316.97	418.88
d. Insurance	33.51	33.30
e. Rates and taxes	108.97	3,572.48
f. Postage and telegram	31.34	37.45
g. Travelling and conveyance	55.82	113.13
h. Printing and stationery	13.26	48.29
i. Advertisement and business promotion	5.69	41.07
j. Sales commission	37.18	21.12
k. Vehicle running and maintenance	37.65	48.73
l. Rebate and discount	127.57	199.02
m. Legal and professional charges	317.74	579.07

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Particulars		Year ended 31 March, 2021	Year ended 31 March, 2020
n.	Payment to auditors (see note below)	51.00	54.14
o.	Project consultancy fee	0.12	14.85
p.	Share of loss from joint venture	0.14	0.23
q.	Compensation paid to customers	690.64	2,316.80
r.	Miscellaneous expenses	163.89	1,065.82
		3,508.56	**11,309.12**

Note:			
Payment to auditors comprise:			
i.	**To statutory auditors**		
	a. Statutory audit fee	15.00	15.00
	b. Tax audit fee	2.00	2.00
	c. Limited reviews fee	30.00	30.00
	d. Reimbursement of out-of-pocket expenses	-	3.14
		47.00	**50.14**
ii.	**To cost auditors**	4.00	4.00
		51.00	**54.14**

35 INCOME TAX

(₹ in Lakhs)

Particulars		Year ended 31 March, 2021	Year ended 31 March, 2020
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	530.55	-
		530.55	**-**
	Deferred tax		
	In respect of the current year	-	(2,400.84)
		-	**(2,400.84)**
	Total income tax expense/(benefit) recognised	**530.55**	**(2,400.84)**
ii.	Income tax expense/(benefit) reconciliation with effective tax rate on accounting profit:		
	Profit/(loss) before tax	(23,672.18)	(11,712.50)
	Income tax expense calculated at 26% (2019-20: 26%)	(6,154.77)	(3,045.25)
	Effect of tax rate change during the year	-	-
	Effect of expenses that are not deductible in determining taxable profit	172.97	330.77
	Adjustments recognised in the current year in relation to the current tax of previous years	530.55	-
	Deferred tax not recognised due to prudence	5981.80	-
	Others	-	313.64
	Income tax expense/(benefit) recognised in statement of profit and loss	**530.55**	**(2,400.84)**
	The tax rates used for the financial years 2020-21 and 2019-20 in reconciliation above is the corporate tax rate of 25% plus education and health cess of 4% on corporate tax, payable by corporate entities in India on taxable profits under the Indian tax laws.		
iii.	Income tax recognised in other comprehensive income		
	Remeasurements of defined benefit obligation	-	4.92
	Total income tax recognised in other comprehensive income	**-**	**4.92**

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

36 CONTINGENCIES

(₹ in Lakhs)

Particulars		As at 31 March, 2021	As at 31 March, 2020
a.	Claims against the Company not acknowledged as debts*:		
	i. Demand for payment of stamp duty	445.50	445.50
	ii. Customer complaints pending in courts	40,397.74	29,918.35
	iii. Civil cases against the Company	2,599.43	2,238.60
	iv. Income tax demand	1,165.24	1,165.24
	v. Value Added Tax / Trade tax demand	790.74	790.74
	vi. Licence fee to DMRC (see note 40)	4,014.40	3,659.45
	vii. Others	4.22	4.22
b.	Security/performance guarantees issued by the banks to Government authorities on behalf of group companies, for which the Company has provided counter guarantee	683.81	683.81
c.	Corporate guarantees issued on behalf of subsidiary companies in respect of loans taken by them:		
	i. Sanctioned amount	189,468.00	172,668.00
	ii. Outstanding amount	153,260.50	139,119.36

* It is not possible for the Company to estimate cash outflows. The extent to which an outflow of funds will be required is dependent on the pending resolution of the respective proceedings/legal cases and it is determinable on receipt of judgement/ decision pending with various forums/authorities/court.

37 COMMITMENTS

(₹ in Lakhs)

Particulars		As at 31 March, 2021	As at 31 March, 2020
a.	Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances)	13,478.37	13,474.07
b.	The Company has other commitments, for purchase orders which are issued after considering requirements as per the operating cycle for purchase of goods and services, in the normal course of business.		

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

39 There were no amounts which were required to be transferred to the Investor Education and Protection Fund, during the year.

40 The Company has entered into concession agreements with Delhi Metro Rail Corporation Limited (DMRC) for various projects on Build-Operate-Transfer (BOT) basis. In case of Tis Hazari project, the Company was unable to commercially utilise the properties due to lack of clarity between DMRC and Municipal Corporation of Delhi (MCD) with respect to authority for sanction of building plans. In view of the delay, the Company has sought concessions from DMRC and has invoked the Arbitration clause under the concession agreement in case of this project. The Arbitral Tribunal has announced its award in favour of DMRC. The Company has now filed an appeal in the Delhi High Court against this award and the proceedings are going on.

In case of another project, viz. Welcome Mall, construction activities had to be suspended as the property development area allotted to the Company was infringing the proposed line of Metro Station to be constructed by DMRC under phase III. Consequently, the construction activities could not be restarted due to DMRC's inability to provide necessary clarifications regarding FAR availability on the property development area and final approved revised layout plan from MCD. The Company has invoked the Arbitration clause under the concession agreement and the proceedings are in final stage.

Pending arbitration award / necessary clarifications and documents, the Company has not provided for recurring licence fees amounting to ₹4,014.40 lakhs (previous year ₹3,659.45 lakhs) and has shown the same under contingent liabilities. However, the Company has continued to carry forward the advances / costs incurred on these projects after charging for amortisation / depreciation on periodical basis.

In case of another project, viz. Seelampur Plot, the sanction of building plans by MCD got delayed for want of No Objection Certificate (NOC) from Government agencies. Accordingly, DMRC was approached to waive the recurring payment liability for the disputed period. Since an amicable resolution could not be reached out between the Company and DMRC, the Company invoked "Arbitration Clause" under the concession agreement for settlement of the matter .The Arbitral Tribunal has announced its award in favour of DMRC. The Company has now filed an appeal in the Delhi High Court against this award and the proceedings are going on.

41 Pursuant to Investment Agreement dated 21 December, 2010 entered into between the Company, Parsvnath Buildwell Private Limited (PBPL), Parasnath And Associates Private Limited (Co-Promoter) and two overseas Investment entities (Investors) and 'Assignment of Development Rights Agreement' dated 28 December, 2010 entered into with PBPL and Collaborators, the Company had assigned Development Rights in respect of one of its projects, namely, 'Parsvnath Exotica, Ghaziabad' (on land admeasuring 31 acres) situated at Village Arthala, Ghaziabad (the Project) to PBPL on terms and conditions contained therein.

The project has been delayed due to non-receipt of approval for the revised building plans.

The collaborators (land owners) are seeking cancellation of the Development Agreement and other related agreements and have taken legal steps in this regard. PBPL invoked the arbitration clause and as a consequence of the land owners not appointing their nominee Arbitrator, PBPL approached the High Court at Allahabad for appointment of Arbitrator under section 11 of the Arbitration and Conciliation Act. During the pendency of section 11 petition at Allahabad High Court, the Hon'ble Supreme Court, while hearing a Civil Appeal filed by PBPL and the Company in another matter, stayed the appointment of arbitrator by the Allahabad High Court vide its Order dated 09.04.2018 and further directed the land-owners to co-operate with PBPL for getting the building plan approved by the Ghaziabad Development Authority. Subsequently, vide Order dated 29.11.2019, the Hon'ble Supreme Court of India appointed a sole arbitrator to adjudicate the disputes between PBPL and the landowners. The Arbitration proceedings are in progress.

During the financial year 2016-17, the Company had entered into a Settlement Agreement with investors for which execution petition for enforcement filed by the investors before the Delhi High Court has been amicably settled pursuant to which the Investment Agreement dated 21 December, 2010 stands cancelled and the securities held by the investors have been acquired by the Company during the financial year 2018-19.

42 The Company had entered into a Memorandum of Understanding (MOU) dated 22 December, 2010 with Parsvnath Realcon Private Limited (PRPL), a wholly owned subsidiary company [earlier, a wholly owned subsidiary of its subsidiary Parsvnath Buildwell Private Limited (PBPL)] in terms of which the Company had assigned development rights of the project, namely, 'Parsvnath Paramount' on land admeasuring 6,445 square metres situated at Subhash Nagar, New Delhi to PRPL. The Company has also entered into 'Project Management Agreement' with PRPL and PBPL for overall management and coordination of project development. Further, the Company has given the following undertakings to PRPL:

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

a. It shall complete the project within the completion schedule and construction cost as set out in the Agreement.

b. The project revenues from the sold area shall be at least the amount set out in the Agreement.

c In the event of construction cost overrun or revenue shortfall, the Company shall contribute such excess/shortfall amount against allotment of equity shares or other instruments at such premium as may be mutually determined by the parties.

The progress of the project has been hampered due to delay in receipt of sanction for revised building plans from South Delhi Municipal Corporation (SDMC) which was ultimately received in November, 2019.
Since the delay in completion of the project has been caused mainly due to certain acts of commission / omission by DMRC, the Company has invoked arbitration proceedings against DMRC and the Statement of Claim has been filed before the Arbitral Tribunal. Arbitration proceedings are in progress.

During the course of the previous financial year, the entire shareholding of PRPL was acquired by the Company from PBPL and as such PRPL become a wholly owned subsidiary of the Company.

43 The Company had entered into a Development Agreement (DA) with Chandigarh Housing Board (CHB) for the development of an integrated project ('the project') at Chandigarh. Owing to various factors, disputes had arisen between the Company and CHB. Consequently, the Company had invoked the arbitration clause in the DA. Hon'ble Sole Arbitrator had pronounced the award in January, 2015 which was accepted by the Company and the CHB. Pursuant to the arbitration award, the project was discontinued and surrendered to CHB.

Subsequent to the acceptance and implementation of the award, it was noticed that due to a computational error in the award, the awarded amount was deficient by approximately ₹14,602.00 lakhs. Consequently, the Company made an application to the Hon'ble Sole Arbitrator for correction of the computational error. However, the Sole Arbitrator in his findings, while admitting the error, stated that after acceptance and implementation of the award by both the parties he had become non-functionary and therefore rejected the claims made by the Company. The Company has since filed its objections under section 34 of the Arbitration and Conciliation Act, 1996 read with section 151 of Code of Civil Procedure (CPC) before the Additional District Judge cum MACT, Chandigarh and the Court had issued notice to CHB for filing its reply and also called for the Arbitral Record from the Sole Arbitrator. The Additional District Judge, Chandigarh dismissed our application on 30 May, 2018. Aggrieved by the said order, the Company preferred an appeal under section 37 of the Arbitration and Conciliation Act, 1996 before the Hon'ble Punjab & Haryana High Court at Chandigarh and the proceedings are going on. Pending decision of the Hon'ble Punjab & Haryana High Court, the amount of ₹14,047 lakhs (net of tax deducted at source) has been shown as recoverable and included under 'other financial assets' in Note 11.

44 The Company had given an advance of ₹4,850.14 lakhs to one of its subsidiaries viz., Parsvnath Film City Limited (PFCL) for execution of Multimedia-cum-Film-City Project at Chandigarh. PFCL had deposited ₹4,775.00 lakhs with 'Chandigarh Administration' (CA) for acquiring development rights in respect of a plot of land admeasuring 30 acres from CA, under Development Agreement dated 2 March, 2007 for development of a "Multimedia-cum-Film City" Complex. Since CA could not handover the possession of the said land to PFCL, PFCL invoked the arbitration clause for seeking refund of the allotment money paid along with compensation, cost incurred and interest thereon.

The Arbitral Panel vide its order dated 10 March, 2012, had decided the matter in favour of PFCL and awarded refund of ₹4,919.00

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

lakhs towards the earnest money paid and other expenses incurred by PFCL along with interest @ 12 % per annum. Subsequently, the CA filed a petition before the Additional District Judge at Chandigarh for setting aside the award under section 34 of The Arbitration and Conciliation Act, 1996. The said petition was dismissed by the Hon'ble District Judge vide his order dated 07 May, 2015.

An Execution Petition was filed before Additional District Judge (ADJ), Chandigarh for the execution of the Arbitral Award by PFCL. In the meantime, CA filed an appeal under section 37 of the Arbitration and Conciliation Act, 1996 before the Punjab and Haryana High Court at Chandigarh against the orders of the ADJ, Chandigarh pertaining to the Award of Arbitral Tribunal. The Hon'ble High Court allowed the appeal filed by CA and set aside the arbitral award vide its orders dated 17 March, 2016. The Hon'ble High Court also decided that CA is entitled to cumulatively claim/recover an amount of ₹8,746.60 lakhs from PFCL due to failure to develop the site and adhere to the terms of the agreements. PFCL has filed a Special Leave Petition (SLP) before the Hon'ble Supreme Court of India which has since been admitted and notice has been issued to the Opposite Party. CA has also filed a Special Leave Petition before the Hon'ble Supreme Court for allowing the counter claims made by them and both the matters have been tagged together and the matters are listed before the Ld. Registrar for completion of pleadings. Once the pleadings are completed, the Company proposes to move an application for early hearing in the matter.

45 The Company was declared as the "Selected Bidder" for grant of lease for development of project on a plot of land at Sarai Rohilla, Kishanganj, Delhi by 'Rail Land Development Authority' (RLDA) vide its 'Letter of Acceptance' (LOA) dated 26 November, 2010. Parsvnath Promoters and Developers Private Limited (PPDPL) was identified as a Special Purpose Vehicle (SPV) company for implementation of the project. Subsequently, in terms of the requirements of RLDA, another Company in the name of Parsvnath Rail Land Project Private Limited (PRLPPL) was incorporated as the SPV to implement the project in place of PPDPL. RLDA accepted PRLPPL as the SPV vide its letter dated 3 August, 2012.

The Company entered into agreements with PRLPPL and overseas investors during 2012 and 2013 for financing the project.

Due to multifarious reasons, including delay in the statutory approvals, PRLPPL was not able to achieve 'Financial Closure' as per Article 7 of the Agreement which resulted in deemed termination of the agreement. The Company and PRLPPL invoked the arbitration clause in the development agreement for recovery of amount paid to RLDA together with interest thereon on deemed termination of the agreement and related matters and instituted four Arbitral proceedings namely Arbitration I, II, III & IV. The Arbitral Tribunal has announced its award in respect of the Arbitration II on 25 November, 2017 directing RLDA to refund the amount of ₹1,03,453.78 lakhs along with 4% interest per annum payable with effect from the 15 July, 2015 till the date of recovery. RLDA filed its objections under section 34 of the Arbitration and Conciliation Act, 1996 before the Hon'ble Delhi High Court for setting aside the said Arbitral award, which was rejected by the Court vide its order dated 3 April, 2018. Thereafter, RLDA filed an appeal before the Division Bench of the Hon'ble Delhi High Court which was dismissed vide judgement dated 14 March, 2019. Subsequently, the Special Leave Petition filed by RLDA before the Hon'ble Supreme Court of India, was also dismissed on 8 July, 2019.

PRLPPL has received the award amount during July, 2019.

In case of Arbitration I (with respect to RLDA's liability for payment of interest to PRLPPL on installments received in excess of and prior to RLDA's entitlement), the Arbitral Tribunal by award dated 1 June, 2018 rejected the claim filed by the Company and PRLPPL. The Company and PRLPPL have filed an appeal before the Hon'ble Delhi High Court against the said award and the proceedings are going on.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

The Company and PRLPPL have further initiated two other Arbitration proceedings (Arbitration III and IV) seeking inter-alia refund of the amounts retained as alleged losses by RLDA, losses incurred on account of RLDA's breach of its representations and warranties in respect of the land sought to be leased and delay in return of Performance Bank Guarantee. The Arbitration proceedings are in progress.

46 The Company has incurred cash losses during the current and previous years. Due to continued recession in the real estate sector owing to slow down in demand, the Company is facing tight liquidity situation as a result of which there have been delays/ defaults in payment of principal and interest on borrowings, statutory liabilities, salaries to employees and other dues. Also, the Company continues to face lack of adequate sources of finance to fund execution and completion of its ongoing projects resulting in delayed realisation from its customers and lower availability of funds to discharge its liabilities. The company is continuously exploring alternate sources of finance, including sale of non-core assets to generate adequate cash inflows for meeting these obligations and to overcome this liquidity crunch. In the opinion of the Management, no adverse impact is anticipated on future operations of the company.

47 TRADE RECEIVABLES

Trade receivables include ₹16,792.73 lakhs (Previous year ₹17,935.91 lakhs) outstanding for a period exceeding six months. Due to continued recession in the industry, there have been delays in collections from customers. In view of industry practice and terms of agreement with customers, all these debts are considered good for recovery and hence no provision is considered necessary.

48 In respect of loan taken by the company from a Non-Banking Finance Company (NBFC) namely IL&FS Financial Services Limited, the company alongwith other co-borrowers entered into a settlement agreement with the said NBFC for repayment of loan and interest in monthly installments over a period of 10 months starting from October, 2019. Pending fulfillment of some agreed conditions from said NBFC, the Company has not made some of the scheduled payments. To resolve the matter the company has again started discussion and request for settlement with the said NBFC.

49 In respect of loan with Rare Asset Reconstruction Limited (ARC) and Edelweiss Rural & Corporate Services Limited (NBFC), the ARC and NBFC have approved the proposal for settlement of dues of the company in lump sum subject to certain conditions and the crystallized settlement amount has to be paid in installments over a period of time. The Company has paid the initial amount as per the terms of agreed settlement.

50 The Company has entered into Memorandum of Understandings with its wholly owned subsidiaries for the purpose of transfer of all rights under the concession agreement in respect of its four projects situated at Akshardham Metro Station, Azadpur Metro Station, Seelampur Metro station and Inderlok Metro Station, subject to approval from Delhi Metro Rail Corporation (DMRC). The Company had acquired these development rights under concession agreement with DMRC. Pending transfer, book value of assets/rights (which is higher than the realisable value) under these concession agreements have been classified as 'Assets held for sale'.

51 In the opinion of the Board of directors, current and non-current assets do have a value on realisation in the ordinary course of business at least equal to the amount at which they are stated.

52 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).

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

53 The Company has no outstanding derivative or foreign currency exposure as at the end of the current year and previous year.

54 The Company is engaged in the business of real estate development, which has been classified as infrastructural facilities as per Schedule VI to the Companies Act, 2013. Accordingly, provisions of section 186 of the Companies Act are not applicable to the company and hence no disclosure under that section is required.

55 SEBI has issued a Show Cause Notice dated October 19, 2020 under various Sections of SEBI Act, 1992 and Securities Contracts (Regulations) Act, 1956, etc., to the Company and all the Directors and Chief Financial Officers (CFOs) who were holding office during the financial years 2009-10, 2010-11 and 2011-12 along with the Forensic Audit Report submitted by E&Y relating to certain transactions during the aforesaid financial years. The Company shall file its reply to the aforesaid Notice in due course and shall also take appropriate steps in this matter as may be considered proper in consultation with the legal counsels including seeking an opportunity of personal hearing with the SEBI.

56 Disclosure of loans and advances in the nature of loans given to subsidiaries, associates and other companies in which directors are interested as required by Schedule V to the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 is as under:

(₹ in Lakhs)

Particulars		Amount outstanding	
		As at 31 March, 2021	As at 31 March, 2020
a.	Parsvnath Film City Limited	4,850.14	4,849.40
b.	Parsvnath Hotels Limited	1,428.82	1,126.15
c.	Parsvnath H B Projects Private Limited	6,635.41	6,634.86
d.	Parsvnath Rail Land Project Private Limited	0.06	-
e.	Parsvnath Buildwell Private Limited	1,156.43	774.23
f.	Parsvnath Realcon Private Limited	4,826.03	4,572.48
g.	PDL Assets Limited	57.94	2.65
h.	Snigdha Buildwell Private Limited	302.46	203.50
i.	Farhad Realtors Private Limited	1.10	0.55
j.	Jarul Promoters & Developers Private Limited	55.99	2.00
k.	Parsvnath Realty Ventures Limited	78.67	3.22
l.	Vardaan Buildtech Private Limited	159.48	156.72
m.	Parsvnath Hessa Developers Private Limited	1,606.68	1,464.06
n.	Parsvnath Landmark Developers Private Limited	1,246.22	56.25

(₹ in Lakhs)

Particulars		Maximum amount outstanding during the year	
		Year ended 31 March, 2021	Year ended 31 March, 2020
a.	Parsvnath Film City Limited	4,850.14	4,849.40
b.	Parsvnath Hotels Limited	1,428.82	2,092.26
c.	Parsvnath H B Projects Private Limited	6,635.41	6,634.86
d.	Parsvnath Rail Land Project Private Limited	0.06	107.55
e.	Parsvnath Buildwell Private Limited	1,156.43	4,237.14
f.	Parsvnath Realcon Private Limited	4,826.12	4,578.62
g.	PDL Assets Limited	57.94	2.65
h.	Primetime Realtors Private Limited	-	2.53
i.	Snigdha Buildwell Private Limited	302.60	203.50

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Particulars		Maximum amount outstanding during the year	
		Year ended 31 March, 2021	Year ended 31 March, 2020
j.	Farhad Realtors Private Limited	1.10	0.55
k.	Jarul Promoters & Developers Private Limited	55.99	2.00
l.	Parsvnath Realty Ventures Limited	99.19	3.22
m.	Vardaan Buildtech Private Limited	159.48	156.72
n.	Parsvnath Hessa Developers Private Limited	1,829.16	1,464.06
o.	Parsvnath Landmark Developers Private Limited	1,295.72	1,701.28

Note:

All the above loans and advances are repayable on demand and are non-interest bearing.

57 The Company is setting up various projects on Build Operate Transfer (BOT) basis. Costs incurred on these Projects till completion of the project are reflected as 'Intangible assets under development'. Details of incidental expenditure incurred during construction in respect of these projects debited to 'Intangible assets under development' are as under:

(₹ in Lakhs)

Particulars		Year ended 31 March, 2021	Year ended 31 March, 2020
a.	Salaries and wages	0.89	-
b.	Contribution to provident and other funds	0.09	-
c.	Legal and professional charges	-	7.41
d.	Depreciation and amortisation expense on right of use assets under development	420.04	478.40
e.	Miscellaneous expenses	(1.11)	3.78
		419.91	**489.59**

58 DETAILS OF BORROWING COSTS CAPITALISED DURING THE YEAR:

(₹ in Lakhs)

Particulars		Year ended 31 March, 2021	Year ended 31 March, 2020
a.	Intangible assets/assets under development	3,436.23	5,092.37
b.	Inventory	8,923.57	11,451.32
		12,359.80	**16,543.69**

59 SEGMENT INFORMATION

The chief operating decision maker ('CODM') for the purpose of resource allocation and assessment of segments performance focuses on Real Estate, thus operates in a single business segment. The Company is operating in India, which is considered as single geographical segment. Accordingly, the reporting requirements for segment disclosure as prescribed by Ind AS 108 are not applicable.

60 EMPLOYEE BENEFIT PLANS

a Defined contribution plan

The Company makes Provident Fund contributions to Regional Provident Fund Commissioner (RPFC) and ESI contributions to Employees State Insurance Corporation (ESIC), which are defined contribution plans, for qualifying employees. The Company contributes a specified percentage of salary to fund the benefits. The contributions payable to these plans by the Company are at the rates specified in the rules of the scheme. The amount of contribution is as under:

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Particulars		Year ended 31 March, 2021	Year ended 31 March, 2020
a.	Contribution to Provident Fund	30.48	38.75
b.	Contribution to ESI	5.87	8.76
		36.35	**47.51**

b Defined 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 present value of the defined benefit obligation and the related current service cost were measured using the Projected Unit Credit Method with actuarial valuations being carried out at each balance sheet date.

The following table sets out the amount recognised in respect of gratuity in the financial statements:

(₹ in Lakhs)

Particulars		2020-21	2019-20
i	**Components of employer's expenses:**		
	Current service cost	27.98	34.86
	Past service cost	-	-
	Interest cost	27.08	26.57
	Actuarial (gain)/loss	-	-
	Net charge/(credit)	**55.06**	**61.43**
ii	**Actual contribution and benefit payments for year**		
	Actual benefit payments	118.80	65.95
	Actual contributions	-	-
		118.80	**65.95**
iii	**Net liabilities/ (assets) recognised in the balance sheet**		
	Present value of defined benefit obligation	323.15	400.64
	Fair value of plan assets	-	-
	Net liabilities/ (assets) recognised in the balance sheet	**323.15**	**400.64**
	Note: The fair value of plan assets is Nil, since defined benefit plans are unfunded.		
	Short-term provisions	7.71	12.09
	Long-term provisions	315.44	388.55
		323.15	**400.64**
iv	**Change in defined benefit obligation during the year**		
	Present value of defined benefit obligation at beginning of the year	400.64	346.89
	Current service cost	27.98	34.86
	Past service Cost including curtailment Gains/Losses	-	-
	Interest cost	27.08	26.57

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

	Particulars	2020-21	2019-20
	Actuarial (gains)/losses on obligations	(13.75)	58.27
	Benefits paid	(118.80)	(65.95)
	Present value of defined benefit obligation at the end of the year	**323.15**	**400.64**
v	**Other comprehensive income (OCI)**		
	Remeasurement of defined benefit obligation	**13.75**	**(58.27)**
vi	**Balance sheet reconciliation**		
	Net liability at the beginning of the year	400.64	346.89
	Expenses recognised/(reversed) during the year	55.06	61.43
	Actuarial (gains)/losses	(13.75)	58.27
	Benefits paid	(118.80)	(65.95)
	Amount recognised in the balance sheet	**323.15**	**400.64**

vii Experience adjustments:

(₹ in Lakhs)

	Particulars	31.03.2021	31.03.2020	31.03.2019	31.03.2018	31.03.2017
i.	Present value of Defined Benefit Obligation	323.15	400.64	346.89	434.93	354.34
ii.	Fair Value of plan assets	-	-	-	-	-
iii.	Funded status [Surplus/ (Deficit)]	323.15	400.64	346.89	434.93	354.34
iv.	Experience (gain)/loss adjustments on plan liabilities	(13.75)	58.27	16.61	46.51	30.96
v.	Experience gain/loss adjustments on plan assets	-	-	-	-	-

viii Actuarial assumptions

	Particulars	31.03.2021	31.03.2020
a.	**Financial assumptions**		
i.	Discount rate (p.a.)	6.76%	6.76%
ii.	Salary escalation rate (p.a.)	5.00%	5.00%
b.	**Demographic assumptions**		
i.	Retirement age	70 years	70 years
ii	Mortality rate	100% of Indian Assured Lives Mortality (2012-14)	
	- Withdrawal rate		
	Upto 30 years	3.00	3.00
	From 31 to 44 years	2.00	2.00
	Above 44 years	1.00	1.00

ix Sensivity analysis

The sensitivity of the plan obligations to changes in key assumptions are:

(₹ in Lakhs)

Particulars		Change in assumption	Change in plan obligation
Discount rate	Increase	0.50 %	(21.23)
	Decrease	0.50 %	23.43
Salary escalation rate	Increase	0.50 %	20.30
	Decrease	0.50 %	(18.89)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

c Actuarial assumptions for long-term compensated absences

Particulars	31.03.2021	31.03.2020
a. Financial assumptions		
i. Discount rate (p.a.)	6.76%	6.76%
ii. Salary escalation rate (p.a.)	5.00%	5.00%
b. Demographic assumptions		
i. Retirement age	70 years	70 years
ii. Mortality rate	100% of Indian Assured Lives Mortality (2012-14)	
- Withdrawal rate		
Upto 30 years	3.00	3.00
From 31 to 44 years	2.00	2.00
Above 44 years	1.00	1.00

61 OPERATING LEASE ARRANGEMENTS - AS LESSEE - Ind AS 116

The Company has entered into Concession Agreements with Delhi Metro Rail Corporation (DMRC) and has acquired the License Rights to develop properties and sub license it to the customers for a defined period of time. License fee payable to DMRC over the concession period has been recognised as 'Right of use assets' and 'lease liabilities' as at 1 April, 2019 as per Ind AS 116.

The Company has applied Ind AS 116 using the modified retrospective approach.

i. Right-of-use assets

Movement and carrying value of right of use assets is as under:

(₹ in Lakhs)

Particulars	Building	Building under development	Total
Balance as at 31 March, 2019	-	-	-
Recognition on account of adoption of Ind AS 116 (Refer notes below)	1,542.64	10,484.69	12,027.33
Additions during the year	14.36	-	14.36
	1,557.00	**10,484.69**	**12,041.69**
Less: Amortisation expense during the year	191.87	478.40	670.27
Balance as at 31 March, 2020	**1,365.13**	**10,006.29**	**11,371.42**
Additions during the year	18.81	-	18.81
Disposal/Adjustments during the year	(59.71)	(388.00)	(447.71)
	1,324.23	**9,618.29**	**10,942.52**
Less: Amortisation expense during the year	178.95	420.04	598.99
Balance as at 31 March, 2021	**1,145.28**	**9,198.25**	**10,343.53**

Notes:

a. The Company has adopted Ind AS 116 "Leases" effective 1 April, 2019 and applied the standard to its lease contracts existing as at 1 April, 2019 using the modified retrospective approach. The Company has recorded lease liability at the present value of the lease payments that are not paid as at 1 April, 2019, discounted using the company's incremental borrowing rate and recognised right of use assets of equal amounts.

b. The depreciation expense of ₹178.95 lakhs (Previous year ₹191.87 lakhs) on right-of-use assets is included under

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

depreciation and amortisation expense in the statement of Profit and Loss and depreciation of ₹420.04 lakhs (Previous year ₹478.40 lakhs) has been capitalised in 'Intangible Assets Under Development'.

c. The following is the summary of practical expedients elected on initial application:

(i) Applied a single discount rate to a portfolio of leases of similar assets in similar economic environment with a similar end date.

(ii) Applied the exemption not to recognize right-of-use assets and liabilities for leases with less than 12 months of lease term on the date of initial application or low value leases.

(iii) Excluded the initial direct costs from the measurement of the right-of-use asset at the date of initial application.

(iv) Applied the practical expedient to assessment of which transactions are leases. Accordingly, Ind AS 116 is applied only to contracts that were previously identified as leases under Ind AS 17.

ii. Lease liability

The following is the movement in lease liabilities during the year ended 31 March, 2021:

(₹ in Lakhs)

Particulars	**As at 31 March, 2021**	**As at 31 March, 2020**
Balance at the Beginning of the year	12,327.37	-
Recognition on account of adoption of Ind AS 116	-	12,027.33
Additions	18.81	14.36
Disposal/Adjustments	(447.71)	-
	11,898.47	**12,041.69**
Add: Finance cost accrued during the year	1,307.90	1,325.76
Less: Payment of lease liabilities	632.46	1,040.08
Balance at the end	**12,573.91**	**12,327.37**
Current	1,130.35	1,131.45
Non-current	11,443.56	11,195.92
	12,573.91	**12,327.37**

iii. Maturity analysis of lease liabilities:

The table below provides details regarding the contractual cash flows of lease liabilities as at 31 March, 2021 on an undiscounted basis:

(₹ in Lakhs)

Particulars	**As at 31 March, 2021**	**As at 31 March, 2020**
Due within one year	3,122.44	3,120.67
Due later than one year and not later than five years	14,947.61	14,053.25
Due later than five years	88,062.44	90,180.70
Total undiscounted lease liabilities	**106,132.49**	**107,354.62**

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

iv. Amounts recognised in Statement of profit and loss

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
Interest on lease liabilities	148.62	165.56
Depreciation on right of use assets	178.95	191.87
Expenses relating to short-term and low value leases (see note vii)	650.46	1,573.57
	978.03	**1,931.00**

Note:

a. Expenses on short-term lease mainly includes lease charges of assets held for transfer.

v. Amounts capitalised to Intangible assets

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
Interest on lease liabilities	1,159.28	1,160.20
Depreciation on right of use assets	420.04	478.40
	1,579.32	**1,638.60**

vi. Impact of change in accounting policy:

The company has applied Ind AS 116 using the modified retrospective approach w.e.f. 01.04.2019 .The impact of change in accounting policy on account on adoption of Ind AS 116 is as follows:

(₹ in Lakhs)

Particulars	Year Ended 31 March, 2021	Year Ended 31 March, 2020
Increase in lease liability by	-	12,327.37
Increase in rights of use by	-	11,371.42
Increase/(Decrease) in finance cost by	-	165.56
Increase/(Decrease) in depreciation by	-	191.87
Increase/(Decrease) in rent expense by	-	(242.80)

vii. Disclosures for operating leases other than leases covered in Ind AS 116

The Company has entered into Concession Agreements with Delhi Metro Rail Corporation (DMRC) and has acquired the License Rights to develop properties. During the previous year ended 31 March, 2019, the Company had entered into agreements for transfer of some of these properties to SPVs, accordingly the Company has not applied Ind AS 116 to such lease contracts.

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
a. As a lessee (expenses)		
Lease contracts held for transfer	569.39	1,469.06
Other short-term lease contracts	81.07	104.51
	650.46	**1,573.57**

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

62 OPERATING LEASE ARRANGEMENTS - AS LESSOR

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

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

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
License fee income		
a. Recognised in statement of profit and loss	2,580.24	2,710.72
	2,580.24	**2,710.72**

The total of future minimum lease receivables are as follows:

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
a. Not later than one year	1,326.79	1,197.99
b. Later than one year but not later than five years	1,377.64	1,860.20
c. Later than five years	305.71	333.41
	3,010.14	**3,391.60**

63 EARNINGS PER EQUITY SHARE

(₹ in Lakhs)

Particulars		Year ended 31 March, 2021	Year ended 31 March, 2020
Profit/(loss) for the year	₹ in lakhs	(24,202.73)	(9,311.66)
Weighted average number of equity shares	No's	435,181,170	435,181,170
Earning per share - basic	₹	(5.56)	(2.14)
Weighted average number of potential equity shares	No's	-	-
Weighted average number of equity shares	No's	435,181,170	435,181,170
Earnings per share - diluted	₹	(5.56)	(2.14)
Face value per equity share	₹	5.00	5.00

64 JOINTLY CONTROLLED ENTITY

a. The Company has interests in following joint venture - jointly controlled entity

(₹ in Lakhs)

Name of jointly controlled entity	Nature of project	Ownership interest	Country of residence
Ratan Parsvnath Developers AOP	Real estate	Nil (Previous year: 50%)	India

Note: Ratan Parsvnath Developers AOP has been dissolved during the year.

b. Financial interest of the Company in jointly controlled entity is as under:

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
Company's share of:		
a. Assets	-	474.26
b. Liabilities	-	0.56
c. Income	-	-
d. Expenditure	-	0.23
e. Tax	-	-
f. Capital commitment	-	-
g. Contingent liabilities	-	-

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

65 RELATED PARTY TRANSACTIONS

a. List of related parties

i. ***Subsidiary Companies***

- Parsvnath Infra Limited
- Parsvnath Film City Limited
- Parsvnath Landmark Developers Private Limited
- Parsvnath Telecom Private Limited (up to 28 june, 2019)
- Parsvnath Hotels Limited
- PDL Assets Limited
- Parsvnath Developers Pte. Ltd. (Overseas subsidiary -Singapore)
- Primetime Realtors Private Limited (upto 17 February, 2020)
- Parsvnath Estate Developers Private Limited
- Parsvnath Promoters And Developers Private Limited
- Parsvnath Hessa Developers Private Limited
- Parsvnath MIDC Pharma SEZ Private Limited
  (Subsidiary of Parsvnath Infra Limited)
- Parsvnath Buildwell Private Limited @
- Paravnath Realty Ventures Limited
- Parsvnath Realcon Private Limited
- Parsvnath HB Projects Private Limited
- Farhad Realtors Private Limited
- Parsvnath Rail Land Project Private Limited
- Jarul Promoters & Developers Private Limited
- Suksma Buildtech Private Limited
- Snigdha Buildwell Private Limited *
- Generous Buildwell Private Limited $
  (Subsidiary of Snigdha Buildwell Private Limited)
- Evergreen Realtors Private Limited $
  (Subsidiary of Snigdha Buildwell Private Limited)

** Became subsidiary during the previous year*

$ Became step-down subsidiary of Snigdha Buildwell Private Limited during the previous year

@ Became wholly owned subsidiary during the year

Subsidiary companies by virtue of Accounting Standard (Ind AS-110) on 'Consolidated Financial Statements':

- Aahna Realtors Private Limited
- Afra Infrastructure Private Limited
- Anubhav Buildwell Private Limited
- Arctic Buildwell Private Limited
- Arunachal Infrastructure Private Limited
- Bae Buildwell Private Limited

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

- Bakul Infrastructure Private Limited
- Banita Buildcon Private Limited
- Bliss Infrastructure Private Limited
- Brinly Properties Private Limited
- Coral Buildwell Private Limited
- Dae Realtors Private Limited
- Dai Real Estates Private Limited
- Dhiren Real Estates Private Limited
- Elixir Infrastructure Private Limited
- Gem Buildwell Private Limited
- Generous Buildwell Private Limited (up to 07 December, 2019)
- Himsagar Infrastructure Private Limited
- Izna Realcon Private Limited
- Emerald Buildwell Private Limited
- Evergreen Realtors Private Limited (upto 06 February, 2020)
- Jaguar Buildwell Private Limited
- Label Real Estates Private Limited
- Lakshya Realtors Private Limited
- LSD Realcon Private Limited
- Mirage Buildwell Private Limited
- Navneet Realtors Private Limited
- New Hind Enterprises Private Limited
- Oni Projects Private Limited
- Paavan Buildcon Private Limited
- Perpetual Infrastructure Private Limited
- Prosperity Infrastructures Private Limited
- Rangoli Infrastructure Private Limited
- Samiksha Realtors Private Limited
- Neelgagan Realtors Private Limited
- Sapphire Buildtech Private Limited
- Silversteet Infrastructure Private Limited
- Springdale Realtors Private Limited
- Stupendous Buildtech Private Limited
- Sumeru Developers Private Limited
- Vital Buildwell Private Limited
- Spearhead Realtors Private Limited
- Trishla Realtors Private Limited
- Vardaan Buildtech Private Limited *
- Yamuna Buildwell Private Limited

* *Became subsidiary during the previous year*

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

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

- Adela Buildcon Private Limited
- Amazon India Limited *
- Ashirwad Realtors Private Limited
- Baasima Buildcon Private Limited
- Baidehi Infrastructure Private Limited
- Balbina Real Estates Private Limited
- Charushila Buildwell Private Limited
- Congenial Real Estates Private Limited
- Cyanea Real Estate Private Limited
- Deborah Real Estate Private Limited
- Deleena Developers Private Limited
- Enormity Buildcon Private Limited
- Gauranga Realtors Private Limited
- Gauresh Buildwell Private Limited
- Homelife Real Estate Private Limited *
- Janak Finance & Leasing Private Limited
- Jodhpur Infrastructure Private Limited
- Madhukanta Real Estate Private Limited
- Magic Promoters Private Limited
- Mahanidhi Buildcon Private Limited
- Neha Infracon (India) Private Limited
- Noida Marketing Private Limited
- Parasnath And Associates Private Limited
- Parasnath Travels & Tours Private Limited
- Parsvnath Biotech Private Limited
- Parsvnath Cyber City Private Limited
- Parsvnath Dehradun Info Park Private Limited
- Parsvnath Developers (GMBT) Private Limited
- Parsvnath Developers (SBBT) Private Limited
- Parsvnath Gurgaon Info Park Private Limited
- Parsvnath Indore Info Park Private Limited
- Parsvnath Knowledge Park Private Limited
- Parsvnath Retail Limited
- Pearl Propmart Private Limited
- Pradeep Kumar Jain & Sons (HUF)
- Rangoli Buildcon Private Limited
- Sadgati Buildcon Private Limited
- Scorpio Realtors Private Limited
- Snigdha Buildwell Private Limited $
- Timebound Contracts Private Limited
- Vardaan Buildtech Private Limited $
- Vasavi PDL Ventures Private Limited**
- Parsvnath Telecom Private Limited
- Parsvnath Sharmistha Realtors Private Limited
- Dreamweaver Realtors Private Limited
- Digant Realtors Private Limited
- Madhulekha Developers Private Limited
- Sureshwar Properties Private Limited
- Parikrama Infrastructure Private Limited
- Prasidhi Developers Private Limited
- Prastut Real Estate Private Limited

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

- Springdale Realtors Private Limited
- Sedna Properties Private Limited
- Trishla Realtors Private Limited

* *Associates of the Cpmpany*

** *Ceased to be a subsidiary company as per Accounting Standard Ind AS 110.*

$ *Became subsidiary during the previous year*

iii. Joint Ventures

- Ratan Parsvnath Developers (AOP) (Dissolved during the year)

iv. Key Management Personnel

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

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

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

vi. Non-Executive and Independent Directors

- Mr. Ashok Kumar
- Dr. Pritam Singh (Deceased on 03.06.2020)
- Ms. Deepa Gupta
- Mr.Mahendra Nath Verma

b. Transactions /balances outstanding with related parties

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
(i) Transactions during the year					
Advances given					
Parsvnath Film City Limited	0.74	-	-	-	**0.74**
	0.60	-	-	-	***0.60***
Parsvnath Landmark Developers Private Limited	1,201.98	-	-	-	**1,201.98**
	1,043.11	-	-	-	***1,043.11***
Parsvnath Rail Land Project Private Limited	13.56	-	-	-	**13.56**
	-	-	-	-	-
Parsvnath Realcon Private Limited	268.19	-	-	-	**268.19**
	4,561.02	-	-	-	***4,561.02***
Parsvnath Hotels Limited	302.67	-	-	-	**302.67**
	1,042.63	-	-	-	***1,042.63***
Parsvnath HB Projects Private Limited	0.55	-	-	-	**0.55**
	240.60	-	-	-	***240.60***
PDL Assets Limited	55.29	-	-	-	**55.29**
	1.20	-	-	-	***1.20***
Vardaan Buildtech Private Limited	3.99		-	-	**3.99**
	156.72		-	-	***156.72***

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Parsvnath Buildwell Private Limited	382.21	-	-	-	**382.21**
	899.66	-	-	-	***899.66***
Lakshya Realtors Private Limited	-	-	-	-	**-**
	1.01	-	-	-	***1.01***
Parsvnath Hessa Developers Private Limited	797.26	-	-	-	**797.26**
	1,464.06	-	-	-	***1,464.06***
Snigdha Buildwell Private Limited	98.96	-	-	-	**98.96**
	203.50	-	-	-	***203.50***
Farhad Realtors Private Limited	0.55	-	-	-	**0.55**
	0.55	-	-	-	***0.55***
Parsvnath Realty Ventures Limited	75.45	-	-	-	**75.45**
	3.22	-	-	-	***3.22***
Jarul Promoters & Developers Private Limited	53.99	-	-	-	**53.99**
	2.00	-	-	-	***2.00***
Parsvnath Telecom Limited	-	-	-	-	**-**
	0.50	-	-	-	***0.50***
	3,255.39	**-**	**-**	**-**	**3,255.39**
	9,620.38	**-**	**-**	**-**	***9,620.38***
Advance received					
Suksma Buildtech Private Limited	5.18	-	-	-	**5.18**
	-	-	-	-	**-**
Parsvnath MIDC Pharma SEZ Private Limited	1.59	-	-	-	**1.59**
	-	-	-	-	**-**
Parsvnath Rail Land Project Private Limited	-	-	-	-	**-**
	1,228.34	-	-	-	***1,228.34***
Parsvnath Estate Developers Private Limited	-	-	-	-	**-**
	483.45	-	-	-	***483.45***
Samiksha Realtors Private Limited	-	-	-	-	**-**
	0.27	-	-	-	***0.27***
Parsvnath Promoters And Developers Private Limited	-	-	-	-	**-**
	831.53	-	-	-	***831.53***
	6.77	**-**	**-**	**-**	**6.77**
	2,543.59	**-**	**-**	**-**	***2,543.59***
Advance received back during the year					
Parsvnath Realcon Private Limited	14.64	-	-	-	**14.64**
	120.02	-	-	-	***120.02***
Parsvnath Hessa Developers Private Limited	654.64	-	-	-	**654.64**
	-	-	-	-	**-**
Parsvnath Landmark Developers Private Limited	12.01	-	-	-	**12.01**
	986.86	-	-	-	***986.86***
Parsvnath Hotels Limited	-	-	-	-	**-**
	1,000.78	-	-	-	***1,000.78***

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Parsvnath Buildwell Private Limited	-	-	-	-	**-**
	4,222.45	-	-	-	***4,222.45***
Parsvnath Rail Land Project Private Limited	13.50	-	-	-	**13.50**
	-	-	-	-	**-**
Vardaan Buildtech Private Limited	1.23	-	-	-	**1.23**
	-	-	-	-	**-**
Others (each having less than 10% of transactions)	163.87	0.50	-	-	**164.37**
	225.92	-	-	-	***225.92***
	859.89	**0.50**	**-**	**-**	**860.39**
	6,556.03	**-**	**-**	**-**	***6,556.03***
Advances repaid					
Samiksha Realtors Private Limited	0.27	-	-	-	**0.27**
	-	-	-	-	**-**
Parsvnath Rail Land Project Private Limited	0.28	-	-	-	**0.28**
	1,146.58	-	-	-	***1,146.58***
Parsvnath Estate Developers Private Limited	483.45	-	-	-	**483.45**
	-	-	-	-	**-**
Suksma Buildtech Private Limited	2.95	-	-	-	**2.95**
	-	-	-	-	**-**
Vital Buildwell Private Limited	1.35		-	-	**1.35**
	0.07		-	-	***0.07***
Time Bound Contracts Private Limited	-	-	-	-	**-**
	-	*0.90*	-	-	***0.90***
Jodhpur Infrastructure Private Limited	-	0.15	-	-	**0.15**
	-	*0.10*	-	-	***0.10***
	488.29	**0.15**	**-**	**-**	**488.44**
	1,146.65	***1.00***	**-**	**-**	***1,147.65***
Purchase of development rights					
Silversteet Infrastructure Private Limited	-	-	-	-	**-**
	9.40	-	-	-	***9.40***
Elixir Infrastructure Private Limited	-	-	-	-	**-**
	40.66	-	-	-	***40.66***
Prosperity Infrastructures Private Limited	-	-	-	-	**-**
	24.74	-	-	-	***24.74***
Label Real Estate Private Limited	-		-	-	**-**
	43.89		-	-	***43.89***
	-	**-**	**-**	**-**	**-**
	118.69	**-**	**-**	**-**	***118.69***

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Advances received against transfer / sale of Land and Other Intangible Assets / Intangible Assets under development					
Suksma Buildtech Private Limited	1,740.00	-	-	-	**1,740.00**
	-	-	-	-	-
Parsvnath Estate Developers Private Limited	7,146.98	-	-	-	**7,146.98**
	31,000.00	-	-	-	***31,000.00***
	8,886.98	**-**	**-**	**-**	**8,886.98**
	31,000.00	**-**	**-**	**-**	***31,000.00***
Sale of development rights					
Elixir Infrastructure Private Limited	-	-	-	-	-
	43.50	-	-	-	***43.50***
Label Real Estate Private Limited	-	-	-	-	-
	35.00	-	-	-	***35.00***
Silver Street Infrastructure Private Limited	-	-	-	-	-
	11.25	-	-	-	***11.25***
Prosperity Infrastructure Private Limited	-	-	-	-	-
	27.25	-	-	-	***27.25***
	-	**-**	**-**	**-**	**-**
	117.00	**-**	**-**	**-**	***117.00***
Advance paid for purchase of land / Property					
New Hind Enterprises Private Limited	4.08	-	-	-	**4.08**
	58.90	-	-	-	***58.90***
Gauranga Realtors Private Limited		15.75	-	-	**15.75**
	-	-	-	-	-
Spearhead Realtors Private Limited	-	-	-	-	-
	116.15	-	-	-	***116.15***
Dai Real Estate Private Limited	317.80	-	-	-	**317.80**
	-	-	-	-	-
Others (each having less than 10% of transactions)	1.70	-	-	-	**1.70**
	8.60	-	-	-	***8.60***
	323.58	**15.75**	**-**	**-**	**339.33**
	183.65	**-**	**-**	**-**	***183.65***
Security deposit received					
Parsvnath Hotels Limited	-	-	-	-	-
	0.69	-	-	-	***0.69***
Parsvnath Estate Developers Private Limited	625.45	-	-	-	**625.45**
	517.91	-	-	-	***517.91***
Parsvnath Hessa Developers Private Limited	-	-	-	-	-
	97.46	-	-	-	***97.46***

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Parsvnath Infra Limited	-	-	-	-	-
	7.41	-	-	-	***7.41***
Parsvnath Buildwell Private Limited	-	-	-	-	-
	0.14	-	-	-	***0.14***
Parsvnath Realcon Limited	-	-	-	-	-
	0.13	-	-	-	***0.13***
Parsvnath Landmark Developers Limited	-	-	-	-	-
	0.35	-	-	-	***0.35***
	625.45	**-**	**-**	**-**	**625.45**
	624.09	**-**	**-**	**-**	***624.09***
Refund of security deposits					
Parsvnath Hessa Developers Private Limited	-	-	-	-	-
	2,223.07	-	-	-	**2,223.07**
Parsvnath Rail Land Project Private Limited	-	-	-	-	-
	832.50	-	-	-	***832.50***
Parsvnath Estate Developers Private Limited	317.91	-	-	-	**317.91**
	2,348.32	-	-	-	***2,348.32***
	317.91	**-**	**-**	**-**	**317.91**
	5,403.89	**-**	**-**	**-**	***5,403.89***
Redemption of debentures / share warrants (Amount received)					
Parsvnath Promoters & Developers Private Limited (Debentures)	-	-	-	-	-
	10,849.84	-	-	-	***10,849.84***
	-	**-**	**-**	**-**	**-**
	10,849.84	**-**	**-**	**-**	***10,849.84***
Sale of plots / Scrap					
Parsvnath Landmark Developers Private Limited	-	-	-	-	-
	0.54	-	-	-	***0.54***
Vasavi PDL Ventures Private Limited	-	10,239.30	-	-	**10,239.30**
	-	-	-	-	-
	-	**10,239.30**	**-**	**-**	**10,239.30**
	0.54	**-**	**-**	**-**	***0.54***
Sale of Investment					
New Hind Enterprises Private Limited	-	-	-	-	-
	51.50	-	-	-	***51.50***
Parasnath And Associates Private Limited		-	-	-	-
		51.50	-	-	***51.50***
Parsvnath Rail Land Project Private Limited	-	-	-	-	-
	8,995.46	-	-	-	***8,995.46***
	-	**-**	**-**	**-**	**-**
	9,046.96	***51.50***	**-**	**-**	***9,098.46***

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Cancellation of sale of plots					
Parsvnath Landmark Developers Private Limited	49.50	-	-	-	**49.50**
	685.51	-	-	-	***685.51***
	49.50	**-**	**-**	**-**	**49.50**
	685.51	**-**	**-**	**-**	***685.51***
Purchase of Investments / Shares					
New Hind Enterprises Private Limited	-	-	-	-	**-**
	0.50	-	-	-	***0.50***
Parsvnath Buildwell Private Limited	-	-	-	-	**-**
	1.00	-	-	-	***1.00***
Parasnath And Associates Private Limited	-	1.00	-	-	**1.00**
	-	*0.50*	-	-	***0.50***
	-	**1.00**	**-**	**-**	**1.00**
	1.50	***0.50***	**-**	**-**	***2.00***
Rent Received (Income)					
Parsvnath Hotels Limited	2.74	-	-	-	**2.74**
	1.53	-	-	-	***1.53***
Parsvnath Infra Limited	29.62		-	-	**29.62**
	16.54		-	-	***16.54***
Parsvnath Buildwell Private Limited	0.55	-	-	-	**0.55**
	0.31	-	-	-	***0.31***
Parsvnath Realcon Private Limited	0.53	-	-	-	**0.53**
	0.30	-	-	-	***0.30***
Parsvnath Hessa Developers Private Limited	1.80	-	-	-	**1.80**
	1.01	-	-	-	***1.01***
Parsvnath Landmark Developers Private Limited	1.39	-	-	-	**1.39**
	0.77	-	-	-	**0.77**
	36.63	**-**	**-**	**-**	**36.63**
	20.46	**-**	**-**	**-**	***20.46***
Share of profit/(loss) from AOP					
Ratan Parsvnath Developers AOP	-	-	(0.14)	-	**(0.14)**
	-	-	*(0.23)*	-	***(0.23)***
	-	**-**	**(0.14)**	**-**	**(0.14)**
	-	**-**	***(0.23)***	**-**	***(0.23)***
Interest paid (Expense)					
Parsvnath Estate Developers Private Limited	13.93	-	-	-	**13.93**
	13.97	-	-	-	***13.97***
Parsvnath Buildwell Private Limited	1.27	-	-	-	**1.27**
	1.27	-	-	-	***1.27***

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Parsvnath Hessa Developers Private Limited	0.64	-	-	-	**0.64**
	0.65	-	-	-	***0.65***
	15.84	**-**	**-**	**-**	**15.84**
	15.89	**-**	**-**	**-**	***15.89***
Rent paid (Expense)					
Pradeep Kumar Jain	-	-	-	-	**-**
	-	-	-	*5.76*	***5.76***
Nutan Jain	-	-	-	28.60	**28.60**
	-	-	-	*41.77*	***41.77***
Pradeep Kumar Jain & Sons (HUF)	-	-	-	-	**-**
	-	*6.48*	-	-	***6.48***
	-	**-**	**-**	**28.60**	**28.60**
	-	***6.48***	**-**	***47.53***	***54.01***
Corporate guarantee given for					
Parsvnath Estate Developers Private Limited	165,000.00	-	-	-	**165,000.00**
	40,500.00	-	-	-	***40,500.00***
	165,000.00	**-**	**-**	**-**	**165,000.00**
	40,500.00	**-**	**-**	**-**	***40,500.00***
Corporate guarantee given for - Ceased					
Parsvnath Rail Land Project Private Limited	-				**-**
	7,500.00				***7,500.00***
Parsvnath Estate Developers Private Limited	148,200.00	-	-	-	**148,200.00**
	-	-	-	-	**-**
	148,200.00	**-**	**-**	**-**	**148,200.00**
	7,500.00	**-**	**-**	**-**	***7,500.00***
Corporate guarantee given by - Ceased					
Primetime Realtors Private Limited	-	-	-	-	**-**
	145,200.00	-	-	-	***145,200.00***
	-	**-**	**-**	**-**	**-**
	145,200.00	**-**	**-**	**-**	***145,200.00***
Provision for diminution in value of investment					
Parsvnath Promoters And Developers Private Limited	-	-	-	-	**-**
	109.95	-	-	-	***109.95***
	-	**-**	**-**	**-**	**-**
	109.95	**-**	**-**	**-**	***109.95***
Sitting fees paid to directors					
Mr. AshoK Kumar	-	-	-	4.90	**4.90**
	-	-	-	*4.80*	***4.80***
Dr. Pritam Singh	-	-	-	-	**-**
	-	-	-	*5.60*	***5.60***

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Ms. Deepa Gupta	-	-	-	4.90	**4.90**
	-	-	-	*5.60*	***5.60***
Mr. Mahendra Nath Verma	-	-	-	4.90	**4.90**
	-	-	-	*5.60*	***5.60***
	-	**-**	**-**	**14.70**	**14.70**
	-	**-**	**-**	***21.60***	***21.60***
(ii) Balances at the year end					
Trade receivables					
Parsvnath Landmark Developers Private Limited	2.18	-	-	-	**2.18**
	0.55	-	-	-	***0.55***
Parsvnath Realcon Private Limited	300.63	-	-	-	**300.63**
	300.00	-	-	-	***300.00***
Parsvnath Hessa Developers Private Limited	2.83	-	-	-	**2.83**
	0.71	-	-	-	***0.71***
Parsvnath Hotels Limited	4.31	-	-	-	**4.31**
	1.08	-	-	-	***1.08***
Parsvnath Infra Limited	45.88	-	-	-	**45.88**
	16.00	-	-	-	***16.00***
Parsvnath Buildwell Private Limited	0.65	-	-	-	**0.65**
	-	-	-	-	**-**
Vasavi PDL Ventures Private Limited		6,290.00	-	-	**6,290.00**
	-	-	-	-	**-**
	356.48	**6,290.00**	**-**	**-**	**6,646.48**
	318.34	**-**	**-**	**-**	***318.34***
Advances for land purchase / Property					
Brinly Properties Private Limited	1,729.59	-	-	-	**1,729.59**
	1,729.59	-	-	-	***1,729.59***
Generous Buildwell Private Limited	1,737.90	-	-	-	**1,737.90**
	1,737.90	-	-	-	***1,737.90***
LSD Realcon Private Limited	1,418.45	-	-	-	**1,418.45**
	1,418.45	-	-	-	***1,418.45***
Gauranga Realtors Private Limited		15.75	-	-	**15.75**
	-	-	-	-	**-**
Others (each having less than 10% of balance outstanding	8,755.15	-	-	-	**8,755.15**
	8,595.42	-	-	-	***8,595.42***
	13,641.09	**15.75**	**-**	**-**	**13,656.84**
	13,481.36	**-**	**-**	**-**	***13,481.36***
Short-term / long-term loans and advances					
Parsvnath Rail Land Project Private Limited	0.06	-	-	-	**0.06**
	-	-	-	-	**-**

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Parsvnath Landmark Developers Private Limited	1,246.22	-	-	-	**1,246.22**
	56.25	-	-	-	***56.25***
Parsvnath Film City Limited	4,850.14	-	-	-	**4,850.14**
	4,849.40	-	-	-	***4,849.40***
Parsvnath Realcon Private Limited	4,826.03	-	-	-	**4,826.03**
	4,572.48	-	-	-	***4,572.48***
Parsvnath Hotels Limited	1,428.82	-	-	-	**1,428.82**
	1,126.15	-	-	-	***1,126.15***
Parsvnath HB Projects Private Limited	6,635.41	-	-	-	**6,635.41**
	6,634.86	-	-	-	***6,634.86***
PDL Assets Limited	57.94	-	-	-	**57.94**
	2.65	-	-	-	***2.65***
Parsvnath Buildwell Private Limited	1,156.43	-	-	-	**1,156.43**
	774.23	-	-	-	***774.23***
Vardaan Buildtech Private Limited	159.48		-	-	**159.48**
	156.72	-	-	-	***156.72***
Snigdha Buildwell Private Limited	302.46	-	-	-	**302.46**
	203.50	-	-	-	***203.50***
Jarul Promoters & Developers Private Limited	55.99	-	-	-	**55.99**
	2.00	-	-	-	***2.00***
Parsvnath Realty Ventures Private Limited	78.67	-	-	-	**78.67**
	3.22	-	-	-	***3.22***
Parsvnath Hessa Developers Private Limited	1,606.68				**1,606.68**
	1,464.06				***1,464.06***
Farhad Realtors Private Limited	1.10	-	-	-	**1.10**
	0.55	-	-	-	***0.55***
	22,405.43	**-**	**-**	**-**	**22,405.43**
	19,846.07	**-**	**-**	**-**	***19,846.07***
Security deposit (assets)					
Nutan Jain	-	-	-	11.36	**11.36**
	-	-	-	*11.36*	***11.36***
	-	**-**	**-**	**11.36**	**11.36**
	-	**-**	**-**	***11.36***	***11.36***
Trade / Other payables					
Parsvnath Infra Limited	371.99	-	-	-	**371.99**
	388.43	-	-	-	***388.43***
Parsvnath Sharmistha Realtors Private Limited	-	*258.00*	-	-	***258.00***
	-	-	-	-	**-**
Nutan Jain	-	-	-	-	**-**
	-	-	-	*5.58*	***5.58***
	371.99	**258.00**	**-**	**-**	**629.99**
	388.43	**-**	**-**	***5.58***	***394.01***

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Other receivables					
Parsvnath Telecom Private Limited		-	-	-	-
	-	*0.50*	-	-	***0.50***
	-	**-**	**-**	**-**	-
	-	***0.50***	**-**	**-**	***0.50***
Other Advances received					
Jodhpur Infrastructure Private Limited	-	11.92	-	-	**11.92**
	-	*12.07*	-	-	***12.07***
Vital Buildwell Private Limited	-	-	-	-	**0.00**
	1.35	-	-	-	***1.35***
Parsvnath Estate Developers Private Limited	-	-	-	-	-
	483.45	-	-	-	***483.45***
Parsvnath Rail Land Project Private Limited	-				**0.00**
	0.28				***0.28***
Samiksha Realtors Private Limited	-	-	-	-	-
	0.27	-	-	-	***0.27***
Parsvnath MIDC Pharma SEZ Private Limited	1.59	-	-	-	**1.59**
	-	-	-	-	-
Suksma Buildtech Private Limited	2.23	-	-	-	**2.23**
	-	-	-	-	-
Parsvnath Promoters And Develoeprs Private Limited	831.53	-	-	-	**831.53**
	831.53	-	-	-	***831.53***
	835.36	**11.92**	**-**	**-**	**847.28**
	1,316.88	***12.07***	**-**	**-**	***1,328.95***
Advances from customers					
Parsvnath Hotels Limited	490.11	-	-	-	**490.11**
	490.11	-	-	-	***490.11***
Parsvnath Infra Limited	185.00	-	-	-	**185.00**
	185.00	-	-	-	***185.00***
Parsvnath MIDC Pharma SEZ Private Limited	206.00	-	-	-	**206.00**
	206.00	-	-	-	***206.00***
Parsvnath Estate Developers Private Limited	38,146.98				**38,146.98**
	31,000.00				***31,000.00***
	39,028.09	**-**	**-**	**-**	**39,028.09**
	31,881.11	**-**	**-**	**-**	***31,881.11***
Advances received against transfer / sale of Other Intangible Assets & Intangible Assets under development					
Jarul Promoters & Developers Private Limited	3,500.00	-	-	-	**3,500.00**
	3,500.00	-	-	-	***3,500.00***

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Parsvnath Realty Ventures Limited	11,000.00	-	-	-	**11,000.00**
	11,000.00	-	-	-	***11,000.00***
PDL Assets Limited	3,500.00	-	-	-	**3,500.00**
	3,500.00	-	-	-	***3,500.00***
Suksma Buildtech Private Limited	1,740.00	-	-	-	**1,740.00**
	-	-	-	-	**-**
	19,740.00	**-**	**-**	**-**	**19,740.00**
	18,000.00	**-**	**-**	**-**	***18,000.00***
Interest payable					
Parsvnath Estate Developers Private Limited	25.46	-	-	-	**25.46**
	12.57	-	-	-	***12.57***
	25.46	**-**	**-**	**-**	**25.46**
	12.57	**-**	**-**	**-**	***12.57***
Security deposits (liability)					
Parsvnath Estate Developers Private Limited	827.05	-	-	-	**827.05**
	519.51	-	-	-	***519.51***
Parsvnath Buildwell Private Limited	13.88	-	-	-	**13.88**
	13.88	-	-	-	***13.88***
Parsvnath Landmark Developers Private Limited	3,959.85	-	-	-	**3,959.85**
	3,959.85	-	-	-	***3,959.85***
Parsvnath Hessa Developers Private Limited	7.42	-	-	-	**7.42**
	7.42	-	-	-	***7.42***
Parsvnath Infra Limited	7.41	-	-	-	**7.41**
	7.41	-	-	-	***7.41***
Parsvnath Hotels Limited	0.69	-	-	-	**0.69**
	0.69	-	-	-	***0.69***
Parsvnath Realcon Private Limited	0.13	-	-	-	**0.13**
	0.13	-	-	-	***0.13***
	4,816.42	**-**	**-**	**-**	**4,816.42**
	4,508.89	**-**	**-**	**-**	***4,508.89***
Interest accrued on margin money deposit					
Parsvnath Buildwell Private Limited	2.32	-	-	-	**2.32**
	1.15	-	-	-	***1.15***
Parsvnath Hessa Developers Private Limited	5.25	-	-	-	**5.25**
	4.65	-	-	-	***4.65***
	7.57	**-**	**-**	**-**	**7.57**
	5.80	**-**	**-**	**-**	***5.80***
Corporate guarantee given for loans					
Parsvnath Hotels Limited	1,268.00	-	-	-	**1,268.00**
	1,268.00	-	-	-	***1,268.00***
Parsvnath Landmark Developers Private Limited	20,000.00	-	-	-	**20,000.00**
	20,000.00	-	-	-	***20,000.00***
Parsvnath Estate Developers Private Limited	165,000.00	-	-	-	**165,000.00**
	148,200.00	-	-	-	***148,200.00***

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Vardaan Buildtech Private Limited	3,200.00		-	-	**3,200.00**
	3,200.00		-	-	***3,200.00***
	189,468.00	-	-	-	**189,468.00**
	172,668.00	-	-	-	***172,668.00***
Corporate guarantee given for					
Parsvnath Buildwell Private Limited	11.81	-	-	-	**11.81**
	11.81	-	-	-	***11.81***
Parsvnath Estate Developers Private Limited	672.00	-	-	-	**672.00**
	672.00	-	-	-	***672.00***
	683.81	-	-	-	**683.81**
	683.81	-	-	-	***683.81***
Corporate guarantee given by					
Parsvnath Infra Limited	22,500.00	-	-	-	**22,500.00**
	22,500.00	-	-	-	***22,500.00***
Parsvnath Hotels Limited	18,000.00	-	-	-	**18,000.00**
	18,000.00	-	-	-	***18,000.00***
	40,500.00	-	-	-	**40,500.00**
	40,500.00	-	-	-	***40,500.00***
Guarantee for loans					
Chairman and whole-time Directors	-	-	-	**128,601.00**	**128,601.00**
	-	-	-	***129,797.26***	***129,797.26***
Investments held					
Parsvnath Landmark Developers Private Limited (Equity shares)	7,598.03	-	-	-	**7,598.03**
	7,598.03	-	-	-	***7,598.03***
"Parsvnath Infra Limited (Equity shares)"	2,604.94	-	-	-	**2,604.94**
	2,604.94	-	-	-	***2,604.94***
Parsvnath Film City Limited (Equity shares)	175.00	-	-	-	**175.00**
	175.00	-	-	-	**175.00**
Parsvnath Realty Ventures Limited (Equity shares)	5.00	-	-	-	**5.00**
	5.00	-	-	-	***5.00***
Vasavi PDL Ventures Private Limited (Equity shares)		2.55	-	-	**2.55**
	2.55	-	-	-	***2.55***
Parsvnath Hotels Limited (Equity shares)	1,350.00	-	-	-	**1,350.00**
	1,350.00	-	-	-	***1,350.00***
PDL Assets Limited (Equity shares)"	6.00	-	-	-	**6.00**
	6.00	-	-	-	***6.00***
Parsvnath Developers Pte. Limited (Equity shares)	145.49	-	-	-	**145.49**
	145.49	-	-	-	***145.49***
Parsvnath Promoters And Developers Private Limited (Equity shares)	57.86	-	-	-	**57.86**
	57.86	-	-	-	***57.86***
Parsvnath Estate Developers Private Limited (Equity shares)	498.90	-	-	-	**498.90**
	498.90	-	-	-	***498.90***
Parsvnath Hessa Developers Private Limited (Equity shares)	11,755.90	-	-	-	**11,755.90**
	11,755.90	-	-	-	***11,755.90***

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
"Amazon India Limited (Equity shares)"	-	212.50	-	-	**212.50**
	-	*212.50*	*-*	*-*	***212.50***
Home Life Real Estate Private Limited (Equity shares)	-	77.50	-	-	**77.50**
	-	*77.50*	*-*	*-*	***77.50***
Vardaan Buildtech Private Limited (Equity shares)	1.60	-	-	-	**1.60**
	1.60		*-*	*-*	***1.60***
Ratan Parsvnath Developers (AOP) (Capital Contribution)	-	-	-	-	**-**
	-	*-*	*813.50*	*-*	***813.50***
Parsvnath Buildwell Private Limited (Equity shares and Prefrence shares)	10,149.75	-	-	-	**10,149.75**
	10,148.75	*-*	*-*	*-*	***10,148.75***
Parsvnath Buildwell Private Limited (Debentures)	10,926.72	-	-	-	**10,926.72**
	10,926.72	*-*	*-*	*-*	***10,926.72***
Farhad Realtors Private Limited (Equity Shares)	1.00	-	-	-	**1.00**
	1.00	*-*	*-*	*-*	***1.00***
Jarul Promoters & Developers Private Limited (Equity Shares)	10.00	-	-	-	**10.00**
	10.00	*-*	*-*	*-*	***10.00***
Suksma Buildtech Private Limited (Equity Shares)	1.00	-	-	-	**1.00**
	1.00	*-*	*-*	*-*	***1.00***
Parsvnath Rail Land Project Private Limited (Equity shares)	1,145.00	-	-	-	**1,145.00**
	1,145.00	*-*	*-*	*-*	***1,145.00***
Parsvnath HB Projects Private Limited (Equity shares)	2.50	-	-	-	**2.50**
	2.50	*-*	*-*	*-*	***2.50***
"Parsvnath Realcon Private Limited (Equity shares)	1.00	-	-	-	**1.00**
	1.00	*-*	*-*	*-*	***1.00***
Snigdha Buildwell Private Limited (Equity shares)	1.00	-	-	-	**1.00**
	1.00	*-*	*-*	*-*	***1.00***
	46,436.69	**292.55**	**-**	**-**	**46,729.24**
	46,438.24	***290.00***	***813.50***	**-**	*47,541.74*

Note:

- Figures in italics represents figures as at and for the year ended 31 March, 2020.

Terms and conditions of transactions with related parties

All related party transactions entered during the year were in ordinary course of business and are on arm's length basis. Loans given to wholly owned subsidiaries are unsecured and interest free. For the year ended 31 March, 2021,other than impairment of investment as disclosed above, the Company has not recorded any impairment investment and of recivables from related parties (31 March, 2020 - 109.95 lakh). 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.

c. **Balance outstanding at the year end**

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

66 FINANCIAL INSTRUMENTS

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

(₹ in Lakhs)

	Particulars	As at 31-March-2021				As at 31-March-2020			
		Total	Amortised Cost	At cost	FVTPL	Total	Amortised Cost	At cost	FVTPL
	Financial assets								
i.	Investments	85,277.49	37,500.00	46,729.24	1,048.25	81,484.73	32,894.74	47,541.74	1,048.25
ii.	Trade receivables	31,268.83	31,268.83	-	-	26,052.60	26,052.60	-	-
iii.	Cash and cash equivalents	961.11	961.11	-	-	588.12	588.12	-	-
iv.	Bank balances other than (iii) above	6,744.64	6,744.64	-	-	5,316.65	5,316.65	-	-
v.	Loans	22,459.53	22,459.53	-	-	19,863.83	19,863.83	-	-
vi.	Other financial assets	18,779.20	18,779.20	-	-	18,751.65	18,751.65	-	-
	Total financial assets	**165,490.80**	**117,713.31**	**46,729.24**	**1,048.25**	**152,057.58**	**103,467.59**	**47,541.74**	**1,048.25**
	Financial liabilities								
i.	Borrowings	85,970.98	85,970.98	-	-	88,708.13	88,708.13	-	-
ii.	Trade Payables	64,369.50	64,369.50	-	-	76,067.63	76,067.63	-	-
iii.	Other financial liabilities	128,866.09	128,866.09	-	-	108,805.60	108,805.60	-	-
	Total financial liabilities	**279,206.57**	**279,206.57**	**-**	**-**	**273,581.36**	**273,581.36**	**-**	**-**

The Company has disclosed financial instruments such as trade receivables, loans and advances, other financial assets, trade payables, borrowings and other financial liabilities at carrying value because their carrying amounts are reasonable approximation of the fair values.

Fair value hierarchy

The fair value of financial instruments have been classified into three categories depending on the inputs used in the valuation technique.

The categories used are as follows:

Level 1: Quoted prices for identical instruments in an active market

Level 2: Directly or indirectly observable market inputs, other than Level 1 inputs

Level 3: Inputs which are not based on observable market date

(₹ in Lakhs)

	As at 31-March-2021		As at 31-March-2020	
	Carrying amount	Category	Carrying amount	Category
Investment carried at fair value				
through profit and loss	1,048.25	Level 3	1,048.25	Level 3

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

67 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, investment in subsidiaries/joint venture/associates and loans to its subsidiaries.

The Company has a system based approach to financial risk management. The Company has internally instituted an integrated financial risk management framework comprising identification of financial risks and creation of risk management structure. The financial risks are identified, measured and managed in accordance with the Company's policies on risk management. Key financial risks and mitigation plans are reviewed by the board of directors of the Company.

Liquidity Risk

Liquidity risk is the risk that the Company may face to meet its obligations for financial liabilities. The objective of liquidity risk management is that the Company has sufficient funds to meet its liabilities when due. The Company is under stressed conditions, which has resulted in delays in meeting its liabilities. The Company, regularly monitors the cash outflow projections and arrange funds to meet its liabilities.

The following table summarises the maturity analysis of the Company's financial liabilities based on contractual undiscounted cash outflows:

Particulars	Carrying amount	Payable within 1 year	Payable in 1-3 years	Payable in 3-5 years	Payable more than 5 years
As at 31 March, 2021					
Borrowings	141,228.60	87,098.83	9,642.75	11,497.58	32,989.44
Trade payables	64,369.50	59,930.20	4,439.30	-	-
Other financial liabilities	73,608.47	53,213.69	7,532.38	5,236.02	7,626.38
	279,206.57	**2,00,242.72**	**21,614.43**	**16,733.60**	**40,615.82**
As at 31 March, 2020					
Borrowings	142,278.80	84,553.19	13,346.70	6,743.26	37,635.65
Trade payables	76,067.63	69,945.47	6,122.16	-	-
Other financial liabilities	55,234.93	35,128.69	6,742.04	5,643.92	7,720.28
	273,581.36	**189,627.35**	**26,210.90**	**12,387.18**	**45,355.93**

Note: Current maturities of long term debt have been excluded from Other financial liabilities and included under Borrowings.

Financing facilities

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
Secured bank overdraft facility :		
- amount used	5491.71	5,959.72
- amount unused	-	-

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.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

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 balanced portfolio of fixed and variable rate borrowings. The Company does not enter into any interest rate swaps.

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:

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
Variable rate borrowings		
Long term	104,245.29	103,076.02
Short term	36,983.31	39,202.78
Total variable rate borrowing	**141,228.60**	**142,278.80**
Fixed rate borrowings		
Long term	-	-
Short term	-	-
Total fixed rate borrowings	**-**	**-**
Total borrowings	**141,228.60**	**142,278.80**

Sensitivity

Variable Interest rate loans are exposed to interest rate risk, the impact on profit or loss before tax may be as follows:

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
Actual interest cost	29,379.02	32,115.90
if ROI is increased by 1% on outstanding loans	1,543.93	1,573.80
Total interest cost	30,922.95	33,689.70
if ROI is decreased by 1% on outstanding loans	1,543.93	1,573.80
Total interest cost	27,835.09	30,542.10

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 real estate customers and refundable security deposits.

Customers credit risk is managed, generally by receipt of sale consideration before handing over of possession and/or transfer of legal ownership rights. The Company credit risk with respect to customers is diversified due to large number of real estate projects with different customers spread over different geographies.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

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:

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
Outstanding for more than 6 months	16,792.73	17,935.91
Outstanding for 6 months or less	6,904.09	858.86
Not due for payment	7,572.01	7,257.83
	31,268.83	**26,052.60**

68 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:

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
Borrowings:		
Long term	48,987.67	49,505.35
Short term	36,983.31	39,202.78
Current maturities of long term borrowings	55,257.62	53,570.67
Total borrowings (A)	**141,228.60**	**142,278.80**
Equity		
Share capital	21,759.06	21,759.06
Other equity	101,414.70	125,567.56
Total Equity (B)	**123,173.76**	**147,326.62**
Debt to equity ratio (A/B)	1.15	0.97

69 The outbreak of Coronavirus (COVID-19) pandemic has caused significant disturbance and slowdown of economic activity. COVID-19 has adversely impacted the business operations of the company, by way of interruption of construction activities, supply chain disruption, unavailability of labour, etc. 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 inventory, receivables, investments, investment properties, 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 will continue to closely monitor any material changes arising out of future economic conditions and impact on its business.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

70 Events after the reporting period

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

71 Approval of the financial statements

The financial statements were approved for issue by Board of Directors on 30 June, 2021.

For and on behalf of the Board of Directors

Sd/-
Pradeep Kumar Jain
Chairman
(DIN: 00333486)

Sd/-
Sanjeev Kumar Jain
Managing Director & CEO
(DIN: 00333881)

Sd/-
M.C. Jain
Group Chief Financial Officer

Sd/-
Mandan Mishra
Company Secretary

Place: Delhi
Date : 30 June, 2021

CONSOLIDATED FINANCIAL STATEMENTS

INDEPENDENT AUDITOR'S REPORT

To the Members of Parsvnath Developers Limited

Report on the audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of Parsvnath Developers Limited ("the Holding Company") and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group"), and its associates, which comprise the consolidated Balance Sheet as at 31 March 2021, and the consolidated statement of Profit and Loss (including other comprehensive income), the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies ("the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of reports of other auditors on separate financial statements of the subsidiaries and associates referred to on the Other Matters section below, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, and other accounting principles generally accepted in India, of the consolidated state of affairs of the Group and its associates as at 31 March 2021, of consolidated loss, consolidated total comprehensive loss, consolidated changes in equity and its consolidated cash flows for the year then ended.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the consolidated financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in sub-para (a) and (b) of the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matters

We draw attention to the following matters in the notes to the consolidated financial statements:

(i) Note 49, which indicates that the group has incurred cash loss during the current and previous years and there have been delays/defaults in payment of principal and interest on borrowings, statutory liabilities, salaries to employees and other dues by the group. The management of the Holding Company is of the opinion that no adverse impact is anticipated on future operations of the Group.

(ii) Note 12, which explains management position regarding utilization of Deferred Tax Assets and Minimum Alternate Tax Credit aggregating to ₹24,181.64 lacs as at 31 March, 2021. Based on the management assumptions and future business plans, no provision has been considered in the books of account.

Our opinion is not modified in respect of these matters.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report:

<table>
<tr><th>Key audit matters</th><th>How the matter was addressed in our audit</th></tr>
<tr><td>Revenue recognition</td><td></td></tr>
<tr><td>Revenue from sale of constructed properties is recognised at a ‘Point of Time’, when the Group satisfies the performance obligations, which generally coincides with completion/ possession of the unit.

Recognition of revenue at a point in time based on satisfaction of performance obligation requires estimates and judgements regarding timing of satisfaction of performance obligation, allocation of cost incurred to segment/units and the estimated cost for completion of some final pending works. Due to judgement and estimates involved, revenue recognition is considered as key audit matter.</td><td>Our audit procedures on revenue recognition included the following:
• We have evaluated that the group’s revenue recognition policy is in accordance with Ind AS 115 and other applicable accounting standards;
• We verified performance obligations satisfied by the Group;
• We tested flat buyer agreements/sale deeds, occupancy certificates (OC), project completion, possession letters, sale proceeds received from customers to test transfer of controls;
• We conducted site visits during the year to understand status of the project and its construction status;
• We verified calculation of revenue to be recognised and matching of related cost;
• We verified allocation of common cost to units sold and estimates of cost yet to be incurred before final possession of units.</td></tr>
<tr><td>Inventories</td><td></td></tr>
<tr><td>The Group’s inventories comprise of projects under construction/development (Work-in-progress) and unsold flats (finished flats).

The inventories are carried 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 Group and/or identified by the Group for properties in same geographical area. NRV of properties under construction is assessed with reference to market value of completed property as at the reporting date less estimated cost to complete.

The carrying value of inventories is significant part of the total assets of the Group and involves significant estimates and judgements in assessment of NRV. Accordingly, it has been considered as key audit matter.</td><td>Our audit procedures to assess the net realisable value (NRV) of inventories included the following:
• We had discussions with management to understand management’s process and methodology to estimate NRV, including key assumptions used;
• We verified project wise unsold units/area from sales department;
• We tested sale price of the units with reference to recently transacted price of same or similar projects and available market information in same geographical area;
• To calculate NRV of work-in-progress, we verified the estimated cost to construction to complete the project.</td></tr>
<tr><td>Deferred Tax Assets (DTA)</td><td></td></tr>
<tr><td>The group has recognised deferred tax assets (DTA) on carried forward business losses and unabsorbed depreciation (refer to note 12 to the financial statements)

The Group has recognised DTA considering sale agreements executed with the customers against which revenue will get recognised in future on point of time.

Recognition of DTA is based on future business plan and sales projections of the Group, which have been approved by the audit committee and board of directors of the Holding Company and the subsidiary companies.

Since recognition of DTA on carried forward losses involves significant judgements and estimates, it has been considered as key audit matter.</td><td>Our audit procedures included:
• We have discussions with management to understand process over recording and review of deferred tax assets (DTA);
• We obtained approved business plan, profitability projects of existing projects and verified mandates given for sale of some identified assets;
• We had discussion at separate audit committee meeting of the holding company with independent directors;
• We tested the computation of the amount and the tax rate used for recognition of DTA;
• We also verified the disclosures made by the Group in Note 12 to the financial statements.</td></tr>
</table>

<table>
<tr><th>Key audit matters</th><th>How the matter was addressed in our audit</th></tr>
<tr><td>Customer complaints and litigation</td><td></td></tr>
<tr><td>The Group is having various customers complaints, claims and litigations for delays in execution of its real estate projects.

Management estimates the possible outflow of economic resources based on legal opinion and available information on the status of the legal cases.

Determination of amount to be provided and disclosure of contingent liabilities involves significant estimates and judgements, therefor it has been considered as key audit matter.</td><td>Our audit procedures included:
• We had discussion with management and understood management process for identification of claims and its quantification;
• We had discussion with Head of Legal department of the Holding Company, to assess the financial impact of legal cases;
• We read judgments of the courts and appeals filed by the respective companies;
• We read minutes of the audit committee and the board of directors of the respective companies to get status of the material litigations;
• We verified that, in cases, where management estimates possible flow of economic resources, adequate provision is made in books of account and in other cases, required disclosure is made of contingent liabilities.</td></tr>
<tr><td>Statutory dues and borrowings</td><td></td></tr>
<tr><td>The Group has incurred cash losses during the current and previous year, due to recession in the real estate sector, due to which the Group is facing tight liquidity situation.

As a result, there have been delays/defaults in statutory liabilities, principal and interest on borrowings and other dues.

Defaults in payment of statutory dues and borrowings involves calculation of interest, penal interest and other penalties on delayed payments and recording of liabilities. It requires significant estimates, hence considered as key audit matter.</td><td>Our audit procedures included:
• We had discussion with management and understood management process for provision of interest and penalties for delays/defaults in payment of statutory dues and repayment of borrowings and interest thereon;
• For statutory dues, we have verified the schedule of statutory liabilities and due date of payments. We verified calculation of interest on delayed payments;
• For borrowings, we verified loan agreement and sanction letters to check repayment schedule and penal interest, if any. We verified calculation of interest including penal interest;
• We verified disclosures made in the financial statements in respect of defaults in repayment of borrowings and interest thereon;
• Defaults in payment of statutory dues is reported in Annexure A to our audit report on standalone financial statements.</td></tr>
<tr><td>Advances for land</td><td></td></tr>
<tr><td>The Group has given advances for procurement of land for construction of real estate projects. These advances are given based on agreements.

The Group acquires land through SPVs and paid advances to SPVs for acquisition of land.

These advances are tested for recoverability. Due to significant amount and the time involved in square up of these advances, it has been considered as key audit matter.</td><td>Our audit procedures included:
• We had discussion with management and understood management process for land acquisition;
• We have verified the agreements and Memorandum of Understanding (MOUs) with the SPVs;
• We verified financial statements of these SPVs to test land held by these entities and its book value;
• For advances given to third parties, we have verified the agreements and had discussion with the management on timeline for land procurement.</td></tr>
</table>

Information Other than the Consolidated Financial Statements and Auditor's Report thereon

- The Holding Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Director's Report, Management Discussion and Analysis Report and Corporate Governance Report, but does not include financial statements and our auditor's report thereon. These reports are expected to be made available to us after the date of this auditor's report.
- Our opinion on the consolidated financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.
- In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.
- When we read Director's Report, Management Discussion and Analysis Report and Corporate Governance Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance as required under SA 720 'The Auditors Responsibilities relating to other information'.

Management's Responsibility for the Consolidated Financial Statements

The Holding Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to preparation of these consolidated financial statements in term of the requirements of the Act, that give a true and fair view of the consolidated financial position, consolidated financial performance (including other comprehensive income), consolidated cash flows and consolidated statement of changes in equity of the Group including its associates in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards specified under Section 133 of the Act. The respective Board of Directors of the companies included in the Group and of its associates are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and its associates and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective Board of Directors of the companies included in the Group and of its associates are responsible for assessing the ability of the Group and of its associates to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and of its associates are responsible for overseeing the financial reporting process of the Group and of its associates.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Group has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- Conclude on the appropriateness of Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associates to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associates to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities within the Group and its associates to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. For the other entities included in the consolidated financial statements, which have been audited by the other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

Materiality is the magnitude of misstatements in the consolidated financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the consolidated financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matter

We did not audit the financial statements of fifty subsidiaries, whose financial statements reflect total assets (after eliminating intra-group transactions) of ₹34,903.76 lakhs as at 31 March 2021, total revenue (after eliminating intra-group transactions) of ₹479.84 lakhs, loss after tax of ₹57.05 lakhs, total comprehensive loss of ₹57.05 lakhs and net cash inflows amounting to ₹32.06 lakhs for the year ended on that date, as considered in the consolidated financial statements. The consolidated financial statements also include the Group's share of net loss of ₹0.02 lakhs for the year ended 31 March 2021, as considered in the consolidated financial statements, in respect of two associates, whose financial statements have not been audited by us. These financial statements have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and associates, and our report in terms of sub-section (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries and associates, is based solely on the reports of the other auditors.

One of these subsidiaries is located outside India whose financial statements and other financial information have been prepared in accordance with accounting principles generally accepted in that country and which have been audited by other auditors under generally accepted auditing standards applicable in that country. The Holding Company's Management has converted the financial statements of such subsidiary located outside India from accounting principles generally accepted in that country to accounting principles generally accepted in India. We have audited these conversion adjustments made by the Holding Company's Management. Our opinion in so far as it relates to the balances and affairs of such subsidiary located outside India is based on the report of other auditors and the conversion adjustments prepared by the Management of the Holding Company and audited by us.

Our opinion on the consolidated financial statements above, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.

Report on Other Legal and Regulatory Requirements

As required by Section 143(3) of the Act based on our audit and on the consideration of reports of the other auditors on separate financial statements and the other financial information of subsidiaries and associates, as noted in the 'Other Matters' paragraph, we report, to the extent applicable, that:

(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements.

(b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books.

(c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), and the Consolidated Statement of Cash Flows and Consolidated Statement of Changes in Equity dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.

(d) In our opinion, the aforesaid consolidated financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

(e) The audit report on the financial statements of Parsvnath Rail Land Project Private Limited and Parsvnath Film City Limited, subsidiaries of the Holding Company, issued by us contains the following remark:

Attention is invited to Note No. 45 and 46, which indicates material uncertainty related to outcome of legal disputes of subsidiary companies.

(f) On the basis of the written representations received from the directors of the Holding Company as on 31 March 2021 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors of its subsidiaries and associates, incorporated in India, none of the directors of the Group companies and its associates incorporated in India is disqualified as on 31 March 2021 from being appointed as a director in terms of Section 164 (2) of the Act.

(g) With respect to the adequacy of internal financial controls with reference to financial statements of the Group and its associates incorporated in India and the operating effectiveness of such controls, refer to our separate report in Annexure A.

(h) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of Section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the Holding Company has not paid any remuneration to its directors during the year.

(i) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the report of the other auditors on separate financial statements as also the other financial information of the subsidiaries and associates, as noted in the 'Other matter' paragraph:

i. The consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group, and its associates - Refer Note 37 to the consolidated financial statements.

ii. The Group and its associates did not have any material foreseeable losses on long-term contracts including derivative contracts – Refer Note 39 to the consolidated financial statements.

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Holding Company, and its subsidiaries and associates incorporated in India – Refer Note 40 to the consolidated financial statements.

For **S.N. Dhawan & Co LLP**
Chartered Accountants
Firm's Registration No.:000050N/N500045

Sd/-
Vinesh Jain
Partner
Membership No.: 87701
UDIN: 21087701AAAAEP4575

Place: Delhi
Date: 30 June 2021

Annexure A

Independent Auditor's report on the Internal Financial Controls with reference to financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

1. In conjunction with our audit of the consolidated financial statements of the company as of and for the year ended 31 March 2021, we have audited the internal financial controls with reference to financial statements of Parsvnath Developers Limited (hereinafter referred to as the "Holding Company") and its subsidiary companies and its associate companies, which are companies incorporated in India, as of that date.

Management's Responsibility for Internal Financial Controls

2. The respective Board of Directors of the Holding Company, its subsidiary companies, its associate companies, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the company's business, including adherence to the respective company's policies, the safeguarding of the company's assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

3. Our responsibility is to express an opinion on the internal financial controls with reference to financial statements of the Holding Company, its subsidiary companies and its associate companies as aforesaid, based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India (ICAI) and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.

4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

5. We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matter(s) paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls with reference to financial statements of the Holding Company, its subsidiary companies and its associate companies as aforesaid.

Meaning of Internal Financial Controls with reference to financial statements

6. A company's internal financial controls over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of

the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to financial statements

7. Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

8. In our opinion, the Holding Company, its subsidiary companies and its associate companies, which are companies incorporated in India, have, in all material respects, adequate internal financial controls system with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at 31 March 2021, based on internal control over financial reporting criteria.

Other Matter

9. Our aforesaid reports under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls with reference to financial statements insofar as it relates to forty-nine subsidiaries and two associates, which are companies incorporated in India, is based on the corresponding reports of the auditors of such companies incorporated in India.

For **S.N. Dhawan & Co LLP**
Chartered Accountants
Firm's Registration No.:000050N/N500045

Sd/-
Vinesh Jain
Membership No.: 87701
UDIN: 21087701AAAAEP4575

Place: Delhi
Date: 30 June 2021

CONSOLIDATED BALANCE SHEET AS AT 31 MARCH, 2021

(₹ in Lakhs)

Particulars	Note	As at 31 March, 2021	As at 31 March, 2020
ASSETS			
1 Non-current assets			
a. Property, plant and equipment	5	159.86	269.79
b. Right of use assets	6	34,843.17	37,710.74
c. Capital work-in-progress	5	6,526.05	6,526.05
d. Investment property	7	4,052.63	3,214.02
e. Other intangible assets	8	42,542.09	44,808.70
f. Intangible assets under development	8	90,169.92	84,926.93
g. Financial assets			
i. Investments	9	39,004.25	34,396.46
ii. Other financial assets	11	12,986.36	13,066.39
h. Deferred tax assets (net)	12	24,181.63	25,495.30
i. Tax assets (net)	18	3,124.43	3,941.33
j. Other non-current assets	13	16,139.53	21,750.65
Total non-current assets		**273,729.92**	**276,106.36**
2 Current assets			
a. Inventories	14	432,927.51	460,165.89
b. Financial assets			
i. Trade receivables	15	33,091.29	27,925.92
ii. Cash and cash equivalents	16	4,352.37	979.92
iii. Bank balances other than (ii) above	17	6,763.68	5,334.66
iv. Loans	10	2,520.07	2,536.29
v. Other financial assets	11	17,576.89	17,615.70
c. Other current assets	13	15,039.97	18,247.61
Total current assets		**512,271.78**	**532,805.99**
Total assets		**786,001.70**	**808,912.35**
EQUITY AND LIABILITIES			
1 Equity			
a. Equity share capital	19	21,759.06	21,759.06
b. Other equity	20	-3,680.09	38,978.49
Total Equity (For shareholders of parent)		**18,078.97**	**60,737.55**
Non-controlling interest		244.19	349.76
Total Equity		**18,323.16**	**61,087.31**
Liabilities			
2 Non-current liabilities			
a. Financial liabilities			
i. Borrowings	21	213,355.85	197,388.49
ii. Other financial liabilities	22	42,416.65	41,680.64
b. Provisions	23	378.33	492.92
c. Other non-current liabilities	24	5,045.36	5,746.00
Total non-current liabilities		**261,196.19**	**245,308.05**
3 Current liabilities			
a. Financial liabilities			
i. Borrowings	25	38,066.49	39,690.71
ii. Trade Payables	26		
- Total outstanding dues of micro and small enterprises		177.62	121.92
- Total outstanding dues of creditors other than micro and small enterprises		72,730.25	85,142.66
iii. Other financial liabilities	22	161,220.12	131,873.93
b. Provisions	23	29.79	36.25
c. Current tax liabilities (Net)	18	4.55	3.46
d. Other current liabilities	24	234,253.53	245,648.06
Total current liabilities		**506,482.35**	**502,516.99**
Total liabilities		**767,678.54**	**747,825.04**
Total equity and liabilities		**786,001.70**	**808,912.35**
See accompanying notes to the consolidated financial statements	1-73		

In terms of our report attached

For S.N. Dhawan & Co. LLP
Chartered Accountants
(Registration No. 000050N/N500045)

Sd/-
Vinesh Jain
Partner
(Membership No. 087701)

Place: Delhi
Date : 30 June, 2021

For and on behalf of the Board of Directors

Sd/-
Pradeep Kumar Jain
Chairman
(DIN: 00333486)

Sd/-
Sanjeev Kumar Jain
Managing Director & CEO
(DIN: 00333881)

Sd/-
M.C. Jain
Group Chief Financial Officer

Sd/-
Mandan Mishra
Company Secretary

Place: Delhi
Date : 30 June, 2021

CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Particulars		Notes	Year ended 31 March, 2021	Year ended 31 March, 2020
I.	Revenue from operations	27	35,815.48	119,143.48
II.	Other income	28	7,146.79	7,681.42
III.	**Total income (I + II)**		**42,962.27**	**126,824.90**
IV.	**Expenses**			
	a. Cost of land / development rights		3,420.00	7,044.78
	b. Cost of materials consumed	29	952.39	1,237.37
	c. Purchase of Stock in Trade	30	(49.50)	1,358.32
	d. Contract cost, labour and other charges		1,379.63	2,561.21
	e. Changes in inventories of finished goods and work-in-progress	31	23,216.78	82,661.62
	f. Employee benefits expense	32	1,737.07	2,266.87
	g. Finance costs	33	44,574.69	48,101.95
	h. Depreciation and amortisation expense	34	3,435.15	2,704.64
	i. Other expenses	35	5,757.02	16,403.18
	Total expenses (IV)		**84,423.23**	**164,339.94**
V.	**Profit/(loss) before tax (III-IV)**		**(41,460.96)**	**(37,515.04)**
VI.	**Tax expense/(benefit):**	36		
	a. Current tax		3.44	43.59
	b. Tax adjustment for earlier years		541.21	17.27
	c. Deferred tax		780.67	(1,250.54)
			1,325.32	**(1,189.68)**
VII.	**Profit/(loss) for the year (V - VI)**		**(42,786.28)**	**(36,325.36)**
VIII.	**Share of profit/(loss) in Associates (Net)**		(0.02)	1.41
IX.	**Profit/(loss) for the year (VII+VIII)**		**(42,786.30)**	**(36,323.95)**
X.	**Other comprehensive income**			
	(i) Items that will not be reclassified to profit or loss			
	a. Remeasurements of the defined benefit plans		49.87	(53.46)
	(ii) Income tax relating to items that will not be reclassified to profit or loss	36		4.92
	Total other comprehensive income (i-ii)		**49.87**	**(58.38)**
XI.	**Total comprehensive income for the year (IX + X)**		**(42,736.43)**	**(36,382.33)**
XII.	**Net profit / (loss) attributable to:**			
	a. Shareholders of the company		(42,692.43)	(34,713.99)
	b. Non-controlling interest		(44.00)	(1,668.34)
XIII.	**Earnings per equity share (face value ₹5 per share)**	61		
	a. Basic (in ₹)		(9.82)	(7.96)
	b. Diluted (in ₹)		(9.82)	(7.96)

See accompanying notes to the consolidated financial statements **1-73**

In terms of our report attached

For S.N. Dhawan & Co. LLP
Chartered Accountants
(Registration No. 000050N/N500045)

Sd/-
Vinesh Jain
Partner
(Membership No. 087701)

Place: Delhi
Date : 30 June, 2021

For and on behalf of the Board of Directors

Sd/-
Pradeep Kumar Jain
Chairman
(DIN: 00333486)

Sd/-
Sanjeev Kumar Jain
Managing Director & CEO
(DIN: 00333881)

Sd/-
M.C. Jain
Group Chief Financial Officer

Sd/-
Mandan Mishra
Company Secretary

Place: Delhi
Date : 30 June, 2021

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Particulars		Year ended 31 March, 2021	Year ended 31 March, 2020
A. Cash flow from operating activities			
Profit/(loss) before tax (including OCI)		(41,411.09)	(37,568.50)
Adjustments for:			
Depreciation and amortisation expense		3,435.15	2,704.64
Loss/(Profit) on sale of property, plant and equipment (net)		(6.18)	(51.81)
Income from maturity of Keyman Insurance Policy		-	(1,723.50)
Finance costs		44,574.69	48,101.95
Interest income		(5,541.47)	(5,343.15)
Interest income on income tax refunds		(1.68)	(126.37)
Excess provision written back		(1,483.56)	(46.44)
Operating profit/(loss) before working capital changes		**(434.14)**	**5,946.82**
Movement in working capital:			
Adjustments for (increase)/decrease in operating assets:			
Inventories		46,452.40	82,661.62
Trade receivables		(5,165.37)	1,200.57
Loans - current		16.22	(613.23)
Other financial assets - non current		69.92	123,029.69
Other financial assets - current		113.76	811.61
Other assets - non current		5,326.70	812.99
Other assets - current		3,207.64	3,738.12
Adjustments for increase/(decrease) in operating liabilities:			
Trade payables		(12,390.29)	8,242.94
Other financial liabilities - non current		736.01	401.47
Other financial liabilities - current		(598.08)	(772.97)
Other liabilities - non current		(700.64)	1,219.50
Other liabilities - current		(11,394.53)	(70,023.74)
Provisions - non current		(114.59)	57.65
Provisions - current		(6.46)	1.16
Cash generated from/(used in) operations		**25,118.55**	**156,714.20**
Income taxes paid (net)		814.55	(438.83)
Net cash flow from/(used in) operating activities	**(A)**	**25,933.10**	**156,275.37**
B. Cash flow from investing activities			
Purchase of tangible and intangible assets		(4,098.87)	(8,703.47)
Proceeds from sale of tangible and intangible assets		8.80	79.52
Proceeds from maturity of Keyman Insurance Policy		-	1,723.50
(Increase)/decrease in bank balances not considered as cash and cash equivalents		(1,418.88)	4,405.85
Purchase of non-current investments		(4,606.81)	(4,087.04)
Purchase of Shares from Non-Controlling Interest		(1.00)	-
Interest received		5,468.17	5,472.43
Net cash flow from/(used in) investing activities	**(B)**	**(4,648.59)**	**(1,109.21)**

(₹ in Lakhs)

Particulars			Year ended 31 March, 2021	Year ended 31 March, 2020
C.	**Cash flow from financing activities**			
	Interest paid		(32,755.99)	(50,355.15)
	Proceeds from / (repayment of) working capital borrowings		(468.01)	(1,068.00)
	Proceeds from other short-term borrowings		1,164.87	13,687.47
	Repayment of other short-term borrowings		(2,321.08)	(20,580.37)
	Proceeds from long-term borrowings		160,456.85	117,943.34
	Repayment of long-term borrowings		(143,988.70)	(217,259.24)
	Net cash flow from/(used in) financing activities	**(C)**	**(17,912.06)**	**(157,631.95)**
D.	Net increase/(decrease) in Cash and cash equivalents	**(A+B+C)**	3,372.45	(2,465.79)
E.	Cash and cash equivalents at the beginning of the year		979.92	3,445.71
F.	**Cash and cash equivalents at the end of the year**		**4,352.37**	**979.92**

See accompanying notes to the consolidated financial statements **1-73**

In terms of our report attached

For S.N. Dhawan & Co. LLP
Chartered Accountants
(Registration No. 000050N/N500045)

Sd/-
Vinesh Jain
Partner
(Membership No. 087701)

Place: Delhi
Date : 30 June, 2021

For and on behalf of the Board of Directors

Sd/-
Pradeep Kumar Jain
Chairman
(DIN: 00333486)

Sd/-
Sanjeev Kumar Jain
Managing Director & CEO
(DIN: 00333881)

Sd/-
M.C. Jain
Group Chief Financial Officer

Sd/-
Mandan Mishra
Company Secretary

Place: Delhi
Date : 30 June, 2021

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH, 2021

a. Equity Share Capital

(₹ in Lakhs)

Particulars	Amount
Balance as at 31 March, 2019	21759.06
Changes in equity share capital during the year	-
Balance as at 31 March, 2020	21759.06
Changes in equity share capital during the year	-
Balance as at 31 March, 2021	**21759.06**

b. Other Equity

(₹ in Lakhs)

Particulars	Reserves and Surplus							Other Comprehensive Income Remeasurement of defined benefit plan	Attributable to shareholders of parent	Non Controlling interest
	Capital Reserve	Capital Redemption Reserve	Securities premium	Debenture redemption reserve	Foreign Currency Translation Reserve	General Reserve	Retained earnings			
Balance as at 31 March, 2019	**2,045.60**	**230.00**	**145,591.47**	**7,742.20**	**51.53**	**9,310.00**	**(92,491.10)**	**6.50**	**72,486.20**	**7,706.70**
Profit/(loss) for the year	-	-	-	-	-	-	(34,655.61)	-	(34,655.61)	(1,668.34)
Exchange differences arising on translating the foreign operations	-	-	-	-	16.03	-	-	-	16.03	-
Other comprehensive income for the year, net of income tax	-	-	-	-	-	-	-	(58.38)	(58.38)	-
Add/(Less): Adjusted upon further acquisition of shares of a subsidiary	1,190.25	-	-	-	-	-	-	-	1,190.25	(5,688.60)
Balance as at 31 March, 2020	**3,235.85**	**230.00**	**145,591.47**	**7,742.20**	**67.56**	**9,310.00**	**(127,146.71)**	**(51.88)**	**38,978.49**	**349.76**
Profit/(loss) for the year	-	-	-	-	-	-	(42,742.30)	-	(42,742.30)	(44.00)
Exchange differences arising on translating the foreign operations	-	-	-	-	(26.85)	-	-	-	(26.85)	-
Other comprehensive income for the year, net of income tax	-	-	-	-	-	-	-	49.87	49.87	-
Impact on purchase of non-controlling interests	-	-	-	-	-	-	60.70	-	60.70	(61.57)
Balance as at 31 March, 2021	**3,235.85**	**230.00**	**145,591.47**	**7,742.20**	**40.71**	**9,310.00**	**(169,828.31)**	**(2.01)**	**(3,680.09)**	**244.19**

See accompanying notes to the consolidated financial statements 1-73

In terms of our report attached

For S.N. Dhawan & Co. LLP
Chartered Accountants
(Registration No. 000050N/N500045)

Sd/-
Vinesh Jain
Partner
(Membership No. 087701)

Place: Delhi
Date : 30 June, 2021

For and on behalf of the Board of Directors

Sd/-
Pradeep Kumar Jain
Chairman
(DIN: 00333486)

Sd/-
Sanjeev Kumar Jain
Managing Director & CEO
(DIN: 00333881)

Sd/-
M.C. Jain
Group Chief Financial Officer

Sd/-
Mandan Mishra
Company Secretary

Place: Delhi
Date : 30 June, 2021

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

1. CORPORATE INFORMATION

Parsvnath Developers Limited ("the Company" or "the Holding Company") was set up as a Company registered under the Companies Act, 1956. It was incorporated on 24 July, 1990. The Company and its subsidiaries (herein after collectively referred to as 'the group') is primarily engaged in the business of promotion, construction and development of integrated townships, residential and commercial complexes, multi-storeyed buildings, flats, houses, apartments, shopping malls, IT parks, hotels, SEZ, etc.

The Company is a public limited company incorporated and domiciled in India. The address of its corporate office is 'Parsvnath Tower' Near Shahdara Metro Station, Delhi - 110032. The Company is listed on the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE).

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

Group information

The consolidated financial statements include following subsidiaries and associates:

Name of the Company		Percentage of ownership/voting rights	
		31-March-21	31-March-20
Subsidiaries			
1	Parsvnath Landmark Developers Private Limited	100.00%	100.00%
2	Parsvnath Infra Limited	94.87%	94.87%
3	Parsvnath Film City Limited	100.00%	100.00%
4	Parsvnath Hotels Limited	100.00%	100.00%
5	PDL Assets Limited	100.00%	100.00%
6	Parsvnath Estate Developers Private Limited	100.00%	100.00%
7	Parsvnath Promoters and Developers Private Limited	4.86%	4.86%
8	Parsvnath Developers Pte. Limited	53.32%	53.32%
9	Parsvnath Heesa Developers Private Limited	100.00%	100.00%
10	Parsvnath Buildwell Private Limited	99.83%/99.10%	99.83/99.10%
11	Parsvnath HB Projects Private Limited	51.00%	51.00%
12	Parsvnath MIDC Pharma SEZ Private Limited	94.87%	94.87%
13	Parsvnath Realcon Private Limited	100.00%	100.00%
14	Parsvnath Reality Ventures Limited	100.00%	100.00%
15	Vasavi PDL Ventures Private Limited*	-	51.00%
16	Farhad Realtors Private Limited	100.00%	100.00%
17	Parsvnath Rail Land Project Private Limited	28.30/85.10%	28.30/85.10%
18	Suksma Buildtech Private Limited	100.00%	100.00%
19	Jarul Promoters and Developers Private Limited	100.00%	100.00%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

Name of the Company		Percentage of ownership/voting rights	
		31-March-21	31-March-20
20	Snigdha Buildwell Private Limited	100.00%	100.00%
21	Generous Buildwell Private Limited	100.00%	100.00%
22	Evergreen Realtors Private Limited	100.00%	100.00%
Subsidiaries by virtue of Accounting Standard (Ind AS – 110) on 'Consolidated financial statements'			
23	Vardaan Buildtech Private Limited	33.33%	33.33%
24	Aahna Realtors Private Limited	-	-
25	Afra Infrastructure Private Limited	-	-
26	Anubhav Buildwell Private Limited	-	-
27	Arctic Buildwell Private Limited	-	-
28	Arunachal Infrastructure Private Limited	-	-
29	Bae Buildwell Private Limited	-	-
30	Bakul Infrastructure Private Limited	-	-
31	Banita Buildcon Private Limited	-	-
32	Bliss Infrastructure Private Limited	-	-
33	Brinly Properties Private Limited	-	-
34	Coral Buildwell Private Limited	-	-
35	Dae Realtors Private Limited	-	-
36	Dai Real Estates Private Limited	-	-
37	Dhiren Real Estates Private Limited	-	-
38	Elixir Infrastructure Private Limited	-	-
39	Emerald Buildwell Private Limited	-	-
40	Gem Buildwell Private Limited	-	-
41	Himsagar Infrastructure Private Limited	-	-
42	Izna Realcon Private Limited	-	-
43	Jaguar Buildwell Private Limited	-	-
44	Label Real Estates Private Limited	-	-
45	Lakshya Realtors Private Limited	-	-
46	LSD Realcon Private Limited	-	-
47	Mirage Buildwell Private Limited	-	-
48	Navneet Realtors Private Limited	-	-
49	Neelgagan Realtors Private Limited	-	-
50	New Hind Enterprises Private Limited	-	-
51	Oni Projects Private Limited	-	-
52	Paavan Buildcon Private Limited	-	-
53	Perpetual Infrastructure Private Limited	-	-
54	Prosperity Infrastructures Private Limited	-	-
55	Rangoli Infrastructure Private Limited	-	-
56	Samiksha Realtors Private Limited	-	-
57	Sapphire Buildtech Private Limited	-	-
58	Silverstreet Infrastructure Private Limited	-	-
59	Spearhead Realtors Private Limited	-	-
60	Springdale Realtors Private Limited	-	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

Name of the Company		Percentage of ownership/voting rights	
		31-March-21	31-March-20
61	Stupendous Buildtech Private Limited	-	-
62	Sumeru Developers Private Limited	-	-
63	Trishla Realtors Private Limited	-	-
64	Vital Buildwell Private Limited	-	-
65	Yamuna Buildwell Private Limited	-	-
Joint Ventures			
1	Ratan Parsvnath Developers (AOP)*	-	50.00%
Associates			
1	Amazon India Limited	48.30%	48.30%
2	Home Life Real Estate Private Limited	50.00%	50.00%

*Ceased to be subsidiaries/joint venture during the year

2.2 Basis of measurement and presentation

The consolidated 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

2.3 Basis of consolidation

The consolidated financial statements relates to Parsvnath Developers Limited ('the Company') and its subsidiaries. Subsidiaries are entities that are controlled by the Company. Control is achieved when the Company:

- Has power over the investee;
- Is expected, or has right, to variable returns from its involvement with the investee;
- Has the ability to use its power to affect the returns

The Company reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the elements of control listed above.

Generally, majority of voting rights results in control. When the Company has less than majority of voting rights of an investee, the Company considers all relevant facts and circumstances assessing whether or not the Company's voting rights in an investee are sufficient to give it power over the investee, including:

- The size of the Company's holdings of voting rights relative to the size and dispersion of holdings of other vote holders;

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

- Potential voting rights held by the Company;
- Rights arising from other contractual arrangements;
- Any additional facts and circumstances that indicate that the Company has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made.

Consolidation of a subsidiary begins when the Company obtains control over the subsidiary and ceases when the Company loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit and loss from the date the Company gains control until the date when the Company ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies.

All intragroup assets and liabilities, equity, income, expenses, and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

Changes in the Group's ownership interests in existing subsidiaries

Changes in the Group's ownership interests in subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Company.

When the Group loses control of a subsidiary, a gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable Ind AS). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under Ind AS 109, or, when applicable, the cost on initial recognition of an investment in an associate or a joint venture.

Consolidation procedure:

- The financial statements of the Company and its subsidiary companies have been consolidated on a line-by-line basis by adding together the book values of like items of assets, liabilities, income and expenses, after eliminating all significant intra-group balances, intra-group transactions and unrealised profits on intra-group transactions.
- The excess of cost to the Group of its investments in the subsidiaries over its share of equity of the subsidiaries, at the dates on which the investments in the subsidiaries were made, is recognised as 'Goodwill' being an asset in the consolidated financial statements and is tested for impairment on annual basis. On the other hand, where the share of equity in the subsidiaries as on the date of investment is in excess of cost of investments of the Group, it is recognised as 'Capital Reserve' and shown under the head 'Reserves & Surplus', in the consolidated financial statements. The 'Goodwill' / 'Capital Reserve' is determined separately for

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

each subsidiary and such amounts are not set off between different entities.

- Non-controlling interest in the net assets of the consolidated subsidiaries consist of the amount of equity attributable to the non-controlling shareholders at the date on which investments in the subsidiaries were made and further movements in their share in the equity, subsequent to the dates of investments. Net profit / loss for the year of the subsidiaries attributable to non-controlling interest is identified and adjusted against the profit / loss after tax of the Group in order to arrive at the income attributable to shareholders of the Company.

The principal accounting policies are set out below.

2.4 Revenue recognition

Revenue is recognised to the extent that it is probable that the Group will collect the consideration to which it will be entitled in exchange of goods or services that will be transferred to the customers taking into account contractually defined terms of payments. Revenue excludes taxes and duties collected on behalf of the Government and is net of customer returns, rebates, discounts and other similar allowances.

i. Revenue from real estate projects – The Group derives revenue, primarily from sale of properties comprising of both commercial and residential units. Revenue from sale of constructed properties is recognised at a 'Point of Time', when the Group satisfies the performance obligations, which generally coincides with completion/possession of the unit. To estimate the transaction price in a contract, the Group adjusts the contracted amount of consideration to the time value of money if the contract includes a significant financing component.

ii. In case of joint development projects, wherein land owner provides land and the Group acts as a developer and in lieu of land, the Group has agreed to transfer certain percentage of the revenue proceeds, the revenue is accounted on gross basis. In case, where, in lieu of the land, the Group has agreed to transfer certain percentage of constructed area, revenue is recognised in respect of Group's share of constructed area to the extent of Group's percentage share of the underlying real estate development project.

iii. Revenue from sale of land without any significant development is recognised when the sale agreement is executed resulting in transfer of all significant risk and rewards of ownership and possession is handed over to the buyer. Revenue is recognised, when transfer of legal title to the buyer is not a condition precedent for transfer of significant risks and rewards of ownership to the buyer.

iv. Revenue from sale of development rights is recognised when agreements are executed.

v. Income from construction contracts is recognised by reference to the stage of completion of the contract activity at the reporting date of the financial statements. The related costs there against are charged to the Statement of Profit and Loss. The stage of completion of the contract is measured by reference to the proportion that contract cost incurred for work performed up to the reporting date bears to the estimated total contract cost for each contract. When the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.

vi The revenue on account of interest on delayed payment by customers and expenditure on account of compensation / penalty for project delays are accounted for at the time of acceptance / settlement with the customers due to uncertainties with regard to determination of amount receivable / payable.

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

viii Income from rent is recognised on accrual basis in accordance with the terms of agreement with the lessee.

ix. Income from maintenance charges is recognised on accrual basis.

x. 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.

2.5 Leasing

Ind AS 116

The group has applied Ind AS 116 for recognition of revenue from leasing.

As a lessee

The group 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 and intangible assets. 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, group's incremental borrowing rate. Generally, the group uses its incremental borrowing rate as the discount rate.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the group's estimate of the amount expected to be payable under a residual value guarantee, or if group changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Short-term leases and leases of low-value assets

The group 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 group recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

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.

2.6 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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

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.

2.7 Employee benefits

a. **Defined contribution plan**

The group's contribution to provident fund and employee state insurance scheme are considered as defined contribution plans and are charged as an expense based on the amount of contribution required to be made and when services are rendered by the employees.

b. Defined benefit plan

For defined benefit plan in the form of gratuity, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each annual reporting period. Remeasurement, comprising actuarial gains and losses, is reflected immediately in the balance sheet with a charge or credit recognised in other comprehensive income in the period in which they occur. Remeasurement recognised in other comprehensive income is not reclassified to profit or loss in subsequent periods. Past service cost is recognised in profit or loss in the period of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Defined benefit costs are categorised as follows:

- service cost comprising current service costs, past service costs, gains and losses on curtailments and settlements;
- net interest expense or income; and
- remeasurement

c. Short-term and other long-term employee benefits

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

Accumulated leaves expected to be carried forward beyond twelve months, are treated as long-term employee benefits. Liability for such long term benefit is provided based on the actuarial valuation using the projected unit credit method at year-end.

2.8 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.

Minimum Alternate Tax (MAT)

Minimum Alternate Tax (MAT) is payable when the taxable profit is lower than the book profit. Taxes paid under MAT are available as a set off against regular income tax payable in subsequent years. MAT paid in a year is charged to the Statement of Profit and Loss as current tax. The group recognises MAT credit available as an asset only to the extent that there is convincing evidence that the respective Group will pay normal income tax during the specified period i.e the period for which MAT credit is allowed to be carried forward. MAT credit is recognised as an asset and is shown as 'MAT Credit Entitlement'. The group reviews the 'MAT Credit Entitlement' asset at each reporting date and write down the asset to the extent the respective Group does not have convincing evidence that it will pay normal tax during the specified period.

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.

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 Investments in associates and joint ventures

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The results and assets and liabilities of associates or joint ventures are incorporated in these consolidated financial statements using the equity method of accounting, except when the investment, or a portion thereof, is classified as held for sale, in which case it is accounted for in accordance with Ind AS 105. Under the equity method, an investment in an associate or a joint venture is initially recognised in the consolidated balance sheet at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the associate or joint venture. Distributions received from an associate or a joint venture reduce the carrying amount of the investment. When the Group's share of losses of an associate or a joint venture exceeds the Group's interest in that associate or joint venture (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate or joint venture), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture.

An investment in an associate or a joint venture is accounted for using the equity method from the date on which the investee becomes an associate or a joint venture. On acquisition of the investment in an associate or a joint venture, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised directly in equity as capital reserve in the period in which the investment is acquired.

After application of the equity method of accounting, the Group determines whether there any is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the net investment in an associate or a joint venture and that event (or events) has an impact on the estimated future cash flows from the net investment that can be reliably estimated. If there exists such an objective evidence of impairment, then it is necessary to recognise impairment loss with respect to the Group's investment in an associate or a joint venture.

When necessary, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with Ind AS 36 Impairment of Assets as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount, Any impairment loss recognised forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with Ind AS 36 to the extent that the recoverable amount of the investment subsequently increases.

The Group discontinues the use of the equity method from the date when the investment ceases to be an associate or a joint venture, or when the investment is classified as held for sale. .

2.11 Interests in joint operations

A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

When a group entity undertakes its activities under joint operations, the Group as a joint operator recognises in relation to its interest in a joint operation:

1. its assets, including its share of any assets held jointly;
2. its liabilities, including its share of any liabilities incurred jointly;
3. its revenue from the sale of its share of the output arising from the joint operation;
4. its share of the revenue from the sale of the output by the joint operation; and
5. its expenses, including its share of any expenses incurred jointly.

The Group accounts for the assets, liabilities, revenues, and expenses relating to its interest in a joint operation in accordance with the Ind AS applicable to the particular assets, liabilities, revenues, and expenses.

When a group entity transacts with a joint operation in which a group entity is a joint operator (such as a sale or contribution of assets), the Group is considered to be conducting the transaction with the other parties to the joint operation, and gains and losses resulting from the transactions are recognised in the Group's consolidated financial statements only to the extent of other parties' interests in the joint operation.

When a group entity transacts with a joint operation in which a group entity is a joint operator (such as a purchase of assets), the Group does not recognise its share of the gains and losses until it resells those assets to a third party.

2.12 Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation. Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. The cost includes purchase/construction cost, directly attributable cost and borrowing costs, if the recognition criteria are met. The fair value of investment property is disclosed in the notes.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal.

Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

2.13 Depreciation on property, plant and equipment and investment property

Depreciation on property, plant and equipment and investment property is provided on straight line basis as per the useful life prescribed in Schedule II to the Companies Act, 2013, except in respect of Shuttering and Scaffolding, in which case the life of the asset has been assessed on technical advice, taking into account the nature of asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technology changes and maintenance support etc. Accordingly the useful life of the assets taken is as under:

Asset	Useful life
Buildings	60 years
Plant and equipment	8 years
Shuttering and scaffolding	6 years
Furniture and fixture	8 years
Vehicles	8 years
Office equipment	5 years
Computer	3 years
Investment properties (Buildings)	60 years

Free hold land is not depreciated.

2.14 Intangible assets

Intangible assets comprises buildings constructed on 'Build-operate-Transfer' (BOT) basis. The group has unconditional right to use/lease such assets during the specified period. After expiry of specified period, these assets will get transferred to the Licensor without any consideration. Since, the group 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.

2.15 Impairment of tangible and intangible assets

At the end of each reporting period, the group 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 group 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.

2.16 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 realisable 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 realisable 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.

2.17 Provisions

Provisions are recognised when the group has a present obligation (legal or constructive) as a result of a past event, it is probable that the group 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.

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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.

Onerous contracts

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the group has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

2.18 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 group 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 group does not recognise a contingent liability, but discloses its existence in the financial statements.

2.19 Cash and cash equivalents

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

2.20 Cost of revenue

Cost of constructed properties includes cost of land/ development rights, construction and development costs, borrowing costs and direct overheads, which is charged to the statement of profit and loss based on the corresponding revenue recognized from sale of unit on proportionate basis.

2.21 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.

2.22 Foreign currency translations

The consolidated financial statements are presented in Indian Rupee, the functional currency of the group.

Transactions in foreign currencies entered into by the group are recorded at the exchange rates prevailing on the date of the transaction or at rates that closely approximate the rate at the date of the transaction.

Foreign currency monetary items of the group, outstanding at the reporting date are restated at the exchange rates prevailing at the reporting date. Non-monetary items denominated in foreign currency, are reported using the exchange rate at the date of the transaction.

Exchange differences arising on settlement / restatement of foreign currency monetary assets and liabilities of the group are recognised as income or expense in the Statement of Profit and Loss.

The financial statements of foreign subsidiaries with functional currency other than presentation currency of the group have been translated in presentation currency. Assets and liabilities of such subsidiaries have been translated to the presentation currency using exchange rate prevailing on the balance sheet date and statement of profit and loss has been translated using weighted average exchange rates during the year. Translation adjustments have been reported as foreign currency translation reserve.

2.23 Current/non-current classification

The group 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.

2.24 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 group and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the group has determined its operating cycle as 48 months for real estate projects and 12 months for others for the purpose of classification of its assets and liabilities as current and non-current.

2.25 Financial instruments

Financial assets and financial liabilities are recognised when the group 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.

2.26 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.

Investments in equity instruments at FVTOCI

On initial recognition, the group can make an irrevocable election (on an instrument-by-instrument basis) to present the subsequent changes in fair value in other comprehensive income pertaining to investments in equity instruments. This election is not permitted if the equity investment is held for trading. These elected investments are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the 'Reserve for equity instruments through other comprehensive income'. The cumulative gain or loss is not reclassified to profit or loss on disposal of the investments.

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the group 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 or a financial guarantee.

Dividends on these investments in equity instruments are recognised in profit or loss when the group's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably. Dividends recognised in profit or loss are included in the 'Other income' line item.

Financial assets at fair value through profit or loss (FVTPL)

Investments in equity instruments are classified as at FVTPL, unless the group irrevocably elects on initial recognition to present subsequent changes in fair value in other comprehensive income for investments in equity instruments which are not held for trading

Financial assets at FVTPL are measured at fair value at the end of each reporting period, 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 dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised when the group's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

Impairment of financial assets

The group 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 group in accordance with the contract and all the cash flows that the group 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 group 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 group 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 group 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 group'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 group 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 group 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 group 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 group 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 group 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 group 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 group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the group retains substantially all the risks and rewards of ownership of a transferred financial asset, the group 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 group retains an option to repurchase part of a transferred asset), the group 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.

Foreign exchange gains and losses

The fair value of financial assets denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period.

- For foreign currency denominated financial assets measured at amortised cost and FVTPL, the exchange differences are recognised in profit or loss except for those which are designated as hedging instruments in a hedging relationship.
- Changes in the carrying amount of investments in equity instruments at FVTOCI relating to changes in foreign currency rates are recognised in other comprehensive income.
- For the purposes of recognising foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in profit or loss and other changes in the fair value of FVTOCI financial assets are recognised in other comprehensive income.

2.27 Financial liabilities and equity instruments

Classification as debt or equity

Debt and equity instruments issued by the group 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 a group company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the group's companies 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 respective Company's own equity instruments.

Compound financial instruments

The component parts of compound financial instruments (convertible notes) issued by a group company are classified separately as financial liabilities and equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument. A conversion option that will be settled by the exchange of a fixed amount of cash or another financial asset for a fixed number of the respective Company's own equity instruments is an equity instrument.

At the date of issue, the fair value of the liability component is estimated using the prevailing market interest rate for similar non-convertible instruments. This amount is recognised as a liability on an amortised cost basis using the effective interest method until extinguished upon conversion or at the instrument's maturity date.

The conversion option classified as equity is determined by deducting the amount of the liability component from the fair value of the compound financial instrument as a whole. This is recognised and included in equity, net of income tax effects, and is not subsequently remeasured. In addition, the conversion option classified as equity will remain in equity until the conversion option is exercised, in which case, the balance recognised in equity will be transferred to other component of equity. When the conversion option remains unexercised at the maturity date of the convertible note, the balance recognised in equity will be transferred to retained earnings. No gain or loss is recognised in profit or loss upon conversion or expiration of the conversion option.

Transaction costs that relate to the issue of the convertible notes are allocated to the liability and equity components in proportion to the allocation of the gross proceeds. Transaction costs relating to the equity component are recognised directly in equity. Transaction costs relating to the liability component are included in the carrying amount of the liability component and are amortised over the lives of the convertible notes using the effective interest method.

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 group, and commitments issued by the group 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 group 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 group 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 group 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 group'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 group Company that are designated by the group 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.

Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued by the group Company are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 18.

Commitments to provide a loan at a below-market interest rate

Commitments to provide a loan at a below-market interest rate are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 18.

Foreign exchange gains and losses

For financial liabilities that are denominated in a foreign currency and are measured at amortised cost at the end of each reporting period, the foreign exchange gains and losses are determined based on the amortised cost of the instruments and are recognised in 'Other income'.

The fair value of financial liabilities denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of the reporting period. For financial liabilities that are measured as at FVTPL, the foreign exchange component forms part of the fair value gains or losses and is recognised in profit or loss.

Derecognition of financial liabilities

The group derecognises financial liabilities when, and only when, the group's obligations are discharged, cancelled or have expired. An exchange between lenders 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.

3. Significant accounting judgements, estimates and assumptions

The preparation of the financial statements in conformity 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.

3.1 Revenue recognition

Recognition of revenue at a point in time based on satisfaction of performance obligation requires estimates and judgements regarding timing of satisfaction of performance obligation, allocation of cost incurred to segment/units and the estimated cost for completion of some final pending works.

3.2 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.

The effect of changes is recognised in the financial statements during the period in which such changes are determined.

3.3 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 audit committee and the board of directors of the Company.

3.4 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. Classification of property as investment property or inventory

b. Measurement of defined benefit obligations

c. Useful life of property, plant and equipment

d. Measurement of contingent liabilities and expected cash outflows

e. Provision for diminution in value of long-term investments

f. Provision for expected credit losses

g. Impairment provision for intangible assets

4. Recent accounting pronouncements

On March 24, 2021, the Ministry of Corporate Affairs ("MCA") through a notification, amended Schedule III of the Companies Act, 2013. The amendments revise Division I, II and III of Schedule III and are applicable from April 1, 2021. The amendments are extensive, and the group will evaluate the same to give effect to these.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

5 PROPERTY, PLANT AND EQUIPMENT

(₹ in Lakhs)

Particulars	As at 31-March-21	As at 31-March-20
Carrying amounts of :		
Land and building		
i. Own use	11.60	11.91
ii. Given under operating lease	31.13	35.13
Plant and equipment	32.10	39.44
Furniture and fixture	2.28	2.79
Vehicles	76.15	173.82
Office equipment	5.11	5.28
Computers	1.49	1.42
Sub-total	**159.86**	**269.79**
Capital work-in-progress	6526.05	6,526.05
Total	**6,685.91**	**6,795.84**

(₹ in Lakhs)

Particulars	Land and building		Plant and equipment	Shuttering and scaffolding	Furniture and fixture	Vehicles	Office equipment	Computers	Total
	Own use	Given under operating lease							
Deemed cost									
Balance as at 31 March, 2019	**13.47**	**55.09**	**155.07**	**0.97**	**83.40**	**726.99**	**48.69**	**11.82**	**1,095.50**
Additions	-	-	31.32	-	2.68	0.72	0.28	1.75	36.75
Disposals	-	-	-	-	-	1.37	-	-	1.37
Balance as at 31 March, 2020	**13.47**	**55.09**	**186.39**	**0.97**	**86.08**	**726.34**	**48.97**	**13.57**	**1,130.88**
Additions	-	-	-	-	-	-	2.38	0.59	2.97
Disposals	-	-	2.97	-	-	27.21	-	-	30.18
Balance as at 31 March, 2021	**13.47**	**55.09**	**183.42**	**0.97**	**86.08**	**699.13**	**51.35**	**14.16**	**1,103.67**
Accumulated depreciation									
Balance as at 31 March, 2019	**1.25**	**15.96**	**138.92**	**0.97**	**81.89**	**455.92**	**38.74**	**10.49**	**744.14**
Depreciation expense	0.31	4.00	8.03	-	1.40	97.97	4.95	1.66	118.32
Elimination on disposals of assets	-	-	-	-	-	1.37	-	-	1.37
Balance as at 31 March, 2020	**1.56**	**19.96**	**146.95**	**0.97**	**83.29**	**552.52**	**43.69**	**12.15**	**861.09**
Depreciation expense	0.31	4.00	7.34	-	0.51	95.05	2.55	0.52	110.28
Elimination on disposals of assets	-	-	2.97	-	-	24.59	-	-	27.56

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Particulars	Land and building		Plant and equipment	Shuttering and scaffolding	Furniture and fixture	Vehicles	Office equipment	Computers	Total
	Own use	Given under operating lease							
Balance as at 31 March, 2021	**1.87**	**23.96**	**151.32**	**0.97**	**83.80**	**622.98**	**46.24**	**12.67**	**943.81**
Carrying amount									
Balance as at 31 March, 2019	**12.22**	**39.13**	**16.15**	**-**	**1.51**	**271.07**	**9.95**	**1.33**	**351.36**
Additions	-	-	31.32	-	2.68	0.72	0.28	1.75	**36.75**
Disposals	-	-	-	-	-	-	-	-	**-**
Depreciation expense	0.31	4.00	8.03	-	1.40	97.97	4.95	1.66	**118.32**
Balance as at 31 March, 2020	**11.91**	**35.13**	**39.44**	**-**	**2.79**	**173.82**	**5.28**	**1.42**	**269.79**
Additions	-	-	-	-	-	-	2.38	0.59	**2.97**
Disposals	-	-	-	-	-	2.62	-	-	**2.62**
Depreciation expense	0.31	4.00	7.34	-	0.51	95.05	2.55	0.52	**110.28**
Balance as at 31 March, 2021	**11.60**	**31.13**	**32.10**	**-**	**2.28**	**76.15**	**5.11**	**1.49**	**159.86**

Note:

i. For details of assets charged as security, refer note 21 and 25

6 RIGHT OF USE ASSETS

(₹ in Lakhs)

Particulars	As at 31-March-21	As at 31-March-20
Right of use assets	16,534.26	7,620.48
Right of use assets-under development	18,308.91	30,090.26
	34,843.17	**37,710.74**

(₹ in Lakhs)

Particulars	Right of use assets	Right of use assets-under development	Total
Amount recognised due to adoption of Ind AS-116 as at 01 April, 2019	8,104.09	31,490.43	39,594.52
Additions (Net)	14.36	-	14.36
Disposals/adjustments	-	-	-
Balance as at 31 March, 2020	**8,118.45**	**31,490.43**	**39,608.88**
Additions	9,997.80	-	9,997.80
Disposals/adjustments	59.71	11,075.48	11,135.19
Balance as at 31 March, 2021	**18,056.54**	**20,414.95**	**38,471.49**
Accumulated amortisation			
Balance as at 31 March, 2019	-	-	-
Amortisation expense	497.97	1,400.17	1,898.14

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Particulars	Right of use assets	Right of use assets-under development	Total
Disposals/adjustments	-	-	-
Balance as at 31 March, 2020	**497.97**	**1,400.17**	**1,898.14**
Amortisation expense	1,024.31	705.87	1,730.18
Disposals/adjustments	-	-	-
Balance as at 31 March, 2021	**1,522.28**	**2,106.04**	**3,628.32**
Carrying amount			
Amount recognised due to adoption of Ind AS-116 as at 01 April, 2019	8,104.09	31,490.43	39,594.52
Additions (Net)	14.36	-	14.36
Amortisation expense	497.97	1,400.17	1,898.14
Balance as at 31 March, 2020	**7,620.48**	**30,090.26**	**37,710.74**
Additions	9,997.80	-	9,997.80
Amortisation expense	1,024.31	705.87	1,730.18
Disposals/adjustment	59.71	11,075.48	11,135.19
Balance as at 31 March, 2021	**16,534.26**	**18,308.91**	**34,843.17**

Notes:

a. Right of use assets

Right of 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 01 April, 2019.

b. Amortisation of Right of use assets under development is capitalised in 'Intangible assets under development'.

7 INVESTMENT PROPERTY

(₹ in Lakhs)

Particulars	Year ended 31-March-2021	Year ended 31-March-2020
Freehold land	32.81	32.81
Buildings	4,019.82	3,181.21
Completed investment properties	**4,052.63**	**3,214.02**

(₹ in Lakhs)

Particulars	Freehold land		Buildings		Total	
	Year ended 31-March-21	Year ended 31-March-20	Year ended 31-March-21	Year ended 31-March-20	Year ended 31-March-21	Year ended 31-March-20
Cost or deemed Cost						
Balance at the beginning of the year	32.81	32.81	3,330.57	2,385.92	3,363.38	2,418.73
Additions	-	-	868.44	974.93	868.44	974.93
Disposals	-	-	-	30.28	-	30.28
Balance at the end of the year	**32.81**	**32.81**	**4,199.01**	**3,330.57**	**4,231.82**	**3,363.38**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Particulars	Freehold land		Buildings		Total	
	Year ended 31-March-21	Year ended 31-March-20	Year ended 31-March-21	Year ended 31-March-20	Year ended 31-March-21	Year ended 31-March-20
Accumulated depreciation						
Balance at the beginning of the year	-	-	149.36	121.81	149.36	121.81
Disposals	-	-	-	2.57	-	2.57
Depreciation expense	-	-	29.83	30.12	29.83	30.12
Balance at the end of the year	**-**	**-**	**179.19**	**149.36**	**179.19**	**149.36**
Carrying amount						
Balance at the beginning of the year	32.81	32.81	3,181.21	2,264.11	3,214.02	2,296.92
Additions	-	-	868.44	974.93	868.44	974.93
Disposals	-	-	-	27.71	-	27.71
Depreciation expense	-	-	29.83	30.12	29.83	30.12
Balance at the end of the year	**32.81**	**32.81**	**4,019.82**	**3,181.21**	**4,052.63**	**3,214.02**

Fair Value of the group's investment properties

The investment properties consist of 76 No's commercial properties in India and one property overseas.

These valuations are based on valuations performed by Chartered Engineers, specialist in valuing these types of investment properties.

The group has no restrictions on the realisability of its investment properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.

Details of the investment properties and information about the fair value hierarchy as at 31 March, 2021 and 31 March, 2020 are as follows:

(₹ in Lakhs)

Particulars	Level 2	Level 3	As at 31-March-2021
Freehold land		**32.81**	**32.81**
Commercial Properties located in India	**-**	**3,673.21**	**3,673.21**
Commercial Properties located overseas	**-**	**1,868.53**	**1,868.53**
Total	**-**	**5,574.55**	**5,574.55**

(₹ in Lakhs)

Particulars	Level 2	Level 3	As at 31-March-2020
Freehold land		**32.81**	**32.81**
Commercial Properties located in India	**-**	**3,639.64**	**3,639.64**
Commercial Properties located overseas	**-**	**1,000.09**	**1,000.09**
Total	**-**	**4,672.54**	**4,672.54**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

8 OTHER INTANGIBLE ASSETS

(₹ in Lakhs)

Particulars	As at 31-March-2021	As at 31-March-2020
Carrying amounts of :		
Assets on Build-operate-transfer (BOT) basis	42,542.09	44,808.70
Sub-total	**42,542.09**	**44,808.70**
Intangible assets under development	90,169.92	84,926.93
Sub-total	**90,169.92**	**84,926.93**
Total	**132,712.01**	**129,735.63**

(₹ in Lakhs)

Particulars	Assets on BOT basis		
	Own use	Given under operating lease	Total
Deemed cost			
Balance as at 31 March, 2019	**-**	**57,550.38**	**57,550.38**
Additions from internal developments	-	15.47	**15.47**
Disposals	-	-	**-**
Balance as at 31 March, 2020	**-**	**57,565.85**	**57,565.85**
Additions from internal developments	-	4.12	**4.12**
Disposals	-	-	**-**
Balance as at 31 March, 2021	**-**	**57,569.97**	**57,569.97**
Accumulated amortisation			
Balance as at 31 March, 2019	**-**	**10,698.92**	**10,698.92**
Amortisation expense	-	2,058.23	**2,058.23**
Disposal	-	-	**-**
Balance as at 31 March, 2020	**-**	**12,757.15**	**12,757.15**
Amortisation expense		2,270.73	**2,270.73**
Disposal		-	**-**
Balance as at 31 March, 2021	**-**	**15,027.88**	**15,027.88**
Carrying amount			
Balance as at 31 March, 2019	**-**	**46,851.46**	**46,851.46**
Additions from internal developments	-	15.47	**15.47**
Disposals	-	-	**-**
Amortisation expense	-	2,058.23	**2,058.23**
Balance as at 31 March, 2020	**-**	**44,808.70**	**44,808.70**
Additions from internal developments		4.12	**4.12**
Disposals		-	**-**
Amortisation expense		2,270.73	**2,270.73**
Balance as at 31 March, 2021	**-**	**42,542.09**	**42,542.09**

i. Significant intangible assets

a. Assets on Build-operate-transfer (BOT) basis

Intangible assets comprises buildings constructed on 'Build-operate-Transfer' (BOT) basis. The group has unconditional right to use/lease such assets during the specified period. After expiry of specified period, these assets will get transferred

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

to the Government without any consideration. Since, the group has no ownership rights over these assets and has limited right of use during the specified period, these assets are classified as intangible assets.

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'

9 INVESTMENTS - NON CURRENT

(Unquoted)

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
A. Investments carried at cost		
Associates		
i. Equity instruments	456.00	453.47
B. Investment at fair value through profit and loss		
Other entities		
i. Equity instruments	1,048.25	1,048.25
C. Investment carried at amortised cost		
Other entities		
i Debentures/bonds	37,500.00	32,894.74
	39,004.25	**34,396.46**

Details of investments:

Particulars	As at 31 March, 2021		As at 31 March, 2020	
	Qty.	₹ in lakhs	Qty.	₹ in lakhs
A Trade Investment (Uncoated)				
Investments carried at cost - Associates				
(I) Equity Instruments				
1 Amazon India Limited				
Equity Shares of ₹10 each fully paid-up	25,000	2.50	25,000	2.50
Add: Goodwill on consolidation		210.00		210.00
Add: Share in opening accumulated profits		38.43		38.59
Add: Share in profits/(losses) of current year		(0.24)		(0.16)
		250.69		**250.93**
2 Home Life Real Estate Private Limited				
Equity Shares of ₹10 each fully paid-up	775,000	77.50	775,000	77.50
Add: share in opening accumulated profits		34.54		32.97
Add: Share in profits/(losses) of current year	-	0.22	-	1.57
	-	**112.26**	**-**	**112.04**
3 Parsvnath Telecom Private Limited	515,000	51.50	515,000	51.50
Equity Shares of ₹10 each fully paid-up				
4 Adela Buildcon Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹10 each fully paid-up				
5 Ashirwad Realtors Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹10 each fully paid-up				

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

Particulars		As at 31 March, 2021		As at 31 March, 2020	
		Qty.	₹ in lakhs	Qty.	₹ in lakhs
6	Baasima Buildcon Private Limited	10,000	1.00	10,000	1.00
	Equity Shares of ₹10 each fully paid-up				
7	Baidehi Infrastructure Private Limited.	5,000	0.50	5,000	0.50
	Equity Shares of ₹10 each fully paid-up				
8	Balbina Real Estates Private Limited	5,000	0.50	5,000	0.50
	Equity Shares of ₹10 each fully paid-up				
9	Charushila Buildwell Private Limited	5,000	0.50	5,000	0.50
	Equity Shares of ₹10 each fully paid-up				
10	Congenial Real Estates Private Limited	5,000	0.50	5,000	0.50
	Equity Shares of ₹10 each fully paid-up				
11	Cyanea Real Estates Private Limited	5,000	0.50	5,000	0.50
	Equity Shares of ₹10 each fully paid-up				
12	Deborah Real Estates Private Limited	5,000	0.50	5,000	0.50
	Equity Shares of ₹10 each fully paid-up				
13	Deleena Developers Private Limited	5,000	0.50	5,000	0.50
	Equity Shares of ₹10 each fully paid-up				
14	Enormity Buildcon Private Limited	5,000	0.50	5,000	0.50
	Equity Shares of ₹10 each fully paid-up				
15	Gauranga Realtors Private Limited	5,000	0.50	5,000	0.50
	Equity Shares of ₹10 each fully paid-up				
16	Gauresh Buildwell Private Limited	5,000	0.50	5,000	0.50
	Equity Shares of ₹10 each fully paid-up				
17	Jodhpur Infrastructure Private Limited	5,000	0.50	5,000	0.50
	Equity Shares of ₹10 each fully paid-up				
18	Mahanidhi Buildcon Private Limited	5,000	0.50	5,000	0.50
	Equity Shares of ₹10 each fully paid-up				
19	Madhukanta Real Estates Private Limited	5,000	0.50	5,000	0.50
	Equity Shares of ₹10 each fully paid-up				
20	Magic Promoters Private Limited	5,000	0.50	5,000	0.50
	Equity Shares of ₹10 each fully paid-up				
21	Digant Realtors Pvt Ltd.	5,000	0.50	5,000	0.50
	Equity Shares of ₹10 each fully paid-up				
22	Parsvnath Biotech Private Limited	25,000	2.50	25,000	2.50
	Equity Shares of ₹10 each fully paid-up				
23	Parsvnath Cyber city Private Limited	10,000	1.00	10,000	1.00
	Equity Shares of ₹10 each fully paid-up				
24	Parsvnath Dehradun Info Park Private Limited	25,000	2.50	25,000	2.50
	Equity Shares of ₹10 each fully paid-up				
25	Parsvnath Developers (GMBT) Private Limited	25,000	2.50	25,000	2.50
	Equity Shares of ₹10 each fully paid-up				
26	Parsvnath Developers (SBBT) Private Limited	20,000	2.00	20,000	2.00
	Equity Shares of ₹10 each fully paid-up				
27	Parsvnath Gurgaon Info Park Private Limited	25,000	2.50	25,000	2.50
	Equity Shares of ₹10 each fully paid-up				
28	Parsvnath Knowledge Park Private Limited	10,000	1.00	10,000	1.00
	Equity Shares of ₹10 each fully paid-up				
29	Parsvnath Indore Info Park Private Limited	25,000	2.50	25,000	2.50
	Equity Shares of ₹10 each fully paid-up				
30	Parsvnath Retail Limited	40,000	4.00	40,000	4.00
	Equity Shares of ₹10 each fully paid-up				
31	Pearl Propmart Private Limited	5,000	0.50	5,000	0.50

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

Particulars	As at 31 March, 2021		As at 31 March, 2020	
	Qty.	₹ in lakhs	Qty.	₹ in lakhs
Equity Shares of ₹10 each fully paid-up				
32 Madhulekha Developers Pvt Ltd.	5,000	0.50	5,000	0.50
Equity Shares of ₹10 each fully paid-up				
33 Rangoli Buildon Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹10 each fully paid-up				
34 Sadgati Buildcon Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹10 each fully paid-up				
35 Scorpio Realtors Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹10 each fully paid-up				
36 Sureshwar Properties Pvt Ltd	5,000	0.50	5,000	0.50
Equity Shares of ₹10 each fully paid-up				
37 Parsvnath Sharmishtha Realtors Pvt Ltd.	5,000	0.50	5,000	0.50
Equity Shares of ₹10 each fully paid-up				
38 Dreamweaver Realtors Pvt Ltd.	5,000	0.50	5,000	0.50
Equity Shares of ₹10 each fully paid-up				
39 Timebound Contracts Private Limited	50,000	5.00	50,000	5.00
Equity Shares of ₹10 each fully paid-up				
40 Vasavi PDL Ventures Private Limited	25,500	2.55	-	-
Equity Shares of ₹10 each fully paid-up				
Total - A		**456.00**		**453.47**
B. Investments at fair value through profit and loss				
Other entities				
(I) Equity instruments				
1. Delhi Stock Exchange Limited	1,496,500	1,047.55	1,496,500	1,047.55
Equity Shares of Re. 1 each fully paid-up				
2. Nakshatra Residency Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹10 each fully paid-up				
3. Aadi Best Consortium Private Limited	1,000	0.10	1,000	0.10
Equity Shares of ₹10 each fully paid-up				
4. Riya Garments Private Limited	1,000	0.10	1,000	0.10
Equity Shares of ₹10 each fully paid-up				
Total - B		**1,048.25**		**1,048.25**
C. Investments carried at amortised cost				
Other entities				
(I) Debenture/bonds				
1. Fortune Assets Private Limited				
0.01 % Optionally convertible Debentures of ₹1,00,000 each fully paid-up	37,500	37,500.00	37,500	32,894.74
Total - C		**37,500.00**		**32,894.74**
TOTAL INVESTMENTS CARRYING VALUE (A+B+C)		**39,004.25**		**34,396.46**
Aggregate book value of quoted investments		-		-
Aggregate market value of quoted investments		-		-
Aggregate carrying value of unquoted investments		**39,004.25**		**34,396.46**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

10 LOANS

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
Current		
(unsecured, considered good)		
a. Loans and advances to employees	54.08	17.76
b. Loans to Others	2,465.99	2,518.53
	2,520.07	**2,536.29**

11 OTHER FINANCIAL ASSETS

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
I Non-Current		
a. Security deposits	1,707.89	1,777.81
b. Deposit with Banks held under lien	9.31	19.45
c. Interest accrued on deposits with banks	0.70	0.67
d. Claim for refund on deemed cancellation of a project (refer note 46)	6,442.62	6,442.62
e. Others (refer note 45)	4,825.84	4,825.84
	12,986.36	**13,066.39**
II Current		
a. Security deposits	1,184.15	815.85
b. Interest receivables:		
i. Interest accrued on deposits with banks	213.40	138.45
c. Receivables on sale of fixed assets / investments	1,365.83	1,482.22
d. Advances to others	5.42	755.69
e. Other receivables (see note 44)	14,808.09	14,423.49
	17,576.89	**17,615.70**

12 DEFERRED TAX ASSETS (NET)

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
Deferred tax assets	24,900.10	26,468.22
Less: Deferred tax liabilities	2,789.02	3,576.46
Net deferred tax assets (a)	**22,111.09**	**22,891.76**
Mat credit entitlement (b)	2,070.55	2,603.54
Total Deferred Tax Assets (a+b)	**24,181.63**	**25,495.30**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Year ended 31 March, 2021	Opening Balance	Recognised in Profit or loss	Recognised in retained earning	Recognised in other comprehensive Income	Closing balance
Deferred tax asset/(liability) in relation to:					
Property, plant and equipment	(3,576.46)	787.44	-	-	(2,789.02)
Employee benefits	209.73	0.88	-	-	210.61
Disallowances under Income Tax Act	7,359.19	-	-	-	7,359.19
	3,992.46	**788.33**	**-**	**-**	**4,780.79**
Unabsorbed depreciation and tax losses	13,974.69	(1,569.00)	-	-	12,405.69
Ind AS 115 adjustment	4,924.61	-			4,924.61
Net deferred tax assets (a)	**22,891.76**	**(780.67)**	**-**	**-**	**22,111.09**
Mat credit entitlement	2,603.54	532.99	-	-	2,070.55
Mat credit entitlement (b)	**2,603.54**	**532.99**	**-**	**-**	**2,070.55**

(₹ in Lakhs)

Year ended 31 March, 2020	Opening Balance	Recognised in Profit or loss	Recognised in retained earning	Recognised in other comprehensive Income	Closing balance
Deferred tax asset/(liability) in relation to:					
Property, plant and equipment	(3,271.30)	(305.16)	-	-	(3,576.46)
Employee benefits	193.20	21.45	-	(4.92)	209.73
Disallowances under Income Tax Act	4,991.10	2,368.09	-	-	7,359.19
	1,913.00	**2,084.38**	**-**	**(4.92)**	**3,992.46**
Unabsorbed depreciation and tax losses	13,880.09	94.60	-	-	13,974.69
Ind AS 115 adjustment	5,820.05	(895.44)			4,924.61
Net deferred tax assets (a)	**21,613.14**	**1,283.54**	**-**	**(4.92)**	**22,891.76**
Mat credit entitlement	2,636.54	33.00	-	-	2,603.54
Mat credit entitlement (b)	**2,636.54**	**33.00**	**-**	**-**	**2,603.54**

Notes:

1 The group has tax losses of ₹99,524.73 lakhs (31 March, 2020 - ₹68,529.73 lakhs) that are available for offsetting for eight years against future taxable income of the respective Companies. The losses will expire as under:

(₹ in Lakhs)

Particulars	Amount
Year ending 31 March, 2022	426.98
Year ending 31 March, 2023	12,223.17
Year ending 31 March, 2024	5,618.38
Year ending 31 March, 2025	3,917.98
Year ending 31 March, 2026	11,838.64
Year ending 31 March, 2027	19,837.80
Year ending 31 March, 2028	14,666.78
Year ending 31 March, 2029	30,995.00
	99,524.73

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

2 On a prudence basis, the group has not recognised deferred tax assets (DTA) on current year's losses and other items. Unrecognised DTA on current year's losses is approximately ₹8,000.00 lakhs

3 The group has recognised deferred tax assets on its unabsorbed depreciation and business losses carried forward. The group companies have executed flat / plot sale agreements with the customers against which the group has also received advances, as disclosed in Note 24 of the financial statements. Revenue in respect of such sale agreements will get recognised in future years on percentage completion method. Based on these sale agreements, the group 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 group has created deferred tax assets on its carried forward unabsorbed depreciation and business losses.

4 The recognition of deferred tax assets on unabsorbed depreciation and tax losses is based on detailed budgets prepared by the respective companies has have been approved by their board of directors.

13 OTHER ASSETS

(₹ in Lakhs)

Particulars		As at 31 March, 2021	As at 31 March, 2020
I	**Non-Current**		
	a. Capital advances	159.79	444.21
	b. Advances for land purchase to others	509.67	1,337.25
	c. Upfront fee paid for projects (Unamortised)	15,245.68	19,729.89
	d. Prepaid expenses	168.82	174.72
	e. Others	55.57	64.58
		16,139.53	**21,750.65**
II	**Current**		
	a. Advances for land purchase to others	4,186.35	3,497.87
	b. Upfront fee paid for projects (Unamortised)	154.69	991.42
	c. Prepaid expenses	1,209.01	1,952.19
	d. Input Tax Credit receivable	2,040.89	2,168.20
	e. Advances to suppliers/Contractors	6,751.23	8,692.25
	f. Unbilled receivables	84.45	83.59
	g. Others	613.35	862.09
		15,039.97	**18,247.61**

14 INVENTORIES

(₹ in Lakhs)

Particulars		As at 31 March, 2021	As at 31 March, 2020
Inventories (lower of cost and net realisable value)			
a.	Work-in-progress	424,812.74	451,791.62
b.	Finished flats/properties	8,114.77	8,374.27
		432,927.51	**460,165.89**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

Note:

The group has classified its inventory of work-in-progress and finished properties as current. Details of inventories expected to be realised after more than 12 months from the reporting date is as under:

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
Less than 12 months	45,000.00	37,500.00
More than 12 months	387,927.51	422,665.89
	432,927.51	**460,165.89**

15 TRADE RECEIVABLES

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
Unsecured, considered good		
Trade receivables (refer note 50)	33,091.29	27,925.92
	33,091.29	**27,925.92**

Notes:

1. The average credit period is 30 to 45 days. For payments, beyond credit period, interest is charged as per terms of agreement with buyers.

2. The real estate sales are made on the basis of cash down payment or construction linked payment plans. In case of construction linked payment plans, invoice is raised on the customer in accordance with milestones achieved as per the flat buyer agreement. The final possession of the property is offered to the customer subject to payment of full value of consideration. The possession of the property remains with the group till full payment is realised. Accordingly, the group does not expect any credit losses.

16 CASH AND CASH EQUIVALENTS

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
a. Balances with banks:-		
i. In current accounts	2,212.55	932.02
ii. In deposit accounts	2,104.68	-
b. Cash on hand	35.14	47.90
	4,352.37	**979.92**

17 BANK BALANCES, OTHER THAN CASH AND CASH EQUIVALENTS

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
a. Deposits with banks held as margin money or security against borrowings or guarantees	6,763.68	5,334.66
	6,763.68	**5,334.66**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

18 TAX ASSETS AND LIABILITIES (NET)

(₹ in Lakhs)

Particulars		As at 31 March, 2021	As at 31 March, 2020
I.	**Tax assets**		
	Tax refund receivables	3,124.43	3,941.33
		3,124.43	**3,941.33**
II.	**Current tax liabilities**		
	Tax payable/provisions	4.55	3.46
		4.55	**3.46**

19 EQUITY SHARE CAPITAL

(₹ in Lakhs)

Particulars	As at 31-March-2021		As at 31-March-2020	
	Number of shares	₹ in lakhs	Number of shares	₹ in lakhs
Authorised Share Capital				
i. Equity shares of ₹5 each	600,000,000	30,000.00	600,000,000	30,000.00
ii. Preference shares of ₹10 each	50,000,000	5,000.00	50,000,000	5,000.00
	650,000,000	**35,000.00**	**650,000,000**	**35,000.00**
Issued, subscribed and fully paid-up capital				
i. Equity shares of ₹5 each	435,181,170	21,759.06	435,181,170	21,759.06
	435,181,170	**21,759.06**	**435,181,170**	**21,759.06**

Refer notes (i) to (iv) below:

(i) Rights, preferences and restrictions attached to equity shares:

The Company has issued only one class of equity shares having a par value of ₹5 per share. Each holder of equity shares is entitled to one vote per share held. The dividend, if any, proposed by the Board of Directors is subject to approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

(ii) Reconciliation of share capital:

(₹ in Lakhs)

Particulars	Number of Shares	Share Capital ₹ in lakhs
Balance as at 31 March, 2019	435,181,170	21,759.06
Movements during the year	-	-
Balance as at 31 March, 2020	435,181,170	21,759.06
Movements during the year	-	-
Balance as at 31 March, 2021	435,181,170	21,759.06

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(iii) Details of shares held by each shareholder holding more than 5% of total share capital:

(₹ in Lakhs)

Name of shareholder	As at 31-March-2021		As at 31-March-2020	
	Number of shares held	% holding of equity shares	Number of shares held	% holding of equity shares
Equity shares of ₹5 each, fully paid up:				
i. Pradeep Kumar Jain	95,454,683	21.93	117,554,683	27.01
ii. Pradeep Kumar Jain & Sons (HUF)	89,632,571	20.60	89,632,571	20.60
iii. Parasnath And Associates Private Limited	47,186,992	10.84	47,186,992	10.84
iv. Nutan Jain	44,855,111	10.31	44,855,111	10.31
v. Neha Jain	22,100,000	5.08	-	-

(iv) The Company has not issued any preference share capital.

20 OTHER EQUITY

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
Capital Reserve	3,235.85	3,235.85
Capital Redemption Reserve	230.00	230.00
Securities premium	145,591.47	145,591.47
Debenture redemption reserve	7,742.20	7,742.20
Foreign Currency Translation Reserve	40.71	67.56
General Reserve	9,310.00	9,310.00
Retained earnings	(169,828.31)	(127,146.71)
Other comprehensive income	(2.01)	(51.88)
	(3,680.09)	**38,978.49**
Capital Reserve		
Balance at the beginning of the year	3,235.85	2,045.60
Add/(Less): Adjusted upon further acquisition of shares of a subsidiary	-	1,190.25
Balance at the end of the year	**3,235.85**	**3,235.85**
Capital Redemption Reserve		
Balance at the beginning of the year	230.00	230.00
Balance at the end of the year	**230.00**	**230.00**
Securities premium		
Balance at the beginning of the year	145,591.47	145,591.47
Balance at the end of the year	**145,591.47**	**145,591.47**
Debenture Redemption Reserve		
Balance at the beginning of the year	7,742.20	7,742.20
Less: Transferred to retained earnings	-	-
Balance at the end of the year	**7,742.20**	**7,742.20**
Foreign Currency Translation Reserve		
Balance at the beginning of the year	67.56	51.53
Add/(less): Effect of exchange rate variations during the year	(26.85)	16.03
Balance at the end of the year	**40.71**	**67.56**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
General Reserve		
Balance at the beginning of the year	9,310.00	9,310.00
Balance at the end of the year	**9,310.00**	**9,310.00**
Retained earnings		
Balance at the beginning of the year	(127,146.71)	(92,491.10)
Add: Impact on purchase of non-controlling interests	60.70	-
Add: Profit/(loss) for the year	(42,742.30)	(34,655.61)
Balance at the end of the year	**(169,828.31)**	**(127,146.71)**
Other comprehensive income		
Balance at the beginning of the year	(51.88)	6.50
Add: Measurement of defined benefit obligation	49.87	(58.38)
(net of income tax)	**(2.01)**	**(51.88)**
	(3,680.09)	**38,978.49**

Nature and purpose of reserves:

a. Capital reserve - Capital reserve represents excess of share of equity in the subsidiaries as on the date of investment in excess of cost of investment of the group, as adjusted for changes in group share in the subsidiaries.

b. Capital redemption reserve - The amount was transferred from retained earnings. The amount of reserve is equal to nominal value of equity shares brought back by the group.

c. General reserve - The group has transferred a part of the net profit of the Company to general reserve in earlier years.

d. Securities premium - The amount received in excess of the face value of the equity shares issued by the group is recognised in securities premium.

e. Debenture redemption reserve - The group has recognised debenture redemption reserve from its retained earnings. The amount of reserve is more than 25% of the value of outstanding redeemable debentures.

f. Retained earnings - Retained earnings are profits of the group earned till date less transferred to general reserve and debenture redemption reserve.

g. Foreign currency translation reserve - It represents exchange difference on translation of financial statements of a foreign subsidiary.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

21 NON-CURRENT BORROWINGS

(₹ in Lakhs)

Particulars	As at 31-March-21		As at 31-March-20	
	Non Current	Current	Non Current	Current
Secured - at amortised cost				
(i) Debentures				
13.00% Non-convertible redeemable debentures (Series XIV)	-	8,105.80	-	8,875.00
16.00% Non-convertible Redeemable debentures (Series XIV)	-	20,000.00	-	22,130.50
15.00% Non-convertible Redeemable debentures	360.00	-	360.00	-
15.50% Non-convertible Redeemable debentures (Series B)	11,257.49	-	11,257.49	-
14% Non-convertible debentures	19,500.00	-	18,000.00	-
19.00% Non-convertible redeemable debentures (Series XVI)	-	1,624.43	940.22	1,253.62
12,188 Non Convertible Debentures - Junior	101,880.00	-	-	-
250 Non Convertible Debentures - Senior Series A	2,418.18	-	-	-
2750 Non Convertible Debentures - Senior Series B	27,254.53	-	-	-
	162,670.20	**29,730.23**	**30,557.71**	**32,259.12**
(ii) Term loans				
from banks	421.11	286.68	682.59	227.53
from financial institutions / other parties	49,890.72	45,527.39	165,774.37	44,687.36
Total Secured non-current borrowings	**212,982.03**	**75,544.30**	**197,014.67**	**77,174.01**
Unsecured - at amortised cost				
(i) Inter corporate deposits	58.83	-	58.83	-
(ii) Other borrowings	314.99	-	314.99	-
	373.82	**-**	**373.82**	**-**
Total non-current borrowings	**213,355.85**	**75,544.30**	**197,388.49**	**77,174.01**
Less: Amount disclosed under "Other financial liabilities" [refer Note 22 (ii)]	-	75,544.30	-	77,174.01
	213,355.85	**-**	**197,388.49**	**-**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

Summary of Borrowings arrangements

(i) The terms of borrowings are stated below:

(₹ in Lakhs)

	Security details	As at 31-March-21	As at 31-March-20	Rate of Interest (%)
Debentures :				
a.	13% NCDs of ₹35,500 lakhs were issued during the year ended 31 March 2015. NCDs are secured by (a) Pledge of certain equity shares of the Company held by promoters group (b) first charge by way of mortgage over a land at Dharuhera, Rahukhedi Indore and Jodhpur(c) first charge by way of mortgage over land at Jodhpur (d) second charge on receivables of DMRC project at Shahdara metro station, and (e) Personal guarantee of Chairman. These NCDs are redeemable in 4 quarterly modified installments commencing from July, 2018. Modified installments will be paid by March, 2023 as per one time settlement with debenture holders.	8,105.80	8,875.00	13.00%
b.	16% Redeemable NCDs of ₹20,000 lakhs were issued by a subsidiary company during the year ended 31 March, 2017. NCDs are secured by i) first charge over the subsidiary's assets, present and future, including underlying land of the project and Jodhpur project of the company; (b) first charge over all accounts established in relation to the proceeds of the Project and the Debentures, cash flows and distributions, agreements and other rights and properties of the subsidiary company and all monies, securities, instruments and/or cash equivalents deposited or required to be deposited in the bank accounts of the subsidiary company; and (c) first charge over all receivables of the Project and Jodhpur Project (specified units); (d) first charge over (i) all shareholder loans advanced to the subsidiary company; (ii) the subsidiary company’s rights and interests under all Approvals, Insurance Contracts, Project Documents and any completion guarantees provided in relation to Project Documents; (iii) pledge over all shareholding of the subsidiary held by the Company; and (iv) guarantees given by the holding company and personal guarantee of Chairman. These NCDs are repayable on the expiry of 36 months from the date of issue. Debentures are under re-schedulement and as per proposed revised terms, debentures are redeemable in various installments starting from March, 2023. The Company has an option for early redemption.	20,000.00	22,130.50	16.00%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

	Security details	As at 31-March-21	As at 31-March-20	Rate of Interest (%)
c.	15.00% NCDs of ₹36,000 lakhs were issued by a subsidiary company during the year ended 31 March, 2013. The NCDs are secured by (a) first charge by way of hypothecation of assets, contracts receivables, all present and future book debts, outstandings, monies receivables, claims and receivables of the said subsidiary company together with all and any interest accruing thereon, (b) first and exclusive charge over the leasehold rights of the said subsidiary company in respect of site parcels already leased / to be leased by RLDA. These NCDs are redeemable after the expiry of a period of 36 months but before the expiry of 120 months from the date of allotment i.e. 20 December, 2012.	360.00	360.00	15.00%
d.	14% NCDs of ₹15,00 lakhs were issued by a subsidiary company during the year ended 31 March, 2021. The NCDs are secured by (a) Second charge over all receivables and Escrow Account(s) of the subsidiary company together with all monies lying in the Escrow account from time to time, (b) corporate guarantee of the Holding Company, and (c) Pledge of 49% shares of the Subsidiary Company held by the Holding Company. These NCDs are redeemable on the expiry of 50 months from the date of issue.	1,500.00	-	14.00%
e.	15.00% NCDs of ₹24,439 lakhs were issued by a subsidiary company during the year ended 31 March, 2014. The NCDs are secured by (a) second charge by way of hypothecation of assets, contracts receivables, all present and future book debts, outstandings, monies receivables, claims and receivables of the said subsidiary company together with all and any interest accruing thereon, (b) second charge over the leasehold rights of the said subsidiary company in respect of site parcels already leased / to be leased by RLDA. These NCDs are redeemable after the expiry of a period of 36 months but before the expiry of 120 months from the date of allotment i.e. 21 August, 2013.	11,257.49	11,257.49	15.00%
f.	19% NCDs of ₹1,094 lakhs, ₹900 lakhs, ₹225 lakhs and ₹100.02 lakhs were issued during the years ended 31 March 2017, 31 March, 2018, 31 March, 2019 and 31 March,2020 respectively. The NCDs are secured by (a) Mortgage of Residential Plots at Gurgaon and (b) personal guarantee of Chairman, Managing Director and a wholetime Director of the company. These NCDs are redeemable in 2 installments modified installments commencing from July, 2021 to March,2023.	1,624.43	2,193.84	19.00%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

	Security details	As at 31-March-21	As at 31-March-20	Rate of Interest (%)
g	14% NCDs of ₹3,500 lakhs were issued by a subsidiary company during the year ended 31 March, 2019. The NCDs are secured by (a) Second charge over all receivables and Escrow Account(s) of the subsidiary company together with all monies lying in the Escrow account from time to time, (b) corporate guarantee of the Holding Company, and (c) Pledge of 49% shares of the Subsidiary Company held by the Holding Company. These NCDs are redeemable on the expiry of 50 months from the date of issue.	3,500.00	3,500.00	14.00%
h.	14% NCDs of ₹11,000 lakhs were issued by a subsidiary company during the year ended 31 March, 2019. The NCDs are secured by (a) Second charge over all receivables and Escrow Account(s) of the subsidiary company together with all monies lying in the Escrow account from time to time, (b) corporate guarantee of the Holding Company, and (c) Pledge of 49% shares of the Subsidiary Company held by the Holding Company. These NCDs are redeemable on the expiry of 50 months from the date of issue.	11,000.00	11,000.00	14.00%
i.	14% NCDs of ₹3,500 lakhs were issued by a subsidiary company during the year ended 31 March, 2019. The NCDs are secured by (a) Second charge over all receivables and Escrow Account(s) of the subsidiary company together with all monies lying in the Escrow account from time to time, (b) corporate guarantee of the Holding Company, and (c) Pledge of 49% shares of the Subsidiary Company held by the Holding Company. These NCDs are redeemable on the expiry of 50 months from the date of issue.	3,500.00	3,500.00	14.00%
j.	12,188 Junior, Secured, Unrated, Redeemable Non-convertible debentures of ₹10 lakhs each were issued on 29 June 2020. The NCDs are secured by (a) 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, (b) first ranking exclusive pledge over the Company's pledged Securities, (c) charge over the Subordinated Loans, (d) The Corporate guarantee issued by Parsvnath Developers Limited, the holding company and (e) Personal Guarantees issued by Mr. Pradeep Kumar Jain. Mr. Sanjeev Kumar Jain and Dr. Rajeev Jain. Debentures were partially redeemed by an amount of ₹164,095.832 per debenture on 31 March, 2021. New face value per debenture is ₹835,904.168. Debentures will be redeemed at such amount that shall provide return to the debenture holders calculated at an IRR of 10% per annum. Junior debentures will be redeemed in 2 equal installments on 31st March, 2026 and 31st March, 2027.	101,880.00	-	10.00%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Security details		As at 31-March-21	As at 31-March-20	Rate of Interest (%)
k.	250 Senior (series A), Secured, Rated, Listed Redeemable and Non-convertible debentures of ₹10 lakhs each were issued on 29 June 2020. The NCDs are secured by (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. Debentures were partially redeemed by an amount of ₹32,729.717 per debenture on 31 March, 2021. New face value per debenture is ₹9,67,270.283 Debentures will be redeemed at such amount that shall provide return to the debenture holders calculated at an IRR of 20% per annum. Debentures are redeemable on 31 March, 2024 and 31 March, 2025	2,418.18	-	20.00%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

	Security details	As at 31-March-21	As at 31-March-20	Rate of Interest (%)
I.	750 Senior, Secured Unlisted Redeemable Non-convertible debentures of ₹10 lakhs each were issued on 29 June 2020 and 2,000 Senior, Secured Unlisted Redeemable Non-convertible debentures of ₹10 lakhs each were further issued on 31 March 2021. The NCDs are secured by (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. Debentures were partially redeemed by an amount of ₹8926.286 per debenture on 31 March, 2021. New face value per debenture is ₹991,073.714. Debentures will be redeemed at such amount that shall provide return to the debenture holders calculated at an IRR of 20% per annual. Debentures are redeemable on 31 March, 2024 and 31 March, 2025	27,254.53	-	20.00%
		192,400.43	**62,816.83**	
	Term Loan from Banks:			
a.	Term loan from bank, sanctioned to a subsidiary company, is secured by mortgage of hotel land at Shirdi and buildings thereon, first charge on all the movable and immovable assets including receivables of Shirdi Hotel, corporate guarantee of the Holding Company and personal guarantee of Chairman. Loan is repayable in thirty quarterly installments ending in March, 2023. The loan has been re-scheduled and as per revised terms, loan is repayable in 17 quarterly installments starting from 31 January, 2020	707.79	910.12	3.25% above base rate
		707.79	**910.12**	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

	Security details	As at 31-March-21	As at 31-March-20	Rate of Interest (%)
	Term Loans from financial institutions and others :			
a.	Term loan from a non banking finance company, sanctioned to a subsidiary company, is secured by a) Second-ranking hypothecation/charge on and escrow of all Receivables received/ to be received 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); Corporate Guarantee of the Holding Company b) First-ranking and exclusive pledge/charge of 49% of each class of present and/or future shares/securities and/or the convertible/voting instruments issued/to be issued by the aforesaid subsidiary company. Further, 51% of each class of shares is under negative lien. Term loan upto ₹32,810 lakhs is repayable in monthly installments commencing from April, 2017; upto ₹14,200 lakhs in monthly installments from May, 2018, ₹47,800 lakhs in monthly installments from June, 2018, ₹12,500 lakhs in monthly installments from August, 2017 and ₹40,450 lakhs in quarterly installments commencing from September, 2020. The term Loan was fully repaid during the year	-	117,209.24	10.00 to 18.83%
b.	Term Loan from a non-banking finance company is secured by (a) mortgage & escrow of receivables of (1) project land at Sonepat, (2) project land at Kurukshetra, (3) development rights of group housing project at Gurgaon, and mortgage of all unsold area of the Gurgaon project (b) corporate guarantee of land owning companies, and (c) personal guarantee of Chairman. The term loan is repayable in quarterly installments commencing from November, 2018. Modified installments will be paid by March, 2023 as per one time settlement with the lender.	4,906.14	5,250.00	14.00%
c.	Term loan from a financial institution is secured by mortgage of a project land parcel at Indore, charge on receivables of project at Dharuhera and personal guarantee of Chairman. The term loan is repayable in 57 monthly installments commencing from October, 2012.	12,491.13	12,491.13	13.50%
d.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, (3) Cross Collaterization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owning companies. The term loan is repayable in monthly installments commencing from November, 2018.	4,441.87	4,452.41	14.88%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Security details		As at 31-March-21	As at 31-March-20	Rate of Interest (%)
e.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, (3) Cross Collaterization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owning companies. The term loan is repayable in monthly installments commencing from January, 2018.	5,946.68	6,863.69	18.65%
f.	Term loan from a non-banking finance company is secured by mortgage of project land at Greater Noida, hypothecation of present and future receivables of the said project and personal guarantee of Chairman. The term loan is repayable in 4 quarterly installments commencing from September, 2019. Modified installments will be paid by March, 2023 as per one time settlement with the lender.	11,211.63	12,000.00	14.00%
g.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, (3) Cross Collaterization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owing companies. The term loan was full repaid during the year.	-	123.42	14.90%
h.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, (3) Cross Collaterization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owing companies. The term loan was fully repaid during the year.	-	124.94	14.90%
i.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, (3) Cross Collaterization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company, and (5) Corporate guarantees of land owing companies. The term loan is repayable in monthly installments commencing from January, 2020.	6,243.43	6,809.89	25.72%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

	Security details	As at 31-March-21	As at 31-March-20	Rate of Interest (%)
j.	Term loan from a non-banking finance company is secured by extension of (1) (a) Pledge of certain equity shares of the Company held by promoters group (b) first charge by way of mortgage over a land at Dharuhera and Rahukhedi Indore (c) first charge by way of mortgage over land at Jodhpur (d) second charge on receivables of DMRC project at Shahdara metro station, (2) mortgage & hypothecation of receivables of (a) project land at Sonepat, (b) project land at Kurukshetra, (c) over development rights of group housing project at Gurgaon, and mortgage of all unsold area of the Gurgaon project (3) corporate guarantee of land owning companies, mortgage of project land at Greater Noida, hypothecation of present and future receivables of the said project and personal guarantee of Chairman. The term loan is repayable in 4 quarterly installments commencing from July, 2020. Modified installments will be paid by March, 2023 as per one time settlement with the lender.	9,337.44	10,000.00	14.00%
k.	Term loan from a non-banking finance company, sanctioned to a subsidiary company, is secured by mortgage of (a) Farm House at New Delhi, (b) Group Housing & Commercial land at Derrabassi, (c) land at Alipur, New Delhi, (d) Land at Rajpura, and (e) Land at Sonepat. The term loan is repayable in monthly installments commencing from May, 2017.	903.05	1,245.31	11.80% to 21.15%
l.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, (3) Cross Collaterization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owing companies. The term loan is repayable in monthly installments commencing from August, 2019.	3,686.67	4,718.77	17.40%
m.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, (3) Cross Collaterization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owning companies. The term loan is repayable in quarterly installments commencing from July, 2022.	46,339.59	44,274.59	10.50%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Security details		As at 31-March-21	As at 31-March-20	Rate of Interest (%)
n,	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, and (b) Punchkula, (3) Cross Collaterization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company, and (5) Corporate guarantees of land owning companies. The term loan is repayable in quarterly installments commencing from November, 2022.	3,075.00	-	10.50%
o.	Ind AS Adjustments	(13,164.52)	(15,101.66)	
		95,418.11	**210,461.73**	

(ii) Loans guaranteed by directors

(₹ in Lakhs)

Particulars		As at 31-March-21	As at 31-March-20
a.	Debentures	161,282.94	33,199.34
b.	Term loans from banks	707.79	910.12
c.	Term loans from financial institutions/others (net of Ind AS adjustment)	94,515.06	92,007.18
		256,505.79	**126,116.64**

(iii) There were some delays in repayment of Principal and interest during the year which were regularised before the end of the year. The amount of defaults as at the year end are given below:

Particulars	As at 31-March-21		As at 31-March-20	
	Period of default	₹ in lakhs	Period of default	₹ in lakhs
Term loans from financial institutions / others				
- Principal	1 to 89 days	1,402.92	1 to 365 days	23,849.48
- Principal	90 to 179 days	82.10	-	-
- Principal	above 365 days	12,491.13	above 365 days	12,491.13
- Interest	1 to 89 days	1,912.27	1 to 89 days	6,028.93
- Interest	90 to 179 days	1,027.50	90 to 179 days	2,227.96
- Interest	above 179 days	13,469.30	above 179 days	13,072.35

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

22 OTHER FINANCIAL LIABILITIES

(₹ in Lakhs)

Particulars		As at 31 March, 2021	As at 31 March, 2020
I	**Non-Current**		
a.	Trade/security deposits received	4,643.20	4,521.07
b.	Lease liabilities	37,773.45	37,159.57
		42,416.65	**41,680.64**
II	**Current**		
a.	Current maturities of long term debt (Refer note 21)	75,544.30	77,174.01
b.	Interest accrued but not due on borrowings	52,919.95	19,250.92
c.	Interest accrued and due on borrowings	19,606.48	22,306.24
d.	Interest accrued but not due on others	4,837.14	4,124.40
e.	Trade/security deposits received	4,236.40	3,654.77
f.	Book overdraft - Banks	272.31	192.87
g.	Payables on purchase of fixed assets	147.88	255.91
h.	Lease liabilities	3,496.61	3,495.71
i.	Others	159.05	1,419.10
		161,220.12	**131,873.93**

23 PROVISIONS

(₹ in Lakhs)

Particulars		As at 31 March, 2021	As at 31 March, 2020
I	**Non-current**		
a.	Employee benefits	378.33	492.92
		378.33	**492.92**
II	**Current**		
a.	Employee benefits	29.79	36.25
		29.79	**36.25**

24 OTHER LIABILITIES

(₹ in Lakhs)

Particulars		As at 31 March, 2021	As at 31 March, 2020
I	**Non-current**		
a.	Advances from customers	1,545.36	2,246.00
b.	Trade / Security deposits received	3,500.00	3,500.00
		5,045.36	**5,746.00**
II	**Current**		
a.	Advances from customers	214,544.11	221,783.35
b.	Statutory dues (Contributions to PF, Withholding Tax, GST, VAT etc.)	19,386.83	23,512.23
c.	Advances received from related parties	-	12.07
d.	Rent received in advance	322.59	338.80
e.	Others	-	1.61
		234,253.53	**245,648.06**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

25 CURRENT BORROWINGS

(₹ in Lakhs)

Particulars			As at 31 March, 2021	As at 31 March, 2020
I.	**Secured**			
	a.	Loans repayable on demand		
		i. From banks (Cash credit)	5,491.71	5,959.72
		ii. From banks - Overdraft	697.56	-
	b.	Short-term loan from bank	380.04	-
	c.	Loans from financial institutions and other parties	19,864.00	21,989.08
	d.	Other loans (against vehicles)		
		i. From banks	-	9.51
II.	**Unsecured**			
	a.	Loans repayable on demand		
		i. From others	11,633.18	11,732.40
			38,066.49	**39,690.71**

25.1 Details of securities provided in respect of short term borrowings from banks - cash credit are as under:

(₹ in Lakhs)

Particulars		As at 31-March-2021	As at 31-March-2020	Effective interest rate (%)
a.	Cash Credit is secured by first pari passu charge by way of hypothecation of stocks of construction & building materials, work-in-progress, finished goods (flats) and book debts / receivables of various projects/sites and mortgage of some specific units/land parcel/built up property at Moradabad, Sonepat and Panipat and personal guarantee of Chairman, Managing Director and a wholetime Director of the company.	4,483.20	4,748.75	15.95%
b.	Cash Credit is secured by first pari passu charge by way of hypothecation of stocks of construction & building materials, work-in-progress, finished goods (flats) and book debts / receivables of various projects/sites and mortgage of commercial land at Karnal, personal guarantee of Chairman, Managing Director and a wholetime Director of the company and corporate guarantee of Land owning companies.	-	204.00	14.85%
c.	Cash Credit is secured by first pari passu charge by way of hypothecation of stocks of construction & building materials, work-in-progress, finished goods (flats) and book debts / receivables of various projects/sites and mortgage of commercial plot at Rajpura and commercial space at Saharanpur, pledge of term deposit of ₹84 lakhs, personal guarantee of Chairman, Managing Director and a wholetime Director of the company and corporate guarantee of land owning company.	1,008.51	1,006.97	14.30%
		5,491.71	**5,959.72**	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

25.2 Details of securities provided in respect of short term borrowings from banks - bankoverdraft are as under:

(₹ in Lakhs)

Particulars	As at 31-March-2021	As at 31-March-2020	Effective interest rate (%)
The overdraft from bank is secured by way of pledge of fixed deposits with them.	697.56	-	6.00% to 7.40%
	697.56	**-**	

25.3 Details of securities provided in respect of loans from banks are as under:

(₹ in Lakhs)

Particulars	As at 31-March-2021	As at 31-March-2020	Effective interest rate (%)
Loan from a bank is secured by first pari passu charge by way of hypothecation of stocks of construction & building materials, work-in-progress, finished goods (flats) and book debts / receivables of various projects/sites and mortgage of some specific units/land parcel/built up property at Moradabad, Sonepat and Panipat.	380.04	-	16.50%
	380.04	**-**	

25.4 Details of securities provided in respect of loans from financial institutions and others are as under:

(₹ in Lakhs)

Particulars	As at 31-March-2021	As at 31-March-2020	Effective interest rate (%)
a. Term loan from a non-banking finance company is secured by pledge of certain equity shares of the company held by the promoters, mortgage of plot no. 11 of a group housing project at Moradabad, mortgage of land at Sonepat, personal guarantee of Chairman and cross collateral clause with another term loan from the lender.	451.44	2,214.46	17.25%
b. Term loan from a non-banking finance company is secured by (1) pledge of certain equity shares of the company held by the promoters, (2) mortgage & hypothecation of receivables of (a) project land at Rohtak, (b) commercial project at Bhiwadi & Sonepat, (c) land in Indore, Ujjain & Kochi, (d) institutional land at Sonipat, (3) pledge of equity shares of land owing companies (4) charge on receivables from collaborator of Bhiwadi group housing project, and (5) personal guarantee of Chairman.	17,500.00	17,500.00	15.00%
c. Term loan from a non-banking finance company is secured by mortgage of plot No. 11 of a group housing project at Moradabad, land at Sonepat, personal guarantee of Chairman and cross collateral clause with another term loan from the lender.	412.56	537.56	17.25%

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Particulars		As at 31-March-2021	As at 31-March-2020	Effective interest rate (%)
d.	Term loan from a non-banking finance company is secured by pledge of certain equity shares of the company held by the promoters, mortgage of few commercial units at Faridabad and personal guarantee of Chairman.	500.00	500.00	18.00%
e.	Term loan from a non-banking finance company, sanctioned to a subsidiary company, is secured by mortgage of (a) Farm House at New Delhi, (b) Group Housing & Commercial land at Derrabassi, (c) land at Alipur, New Delhi, (d) Land at Rajpura, and (e) Land at Sonepat. The term Loan was fully repaid during the year.	-	237.06	11.80% to 21.15%
f.	Term loan from a non-banking finance company, sanctioned to a subsidiary company, is secured by mortgage of land belonging to the subsidiary company admeasuring approximately 4.03 acres at Civil Hospital site, Railway road, Sonepat, receivables of the said land and cross collateral clause with another term loan from the lender in group companies.	1,000.00	1,000.00	15.00%
		19,864.00	**21,989.08**	

25.5 Details of securities provided in respect of vehicle loans from banks and others are as under:

(₹ in Lakhs)

Particulars		As at 31-March-2021	As at 31-March-2020	Effective interest rate (%)
a.	Loan taken from a bank for vehicles is secured by way of hypothecation of specific vehicles financed and personal guarantee of Chairman.	-	9.51	10.20%
		-	**9.51**	

25.6 Details of short term borrowings guaranteed by some of the directors:

(₹ in Lakhs)

Particulars		As at 31-March-2021	As at 31-March-2020
a.	Loans repayable on demand from banks	5,491.71	5,959.72
b.	Term loans from financial institutions, banks and others	18,864.00	20,752.02
c.	Vehicle Loans from bank	-	9.51
		24,355.71	**26,721.25**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

25.7 Details of Period and amount of default in loan repayment as at year end:

Particulars	As at 31-March-2021		As at 31-March-2020	
	Period of default	₹ in lakhs	Period of default	₹ in lakhs
a. Term loans from financial institutions / others				
- Principal	1 to 365 days	8,949.79	1 to 89 days	6,271.81
- Principal	above 365 days	8,550.21	90 to 179 days	2,638.25
- Interest	1 to 89 days	614.73	1 to 89 days	526.38
- Interest	90 to 179 days	612.02	90 to 179 days	122.95
- Interest	above 179 days	1,970.66	above 179 days	327.67

26 TRADE PAYABLES

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
(i) Total outstanding dues of micro and small enterprises	177.62	121.92
Sub total-I	**177.62**	**121.92**
(i) Total outstanding dues of creditors other than micro and small enterprises :-		
a. Trade payables for goods and services	55,754.08	68,797.50
b. Trade payables for land	16,976.17	16,345.16
Sub total-II	**72,730.25**	**85,142.66**
Total (I+II)	**72,907.87**	**85,264.58**

Notes:

1. The disclosure of the amount outstanding to micro enterprises and small enterprises are as follows:

(₹ in Lakhs)

	Particulars	As at 31 March, 2021	As at 31 March, 2020
a.	Amount of principal remaining unpaid to such suppliers at the end of each accounting year	177.62	121.92
b.	Interest due thereon remaining unpaid at the end of each accounting year	95.19	76.43
c.	'Amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006 (27 of 2006), along with the amount of the payment made to the supplier beyond the appointed day during each accounting year	-	-
d.	Amount of interest due and payable for the period for delay in making payment (which has been paid but beyond the appointed day during the year) but without adding interest specified under Micro, Small and Medium Enterprises Development Act, 2006	18.76	17.32
e.	Amount of interest accrued and remaining unpaid at the end of accounting year	95.19	76.43
f.	Amount of further interest remaining due and payable even in succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006	-	-

The above information is based on intimations received by the group from its suppliers.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

27 REVENUE FROM OPERATIONS

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
a. Revenue from sale of properties	26,682.06	108,442.42
	26,682.06	**108,442.42**
b. Sale of services		
i. Licence fee income	8,409.64	9,586.47
ii. Rent income	47.29	156.47
iii. Maintenance charges income	593.12	717.62
	9,050.05	**10,460.56**
c. Other operating revenue		
i. Sale of scrap	3.82	182.88
ii. Others	79.55	57.62
	83.37	**240.50**
	35,815.48	**119,143.48**

28 OTHER INCOME

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
a. Interest Income:		
i. From bank deposits	414.67	784.00
ii. From customers/others	5,126.80	4,559.15
b. Net gain on disposal of Property, Plant & equipment	6.18	51.81
c. Interest income from Income Tax refund	1.68	126.37
d. Excess Provisions written back	1,483.56	46.44
e. Recovery from Customers	11.87	64.16
f. Income upon maturity of Keyman Insurance Policy	-	1,723.50
g. Miscellaneous income	102.03	325.99
	7,146.79	**7,681.42**

29 COST OF MATERIALS CONSUMED

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
Construction material	952.39	1,237.37
	952.39	**1,237.37**

30 PURCHASE OF STOCK IN TRADE

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
Finished flats	(49.50)	1,358.32
	(49.50)	**1,358.32**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

31 CHANGES IN INVENTORIES OF FINISHED GOODS AND WORK-IN-PROGRESS

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
a. Inventories at the beginning of the year:		
i. Work-in-progress (projects)	451,791.62	522,594.20
Less: Opening adjustment due to cost reversal	13,155.94	-
Less: Reversal on dissolution of joint venture	113.68	-
	438,522.00	**522,594.20**
ii. Finished flats	8,374.27	7,035.82
	446,896.27	**529,630.02**
b. Add: Finance costs allocated to inventory of work-in-progress	9,248.02	13,197.49
(Refer note (i) to note 33)		
c. Inventories at the end of the year:		
i. Work-in-progress (projects)	424,812.74	451,791.62
ii. Finished flats	8,114.77	8,374.27
	432,927.51	**460,165.89**
d. Net (increase) /decrease (a+b-c)	**23,216.78**	**82,661.62**

32 EMPLOYEE BENEFITS EXPENSE

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
a. Salaries and Wages	1,678.04	2,164.01
b. Contribution to provident and other funds	37.52	49.24
c. Staff Welfare expenses	21.51	53.62
	1,737.07	**2,266.87**

33 FINANCE COSTS

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
a. Interest costs:		
i. On borrowings	48,737.30	53,212.81
ii. To customers / others	2,873.02	4,328.69
iii. On delayed / deferred payment of statutory liabilities	1,623.25	2,965.61
	53,233.57	**60,507.11**
Less:		
i. Interest cost allocated to inventory of work-in-progress	9,248.02	13,197.49
(Refer note (i) below)		
	43,985.55	**47,309.62**
b. Other borrowing cost	589.14	792.33
	589.14	**792.33**
	44,574.69	**48,101.95**

Note:

(i) Interest allocable to inventory of projects under progress (work-in-progress) has been segregated from finance cost and reflected under changes in inventories of work-in progress for better presentation (refer note 31).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

34 DEPRECIATION AND AMORTISATION EXPENSE

(₹ in Lakhs)

Particulars		Year ended 31 March, 2021	Year ended 31 March, 2020
a.	Depreciation of Property, plant and equipment	110.28	118.32
b.	Depreciation of investment property	29.83	30.12
c.	Amortisation of intangible assets	2,270.73	2,058.23
d.	Amortisation of Right of Use Assets	1,024.31	497.97
		3,435.15	**2,704.64**

35 OTHER EXPENSES

(₹ in Lakhs)

Particulars		Year ended 31 March, 2021	Year ended 31 March, 2020
a.	Power and fuel	657.52	873.02
b.	Rent including lease rentals	1,105.55	2,015.64
c.	Repair and maintenance		
	- Building	324.66	219.40
	- Machinery	2.76	142.73
	- Others	337.61	737.44
d.	Insurance	53.40	52.08
e.	Rates and taxes	191.32	4,066.78
f.	Postage and telegram	31.70	37.91
g.	Travelling and conveyance	58.44	114.77
h.	Printing and stationery	16.10	50.50
i.	Advertisement and business promotion	14.58	141.87
j.	Sales commission	47.38	38.55
k.	Vehicle running and maintenance	37.65	48.73
l.	Rebate and discount	155.69	227.14
m.	Legal and professional charges	1,215.45	2,007.31
n.	Payment to auditors (see note below)	80.31	82.40
o.	Project consultancy fee	17.70	19.57
p.	Loss of share of AOP	0.14	0.23
q.	Compensation paid to customers	828.93	4,050.34
r.	Miscellaneous expenses	580.13	1,476.77
		5,757.02	**16,403.18**
Note:			
Payment to auditors comprise:			
i.	**To statutory auditors**		
	a. Statutory audit fee	39.50	39.50
	b. Tax audit fee	2.00	2.00
	c. Limited reviews fee	30.00	30.00
	d. Fee for other services	1.75	1.75
	e. Reimbursement of out-of-pocket expenses	-	3.14
	f. GST on above (Net of input credit)	3.06	2.01
		76.31	**78.40**
ii.	**To cost auditors**	4.00	4.00
		80.31	**82.40**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

36 INCOME TAX

(₹ in Lakhs)

	Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
i.	Income tax expense/(benefit) recognised in Statement of Profit and Loss		
	Current tax		
	In respect of the current year	3.44	43.59
	Tax adjustment for earlier years	541.21	17.27
		544.65	**60.86**
	Deferred tax		
	In respect of the current year	780.67	(1,250.54)
		780.67	**(1,250.54)**
	Total income tax expense/(benefit) recognised	**1,325.32**	**(1,189.68)**
ii.	Income tax expense/(benefit) reconciliation with effective tax rate on accounting profit:		
	Profit/(loss) before tax	(41,460.96)	(37,515.04)
	Income tax expense calculated at 26%/22% (2019-20: 26%/22%)	(10,068.30)	(9,152.82)
	Effect of tax rate change during the year	-	1,224.00
	Effect of expenses that are not deductible in determining taxable profit	2,767.00	3,646.56
	Adjustments recognised in the current year in relation to the current tax of previous years	541.21	17.27
	Deferred tax assets not recognised due to prudence	8,085.41	2,725.20
	Others	-	350.11
	Income tax expense/(benefit) recognised in statement of profit and loss	**1,325.32**	**(1,189.68)**
	The tax rates used for the financial year 2020-21 and 2019-20 in reconciliation above is the corporate tax rate of 25% plus education and health cess of 4% on corporate tax, payable by corporate entities in India on taxable profits under the Indian tax laws applicable for holding Company and for subsidiaries is 22%.		
iii.	Income tax recognised in other comprehensive income		
	Remeasurements of defined benefit obligation	-	4.92
	Total income tax recognised in other comprehensive income	**-**	**4.92**

37 CONTINGENCIES

(₹ in Lakhs)

		Particulars	As at 31 March, 2021	As at 31 March, 2020
a.		Claims against the Group not acknowledged as debts*:		
	i.	Demand for payment of stamp duty	445.50	445.50
	ii.	Customer complaints pending in courts	100,465.23	85,563.28
	iii.	Civil cases against the group	2,599.43	2,238.60
	iv.	Income tax demand	1,165.24	1,165.24
	v.	Value Added Tax / Trade tax demand	950.63	950.63
	vi.	Licence fee to DMRC (refer note 41)	4,014.40	3,659.45
	vii.	Others	33.81	33.81
b.		Future export obligations against EPCG licence	87.55	87.55

* It is not possible for the group to estimate cash outflows. The extent to which an outflow of funds will be required is dependent on the pending resolution of the respective proceedings/legal cases and it is determinable on receipt of judgement/decision pending with various forums/authorities/court.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

38 COMMITMENTS

(₹ in Lakhs)

Particulars		As at 31 March, 2021	As at 31 March, 2020
a.	Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances)	13,478.37	13,660.07
b.	The Group has other commitments, for purchase orders which are issued after considering requirements as per the operating cycle for purchase of goods and services, in the normal course of business.		

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

40 There were no amounts which were required to be transferred to the Investor Education and Protection Fund, during the year.

41 The Holding Company has entered into concession agreements with Delhi Metro Rail Corporation Limited (DMRC) for various projects on Build-Operate-Transfer (BOT) basis. In case of Tis Hazari project, the Holding Company was unable to commercially utilise the properties due to lack of clarity between DMRC and Municipal Corporation of Delhi (MCD) with respect to authority for sanction of building plans. In view of the delay, the Holding Company has sought concessions from DMRC and has invoked the Arbitration clause under the concession agreement in case of this project. The Arbitral Tribunal has announced its award in favour of DMRC. The Holding Company has now filed an appeal in the Delhi High Court against this award and the proceedings are going on.

In case of another project, viz. Welcome Mall, construction activities had to be suspended as the property development area allotted to the Holding Company was infringing the proposed line of Metro Station to be constructed by DMRC under phase III. Consequently, the construction activities could not be restarted due to DMRC's inability to provide necessary clarifications regarding FAR availability on the property development area and final approved revised layout plan from MCD. The Holding Company has invoked the Arbitration clause under the concession agreement and the proceedings are in final stage.

Pending arbitration award / necessary clarifications and documents, the Holding Company has not provided for recurring licence fees amounting to ₹4,014.40 lakhs (previous year ₹3,659.45 lakhs) and has shown the same under contingent liabilities. However, the Holding Company has continued to carry forward the advances / costs incurred on these projects after charging for amortisation / depreciation on periodical basis.

In case of another project, viz. Seelampur Plot, the sanction of building plans by MCD got delayed for want of No Objection Certificate (NOC) from Government agencies. Accordingly, DMRC was approached to waive the recurring payment liability for the disputed period. Since an amicable resolution could not be reached out between the Holding Company and DMRC, the Company invoked "Arbitration Clause" under the concession agreement for settlement of the matter. The Arbitral Tribunal has announced its award in favour of DMRC. The Company has now filed an appeal in the Delhi High Court against this award and the proceedings are going on.

42 Pursuant to Investment Agreement dated 21 December, 2010 entered into between the Company, Parsvnath Buildwell Private Limited (PBPL), Parasnath And Associates Private Limited (Co-Promoter) and two overseas Investment entities (Investors) and 'Assignment of Development Rights Agreement' dated 28 December, 2010 entered into with PBPL and Collaborators, the Holding Company had assigned Development Rights in respect of one of its projects, namely, 'Parsvnath Exotica, Ghaziabad' (on land admeasuring 31 acres) situated at Village Arthala, Ghaziabad (the Project) to PBPL on terms and conditions contained therein.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

The project has been delayed due to non-receipt of approval for the revised building plans.

The collaborators (land owners) are seeking cancellation of the Development Agreement and other related agreements and have taken legal steps in this regard. PBPL invoked the arbitration clause and as a consequence of the land owners not appointing their nominee Arbitrator, PBPL approached the High Court at Allahabad for appointment of Arbitrator under section 11 of the Arbitration and Conciliation Act. During the pendency of section 11 petition at Allahabad Court, the Hon'ble Supreme Court while hearing a Civil Appeal filed by PBPL and the Holding Company in another matter, stayed the appointment of arbitrator by the Allahabad High Court vide Order dated 09.04.2018 and further directed the land-owner to co-operate with PBPL for getting the building plan approved by the Ghaziabad Development Authority. Subsequently, vide Order dated 29.11.2019, the Hon'ble Supreme Court of India appointed a sole arbitrator to adjudicate the disputes between PBPL and the landowner. The Arbitration proceedings are in process.

During the financial year 2016-17, the Holding Company had entered into a Settlement Agreement with investors for which execution petition for enforcement filed by the investors before the Delhi High Court has been amicably settled pursuant to which the Investment Agreement dated 21 December, 2010 stands cancelled and the securities held by the investors have been acquired by the Holding Company during the financial year 2018-19.

43 The Holding Company had entered into a Memorandum of Understanding (MOU) dated 22 December, 2010 with Parsvnath Realcon Private Limited (PRPL), a wholly owned subsidiary company [earlier, a wholly owned subsidiary of its subsidiary Parsvnath Buildwell Private Limited (PBPL)] in terms of which the Holding Company had assigned development rights of the project, namely, 'Parsvnath Paramount' on land admeasuring 6,445 square metres situated at Subhash Nagar, New Delhi to PRPL. The Holding Company has also entered into 'Project Management Agreement' with PRPL and PBPL for overall management and coordination of project development. Further, the Holding Company has given the following undertakings to PRPL:

a. It shall complete the project within the completion schedule and construction cost as set out in the Agreement.

b. The project revenues from the sold area shall be at least the amount set out in the Agreement.

c In the event of construction cost overrun or revenue shortfall, the Company shall contribute such excess/shortfall amount against allotment of equity shares or other instruments at such premium as may be mutually determined by the parties.

The progress of the project has been hampered due to delay in receipt of sanction for revised building plans from South Delhi Municipal Corporation (SDMC) which was ultimately received in November, 2019.

Since the delay in completion of the project has been caused mainly due to certain acts of commission/ omission by DMRC, the Company has invoked arbitration proceedings against DMRC and the statement of claim has filed before the Arbitral Tribunal. Arbitration proceedings are in progress

During the course of the previous financial year, the entire shareholding of PRPL has been acquired by the Holding Company from PBPL and as such PRPL has become a wholly owned subsidiary of the Company.

44 The Holding Company had entered into a Development Agreement (DA) with Chandigarh Housing Board (CHB) for the development of an integrated project ('the project') at Chandigarh. Owing to various factors, disputes had arisen between the Company and CHB. Consequently, the Holding Company had invoked the arbitration clause in the DA. Hon'ble Sole Arbitrator had

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

pronounced the award in January, 2015 which was accepted by the Holding Company and the CHB. Pursuant to the arbitration award, the project was discontinued and surrendered to CHB.

Subsequent to the acceptance and implementation of the award, it was noticed that due to a computational error in the award, the awarded amount was deficient by approximately ₹14,602.00 lakhs. Consequently, the Holding Company made an application to the Hon'ble Sole Arbitrator for correction of the computational error. However, the Sole Arbitrator in his findings, while admitting the error, stated that after acceptance and implementation of the award by both the parties he had become non-functionary and therefore rejected the claims made by the Company. The Company has since filed its objections under section 34 of the Arbitration and Conciliation Act, 1996 read with section 151 of Code of Civil Procedure (CPC) before the Additional District Judge cum MACT, Chandigarh and the Court had issued notice to CHB for filing its reply and also called for the Arbitral Record from the Sole Arbitrator. The Additional District Judge, Chandigarh dismissed our application on 30 May, 2018. Aggrieved by the said order, the Holding Company preferred an appeal under section 37 of the Arbitration and Conciliation Act, 1996 before the Hon'ble Punjab & Haryana High Court at Chandigarh and the proceedings are going on. Pending decision of the Hon'ble Punjab & Haryana High Court, the amount of ₹14,047 lakhs (net of tax deducted at source) has been shown as recoverable and included under 'other financial assets' in Note 11.

45 Parsvnath Film City Limited (PFCL) , a subsidiary of the Company had given an advance of ₹4,775.00 lakhs to 'Chandigarh Administration' (CA), being 25% of the consideration amount for acquisition of development rights in respect of a plot of land admeasuring 30 acres from CA, under Development Agreement dated 2 March, 2007 for development of a "Multimedia-cum-Film City" Complex. Since CA could not handover the possession of the said land to PFCL in terms of the said Development Agreement. PFCL invoked the arbitration clause for seeking refund of the allotment money paid along with compensation, cost incurred and interest thereon.

The Arbitral Panel vide its order dated 10 March, 2012, had decided the matter in favour of PFCL and awarded refund of ₹4,919.00 lakhs towards the earnest money paid and other expenses incurred by PFCL along with interest @ 12 % per annum. Subsequently, the CA filed a petition before the Additional District Judge at Chandigarh challenging the award under section 34 of The Arbitration and Conciliation Act, 1996. The said petition was dismissed by the Hon'ble District Judge vide his order dated 07 May, 2015.

The Execution Petition was filed before Additional District Judge (ADJ), Chandigarh for the execution of the Arbitral Award by PFCL. In the meantime, CA filed an appeal under section 37 of the Arbitration and Conciliation Act, 1996 before the Punjab and Haryana High Court at Chandigarh against the orders of the ADJ, Chandigarh pertaining to the Award of Arbitral Tribunal. The Hon'ble High Court allowed the appeal filed by CA and set aside the arbitral award vide its orders dated 17 March, 2016. The Hon'ble High Court also decided that CA is entitled to cumulatively claim/recover an amount of ₹8,746.60 lakhs from PFCL due to failure to develop the site and adhere to the terms of the agreement. PFCL had filed a Special Leave Petition (SLP) before the Hon'ble Supreme Court of India which has since been admitted and notice has been issued to the Opposite Party. CA has also filed a Special Leave Petition before the Hon'ble Supreme Court for allowing the counter claims made by them and both the matters have been tagged together and the matters are listed before the Ld. Registrar for completion of pleadings. Once the pleadings are completed, the Company proposes to move an application for early hearing in the matter.

46 The Holding Company was declared as the "Selected Bidder" for grant of lease for development of project on a plot of land at Sarai Rohilla, Kishanganj, Delhi by 'Rail Land Development Authority' (RLDA) vide its 'Letter of Acceptance' (LOA) dated 26 November, 2010. In terms of the LOA, the project was being implemented through a Special Purpose Vehicle (SPV), Parsvnath Promoters and Developers Private Limited (PPDPL). Subsequently, in terms of the requirements of RLDA, another Company in the name of

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

Parsvnath Rail Land Project Private Limited (PRLPPL) was incorporated as an SPV to implement the project. RLDA has accepted PRLPPL as the SPV vide its letter dated 3 August, 2012.

The Holding Company entered into agreements with PRLPPL and overseas investors during 2012 and 2013 for financing the project.

Due to multifarious reasons, including the lack of statutory approvals of lay out and building plans by NDMC, PRLPPL was not able to achieve 'Financial Closure' as per Article 7 of the Agreement which resulted in deemed termination of the agreement. The Company and PRLPPL had invoked the arbitration clause in the development agreement for recovery of amount paid to RLDA together with interest thereon on deemed termination of agreement and related matters and instituted four arbitral proceedings namely Arbitration I, II, III, IV. The Arbitral Tribunal has announced its award in respect of the Arbitration II dated 25 November, 2017 directing RLDA to refund the amount of ₹1,03,453.78 lakhs along with 4% interest per annum payable with effect from the 15 July, 2015 till the date of recovery. RLDA filed its objections under section 34 of the Arbitration and Conciliation Act, 1996 before the Hon'ble Delhi High Court for setting aside the said Arbitral award, which was rejected by the Court vide its order dated 3 April, 2018. Thereafter, RLDA filed an appeal before the Division Bench of the Hon'ble Delhi High Court which was dismissed vide judgement dated 14 March, 2019. Subsequently, the Special Leave petition filed by RLDA before the Hon'ble Supreme Court of India was also dismissed on 8 July, 2019.

PRLPPL has received the award amount during July, 2019.

In case of Arbitration I (with respect to RLDA's liabilty for payment of interest to PRLPPL on installments received in excess of and prior to RLDA's entitlement), the Arbitral Tribunal by award dated 1 June, 2018 rejected the claim filed by the Holding Company and PRLPPL. The Holding Company and PRLPPL have filed an appeal before the Hon'ble Delhi High Court against the said award and the proceedings are going on.

The Holding Company and PRLPPL have further initiated two other Arbitration proceedings (Arbitration III and IV) seeking inter-alia refund of the amounts retained as alleged losses by RLDA, losses incurred on account of RLDA's breach of its representations and warranties in respect of the land sought to be leased and delay in return of Performance Bank Guarantee. The Arbitration proceedings have since commenced. Considering the facts and based on discussion with legal counsel, amount of ₹6,442.62 lakhs recoverable from RLDA is considered good.

47 In respect of loan taken by the holding company alongwith other group companies from a Non-Banking Finance Company (NBFC) namely IL&FS Financial Services Limited, the group alongwith other co-borrowers entered into a settlement agreement with the said NBFC for repayment of loan and interest in monthly installments over a period of 10 months starting from October, 2019. Pending fulfillment of some agreed conditions from said NBFC , the group has not made some of the scheduled payments. To resolve the matter the group has again started discussion and request for settlement with the said NBFC.

48 In respect of loan with Rare Asset Reconstruction Limited (ARC) and Edelweiss Rural & Corporate Services Limited (NBFC),The ARC and NBFC have approved the proposal for settlement of dues of the holding company in lump sum subject to certain conditions and the crystallized settlement amount has to be paid in installments over a period of time. The holding company has paid the initial amount as per the terms of agreed settlement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

49 The Group has incurred cash losses during the current and previous years. Due to continued recession in the real estate sector owing to slow down in demand, the group is facing tight liquidity situation as a result of which there have been delays/defaults in payment of principal and interest on borrowings, statutory liabilities, salaries to employees and other dues. Also, the Group continues to face lack of adequate sources of finance to fund execution and completion of its ongoing projects resulting in delayed realisation from its customers and lower availability of funds to discharge its liabilities. The group is continuously exploring alternate sources of finance, including sale of non-core assets to generate adequate cash inflows for meeting these obligations and to overcome this liquidity crunch. In the opinion of the Management, no adverse impact is anticipated on future operations of the group.

50 TRADE RECEIVABLES

Trade receivables include ₹18,469.51 lakhs (Previous year ₹19,219.25 lakhs) outstanding for a period exceeding six months. Due to continued recession in the industry, there have been delays in collections from customers. In view of industry practice and terms of agreement with customers, all these debts are considered good for recovery and hence no provision is considered necessary.

51 In the opinion of the Board of directors, current and non-current assets do have a value on realisation in the ordinary course of business at least equal to the amount at which they are stated.

52 CORPORATE SOCIAL RESPONSIBILITY

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

53 The Group has no outstanding derivative or foreign currency exposure as at the end of the current year and previous year.

54 The Group companies are engaged in the business of real estate development, which has been classified as infrastructural facilities as per Schedule VI to the Companies Act, 2013. Accordingly, provisions of section 186 of the Companies Act are not applicable to the group and hence no disclosure under that section is required.

55 SEBI has issued a Show Cause Notice dated October 19, 2020 under various Sections of SEBI Act, 1992 and Securities Contracts (Regulations) Act, 1956, etc., to the holding Company and all the Directors and Chief Financial Officers (CFOs) who were holding office during the financial years 2009-10, 2010-11 and 2011-12 along with the Forensic Audit Report submitted by E&Y relating to certain transactions during the aforesaid financial years. The holding Company shall file its reply to the aforesaid Notice in due course and shall also take appropriate steps in this matter as may be considered proper in consultation with the legal counsels including seeking an opportunity of personal hearing with the SEBI.

56 The Group is setting up various projects on Build Operate Transfer (BOT) basis. Costs incurred on these Projects till completion of the project are reflected as 'Intangible assets under development'. Details of incidental expenditure incurred during construction in respect of these projects debited to 'Intangible assets under development' are as under:

(₹ in Lakhs)

Particulars		Year ended 31 March, 2021	Year ended 31 March, 2020
a.	Salaries and wages	0.89	-
b.	Contribution to provident and other funds	0.09	-
c.	Legal and professional charges	31.5	13.90
d.	Licence fee	67.51	84.32
e.	Amortisation of Right of use assets	420.04	1,400.17
f.	Miscellaneous expenses	(1.11)	3.78
		518.92	**1,502.17**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

57 The Group is setting up SEZs and Hotels. Costs incurred on these Projects till completion of the project are reflected as 'Capital work-in-progress'. Details of incidental expenditure incurred during construction in respect of these projects debited to 'Capital work-in-progress' are as under:

(₹ in Lakhs)

Particulars		Year ended 31 March, 2021	Year ended 31 March, 2020
a.	Legal and professional charges	-	0.76
b.	Miscellaneous expenses	-	2.88
		-	**3.64**

58 DETAILS OF BORROWING COSTS CAPITALISED DURING THE YEAR:

(₹ in Lakhs)

Particulars		Year ended 31 March, 2021	Year ended 31 March, 2020
a.	Intangible assets/assets under development	4,566.04	6,969.25
b.	Capital work-in-progress	-	115.64
c.	Inventory	9,248.02	13,197.49
		13,814.06	**20,282.38**

59 SEGMENT INFORMATION

The chief operating decision maker ('CODM') for the purpose of resource allocation and assessment of segments performance focuses on Real Estate, thus operates in a single business segment. The group Companies are mainly operating in India, which is considered as single geographical segment. Accordingly, the reporting requirements for segment disclosure as prescribed by Ind AS 108 are not applicable.

60 EMPLOYEE BENEFIT PLANS

a Defined contribution plan

The Group makes Provident Fund contributions to Regional Provident Fund Commissioner (RPFC) and ESI contributions to Employees State Insurance Corporation (ESIC), which are defined contribution plans, for qualifying employees. The Group contributes a specified percentage of salary to fund the benefits. The contributions payable to these plans by the Group are at the rates specified in the rules of the scheme. The amount of contribution is as under:

(₹ in Lakhs)

Particulars		Year ended 31 March, 2021	Year ended 31 March, 2020
a.	Contribution to Provident Fund	31.65	40.48
b.	Contribution to ESI	5.87	8.76
		37.52	**49.24**

b Defined benefit plan

The Group 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

Vesting occurs upon completion of 5 years of continuous service.

The present value of the defined benefit obligation and the related current service cost were measured using the Projected Unit Credit Method with actuarial valuations being carried out at each balance sheet date.

The following table sets out the amount recognised in respect of gratuity in the financial statements:

(₹ in Lakhs)

	Particulars	2020-21	2019-20
i	**Components of employer's expenses:**		
	Current service cost	29.71	35.35
	Interest cost	27.08	26.57
	Actuarial (gain)/loss	-	-
	Net charge/(credit)	**56.79**	**61.92**
ii	**Actual contribution and benefit**		
	Actual benefit payments	118.80	66.25
	Actual contributions	-	-
		118.80	**66.25**
iii	**Net liabilities/ (assets) recognised**		
	Present value of defined benefit obligation	333.64	409.40
	Fair value of plan assets	-	-
	Net liabilities/ (assets) recognised in the balance sheet	**333.64**	**409.40**
	Note: The fair value of plan assets is Nil, since defined benefit plans are unfunded.		
	Short-term provisions	18.20	20.85
	Long-term provisions	315.44	388.55
		333.64	**409.40**
iv	**Change in defined benefit obligation**		
	Present value of defined benefit obligation at beginning of the year	409.40	355.46
	Current service cost	29.71	35.35
	Interest cost	27.08	26.57
	Actuarial (gains)/losses on obligations	(13.75)	58.27
	Benefits paid	(118.80)	(66.25)
	Present value of DBO at the end of the year	**333.64**	**409.40**
v	**Other comprehensive income (OCI)**		
	Remeasurement of defined benefit obligation	**13.75**	**(58.27)**
vi	**Balance sheet reconciliation**		
	Net liability at the beginning of the year	409.40	355.46
	Expenses recognised/(reversed) during the year	56.79	61.92
	Actuarial (gains)/losses	(13.75)	58.27
	Benefits paid	(118.80)	(66.25)
	Amount recognised in the balance sheet	**333.64**	**409.40**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

vii Experience adjustments:

(₹ in Lakhs)

Particulars	31.03.2021	31.03.2020	31.03.2019	31.03.2018	31.03.2017
i. Present value of Defined Benefit Obligation	333.64	409.40	355.46	448.13	363.02
ii. Fair Value of plan assets	-	-	-	-	-
iii. Funded status [Surplus/ (Deficit)]	333.64	409.40	355.46	448.13	363.02
iv. Experience (gain)/loss adjustments on plan liabilities	(13.75)	58.27	16.61	46.51	30.96
v. Experience gain/loss adjustments on plan assets	-	-	-	-	-

viii Actuarial assumptions

(₹ in Lakhs)

Particulars		31.03.2021	31.03.2020
a.	**Financial assumptions**		
i.	Discount rate (p.a.)	6.76%	6.76%
ii.	Salary escalation rate (p.a.)	5.00%	5.00%
b.	**Demographic assumptions**		
i.	Retirement age	70 years	70 years
ii	Mortality rate	100% of Indian Assured Lives Mortality (2012-14)	
	- Withdrawal rate		
	Upto 30 years	3.00	3.00
	From 31 to 44 years	2.00	2.00
	Above 44 years	1.00	1.00

ix Sensivity analysis

The sensitivity of the plan obligations to changes in key assumptions are:

(₹ in Lakhs)

Particulars		Change in assumption	Change in plan obligation
Discount rate	Increase	0.50 %	(21.23)
	Decrease	0.50 %	23.43
Salary escalation rate	Increase	0.50 %	20.30
	Decrease	0.50 %	(18.89)

c Actuarial assumptions for long-term compensated absences

(₹ in Lakhs)

Particulars		31.03.2021	31.03.2020
a.	**Financial assumptions**		
i.	Discount rate (p.a.)	6.76%	6.76%
ii.	Salary escalation rate (p.a.)	5.00%	5.00%
b.	**Demographic assumptions**		

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Particulars		31.03.2021	31.03.2020
i.	Retirement age	70 years	70 years
ii	Mortality rate	100% of Indian Assured Lives Mortality (2012-14)	
	- Withdrawal rate		
	Upto 30 years	3.00	3.00
	From 31 to 44 years	2.00	2.00
	Above 44 years	1.00	1.00

61 EARNINGS PER EQUITY SHARE

(₹ in Lakhs)

Particulars		Year ended 31 March, 2021	Year ended 31 March, 2020
Loss for the year	₹	(42,742.30)	(34,655.61)
Weighted average number of equity shares	No's	435,181,170	435,181,170
Earning per share - basic	₹	(9.82)	(7.96)
Weighted average number of potential equity shares	No's	-	-
Weighted average number of equity shares	No's	435,181,170	435,181,170
Earnings per share - diluted	₹	(9.82)	(7.96)
Face value per equity share	₹	5.00	5.00

62 OPERATING LEASE ARRANGEMENTS - AS LESSEE - IND AS 116

The Group has entered into Concession Agreements with Delhi Metro Rail Corporation (DMRC) and has acquired the License Rights to develop properties and sub license it to the customers for a defined period of time. Licence fee payable to DMRC over the concession period has been recognised as 'Right of use assets' and 'lease liabilities' as at 1 April, 2019 as per Ind AS 116.

The Group has applied Ind AS 116 using the modified retrospective approach.

i. Right-of-use assets

Movement and carrying value of right of use assets is as under:

(₹ in Lakhs)

Particulars	Building	Building under development	Total
Balance as at 31 March, 2019			
Recognition on account of adoption of Ind AS 116	8,104.09	31,490.43	39,594.52
Additions during the year	14.36	-	14.36
Disposals/adjustments during the year	-	-	-
	8,118.45	**31,490.43**	**39,608.88**
Less : Amortisation expense during the year	497.97	1,400.17	1,898.14
Balance as at 31 March, 2020	**7,620.48**	**30,090.26**	**37,710.74**
Additions during the year	9,997.80	-	9,997.80
Disposals/adjustments during the year	59.71	11,075.48	11,135.19
	17,558.57	**19,014.78**	**36,573.35**
Less : Amortisation expense during the year	1,024.31	705.87	1,730.18
Balance as at 31 March, 2021	**16,534.26**	**18,308.91**	**34,843.17**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

ii. Lease liability

The following is the movement in lease liabilities during the year ended 31 March, 2020:

(₹ in Lakhs)

Particulars	As at 31-March-21	As at 31-March-20
Balance at the Beginning of the year	40,655.28	-
Recognition on account of adoption of Ind AS 116	-	39,594.52
Additions	9,997.80	14.36
Disposal/Adjustments	11,135.19	
	39,517.89	**39,608.88**
Add: Finance cost accrued during the year	2,469.03	2,053.46
Less: Payment of lease liabilities	716.86	1,007.06
Balance at the end of year	**41,270.06**	**40,655.28**
Current	3,496.61	3,495.71
Non-current	37,773.45	37,159.57
	41,270.06	**40,655.28**

iii. Maturity analysis of lease liabilities:

The table below provides details regarding the contractual cash flows of lease liabilities as at the year end on an undiscounted basis:

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
Due within one year	4,009.48	3,927.07
Due later than one year and not later than five years	19,108.63	17,940.10
Due later than five years	115,134.01	118,413.48
Total undiscounted lease liabilities	**138,252.12**	**140,280.65**

Notes:

a. The Group has adopted Ind AS 116 "Leases" effective April 1, 2019 and applied the standard to its lease contracts existing as at 1 April, 2019 using the modified retrospective approach. The Group has recorded lease liability at the present value of the lease payments that are not paid as at 1 April, 2019, discounted using the group's incremental borrowing rate and recognised right of use assets of equal amounts.

b. The depreciation expense of ₹1,024.31 lakhs on right-of-use assets is included under depreciation and amortisation expense in the statement of Profit and Loss and depreciation of ₹705.87 lakhs has been capitalised in 'Intangible Assets Under Development'

c. The following is the summary of practical expedients elected on initial application:

(i) Applied a single discount rate to a portfolio of leases of similar assets in similar economic environment with a similar end date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(ii) Applied the exemption not to recognize right-of-use assets and liabilities for leases with less than 12 months of lease term on the date of initial application or low value leases.

(iii) Excluded the initial direct costs from the measurement of the right-of-use asset at the date of initial application.

(iv) Applied the practical expedient to assessment of which transactions are leases. Accordingly, Ind AS 116 is applied only to contracts that were previously identified as leases under Ind AS 17.

iv. Amounts recognised in Statement of profit and loss

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
Interest on lease liabilities	1,309.75	893.26
Depreciation on right of use assets	1,024.31	497.97
Expenses relating to short-term and low value leases (see note vii)	650.46	1,573.57
	2,984.52	**2,964.80**

v. Amounts capitalised to Intangible assets

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
Interest on lease liabilities	1,159.28	1,160.20
Depreciation on right of use assets	705.87	1,400.17

vi. Impact of change in accounting policy:

The Group has applied Ind AS 116 using the modified retrospective approach w.e.f. 01.04.2019 .The impact of change in accounting policy on account on adoption of Ind AS 116 during the financial year 2019-20 was as follows:

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
Increase in lease liability by	-	40,655.28
Increase in rights of use by	-	37,710.74
Increase/(Decrease) in finance cost by	-	893.26
Increase/(Decrease) in depreciation by	-	497.97
Increase/(Decrease) in rent expense by	-	(764.71)

vii. Disclosures for operating leases other than leases covered in Ind AS 116

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
a. As a lessee (expenses)		
Other short-term lease contracts	**650.46**	**1,573.57**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

63 OPERATING LEASE ARRANGEMENTS - AS LESSOR

The Group 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:

(₹ in Lakhs)

Particulars	Year ended 31 March, 2021	Year ended 31 March, 2020
Licence fee income		
a. Recognised in statement of profit and loss	8,409.64	9,586.47
	8,409.64	**9,586.47**

The total of future minimum lease receivables are as follows:

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
a. Not later than one year	5,258.84	2,430.39
b. Later than one year but not later than five years	7,653.22	5,053.46
c. Later than five years	305.71	736.09
	13,217.77	**8,219.94**

64 JOINTLY CONTROLLED ENTITY

a. The Group has interests in following joint venture - jointly controlled entity

Name of jointly controlled entity	Nature of project	Ownership interest	Country of residence
Ratan Parsvnath Developers AOP	Real estate	Nil (Previous year: 50%)	India

Note: Ratan Parsvnath Developers AOP has been dissolved during the year.

b. Financial interest of the Group in jointly controlled entity in the previous year is as under

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
Company's share of:		
a. Assets	-	474.26
b. Liabilities	-	0.56
c. Income	-	-
d. Expenditure	-	0.23
e. Tax	-	-

Note: The Group's share of assets, liabilities, income and expenditure for the financial year 2019-20 have been included on the basis of audited financial information of its joint venture.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

65. RELATED PARTY TRANSACTIONS

a. List of related parties

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

- Adela Buildcon Private Limited
- Amazon India Limited *
- Ashirwad Realtors Private Limited
- Baasima Buildcon Private Limited
- Baidehi Infrastructure Private Limited
- Balbina Real Estates Private Limited
- Charushila Buildwell Private Limited
- Congenial Real Estates Private Limited
- Cyanea Real Estate Private Limited
- Deborah Real Estate Private Limited
- Deleena Developers Private Limited
- Enormity Buildcon Private Limited
- Gauranga Realtors Private Limited
- Gauresh Buildwell Private Limited
- Homelife Real Estate Private Limited *
- Janak Finance & Leasing Private Limited
- Jodhpur Infrastructure Private Limited
- Madhukanta Real Estate Private Limited
- Magic Promoters Private Limited
- Mahanidhi Buildcon Private Limited
- Neha Infracon (India) Private Limited
- Noida Marketing Private Limited
- Parasnath And Associates Private Limited
- Parasnath Travels & Tours Private Limited
- Parsvnath Biotech Private Limited
- Parsvnath Cyber City Private Limited
- Parsvnath Dehradun Info Park Private Limited
- Parsvnath Developers (GMBT) Private Limited
- Parsvnath Developers (SBBT) Private Limited
- Parsvnath Gurgaon Info Park Private Limited
- Parsvnath Indore Info Park Private Limited
- Parsvnath Knowledge Park Private Limited
- Parsvnath Telecom Private Limited
- Parsvnath Sharmistha Realtors Private Limited (w.e.f. 09 June, 2020)
- Parsvnath Retail Limited
- Pearl Propmart Private Limited
- Pradeep Kumar Jain & Sons (HUF)
- Rangoli Buildcon Private Limited
- Sadgati Buildcon Private Limited
- Scorpio Realtors Private Limited

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

- Snigdha Buildwell Private Limited $
- Timebound Contracts Private Limited
- Vardaan Buildtech Private Limited $
- Vasavi PDL Ventures Private Limited
- Dreamweaver Realtors Private Limited (w.e.f. 20 March, 2020)
- Digant Realtors Private Limited (w.e.f. 20 March, 2020)
- Madhulekha Developers Private Limited (w.e.f. 20 March, 2020)
- Sureshwar Properties Private Limited (w.e.f. 20 March, 2020)
- Parikrama Infrastructure Private Limited (w.e.f. 20 March, 2020)
- Prasidhi Developers Private Limited (w.e.f. 20 March, 2020)
- Prastut Real Estate Private Limited (w.e.f. 20 March, 2020)
- Springdale Realtors Private Limited (w.e.f. 20 March, 2020)
- Sedna Properties Private Limited (w.e.f. 20 March, 2020)
- Trishla Realtors Private Limited (w.e.f. 20 March, 2020)

** Associates of the Company*

$ Became subsidiary during the previous year

ii. Joint Ventures

- Ratan Parsvnath Developers (AOP) (Dissolved during the year)

iii. Key Management Personnel

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

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

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

v. Non-Executive and Independent Directors

- Mr. Ashok Kumar
- Dr. Pritam Singh (Deceased on 03.06.2020)
- Ms. Deepa Gupta
- Mr. Mahendra Nath Verma

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

CONSOLIDATED RELATED PARTY TRANSACTIONS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Transaction / Outstanding Balances	Entities under significant influence	Key Management Personnel and their relatives	Entities exercise significant influence	Total
Transactions / balances outstanding with related parties:				
(i) Transactions during the year				
Purchase of Investments / Shares				
Parasnath And Associates Private Limited	1.00	-	-	**1.00**
	0.50	-	-	**0.50**
	1.00	**-**	**-**	**1.00**
	0.50	**-**	**-**	***0.50***
Advance Repaid				
Time Bound Contract Private Limited	-	-	-	**-**
	0.90	-	-	***0.90***
Jodhpur Infrastructure Private Limited	0.15	-	-	**0.15**
	0.10	-	-	***0.10***
	0.15	**-**	**-**	**0.15**
	0.90	**-**	**-**	***0.90***
Sale of Plot				
Vasavi PDL Ventures Private Limited	10,239.30	-	-	**10,239.30**
	-	-	-	**-**
	10,239.30	**-**	**-**	**10,239.30**
	-	**-**	**-**	**-**
Advance paid for purchase of land / Property				
Gauranga Realtors Private Limited	15.75	-	-	**15.75**
	-	-	-	**-**
	15.75	**-**	**-**	**15.75**
	-	**-**	**-**	**-**
Sale of Investment / Shares				
Parasnath And Associates Private Limited	-	-	-	**-**
	51.50	-	-	***51.50***
	-	**-**	**-**	**-**
	51.50	**-**	**-**	***51.50***
Rent paid (Expense)				
Pradeep Kumar Jain	-	-	-	**-**
	-	*5.76*	-	***5.76***
Nutan Jain	-	28.60	-	**28.60**
	-	*41.77*	-	***41.77***
Pradeep Kumar Jain & Sons (HUF)	-	-	-	**-**
	6.48	-	-	***6.48***
	-	**28.60**	**-**	**28.60**
	6.48	***47.53***	**-**	***54.01***
Share of profit / (loss) from associates				
Amazon India Limited	(0.24)	-	-	**(0.24)**
	(0.16)	-	-	***(0.16)***
Home Life Real Estate Private Limited	0.22	-	-	**0.22**
	1.57	-	-	***1.57***
	(0.02)	**-**	**-**	**(0.02)**
	1.41	**-**	**-**	***1.41***

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Transaction / Outstanding Balances	Entities under significant influence	Key Management Personnel and their relatives	Entities exercise significant influence	Total
Sitting fees paid to directors				
Mr. AshoK Kumar	-	4.90	-	**4.90**
	-	4.80	-	***4.80***
Dr. Pritam Singh	-	-	-	**0.00**
	-	5.60	-	***5.60***
Ms. Deepa Gupta	-	4.90	-	**4.90**
	-	5.60	-	***5.60***
Mr. Mahendra Nath Verma	-	4.90	-	**4.90**
	-	5.60	-	***5.60***
	-	**14.70**	**-**	**14.70**
	-	***21.60***	**-**	***21.60***
(ii) Balances at the year end				
Security deposit (assets)				
Nutan Jain	-	11.36	-	**11.36**
	-	*11.36*	-	***11.36***
	-	**11.36**	**-**	**11.36**
	-	***11.36***	**-**	***11.36***
Trade / Other payables				
Nutan Jain	-	-	-	**-**
	-	5.58	-	***5.58***
	-	**-**	**-**	**-**
	-	***5.58***	**-**	***5.58***
Other Advances received				
Jodhpur Infrastructure Private Limited	11.92	-	-	**11.92**
	12.07	-	-	***12.07***
	11.92	**-**	**-**	**11.92**
	12.07	**-**	**-**	***12.07***
Advances for land purchase / Property				
Gauranga Realtors Private Limited	15.75	-	-	**15.75**
	-	-	-	**-**
	15.75	**-**	**-**	**15.75**
	-	**-**	**-**	**-**
Trade Receivable				
Vasavi PDL Ventures Private Limited	6,290.00	-	-	**6,290.00**
	-	-	-	**-**
	6,290.00	**-**	**-**	**6,290.00**
	-	**-**	**-**	**-**
Investments held (Equity Shares)				
Amazon India Limited	250.69	-	-	**250.69**
	250.93	-	-	***250.93***
Home Life Real Estate Private Limited	112.26	-	-	**112.26**
	112.04	-	-	***112.04***
Adela Buildcon Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Ashirwad Realtors Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Transaction / Outstanding Balances	Entities under significant influence	Key Management Personnel and their relatives	Entities exercise significant influence	Total
Baasima Buildcon Private Limited	1.00	-	-	**1.00**
	1.00	-	-	***1.00***
Baidehi Infrastructure Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Balbina Real Estates Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Charushila Buildwell Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Congenial Real Estates Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Cyanea Real Estate Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Deborah Real Estate Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Deleena Developers Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Enormity Buildcon Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Gauranga Realtors Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Gauresh Buildwell Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Jodhpur Infrastructure Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Parsvnath Telecom Private Limited	51.50	-	-	**51.50**
	51.50	-	-	***51.50***
Madhulekha Developers Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Madhukanta Real Estate Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Magic Promoters Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Mahanidhi Buildcon Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Dreamweaver Realtors Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Sureshwar Properties Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Parsvnath Biotech Private Limited	2.50	-	-	**2.50**
	2.50	-	-	***2.50***
Parsvnath Cyber City Private Limited	1.00	-	-	**1.00**
	1.00	-	-	***1.00***
Parsvnath Dehradun Info Park Private Limited	2.50	-	-	**2.50**
	2.50	-	-	***2.50***

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Transaction / Outstanding Balances	Entities under significant influence	Key Management Personnel and their relatives	Entities exercise significant influence	Total
Parsvnath Developers (GMBT) Private Limited	2.50	-	-	**2.50**
	2.50	-	-	***2.50***
Parsvnath Developers (SBBT) Private Limited	2.00	-	-	**2.00**
	2.00	-	-	***2.00***
Parsvnath Gurgaon Info Park Private Limited	2.50	-	-	**2.50**
	2.50	-	-	***2.50***
Parsvnath Indore Info Park Private Limited	2.50	-	-	**2.50**
	2.50	-	-	***2.50***
Parsvnath Knowledge Park Private Limited	1.00	-	-	**1.00**
	1.00	-	-	***1.00***
Parsvnath Retail Limited	4.00	-	-	**4.00**
	4.00	-	-	***4.00***
Pearl Propmart Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Rangoli Buildcon Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Sadgati Buildcon Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Scorpio Realtors Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Parsvnath Sharmishtha Realtors Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Digant Realtors Private Limited	0.50	-	-	**0.50**
	0.50	-	-	***0.50***
Timebound Contracts Private Limited	5.00	-	-	**5.00**
	5.00	-	-	***5.00***
Vasavi PDL Ventures Private Limited	2.55	-	-	**2.55**
	-	-	-	**-**
	456.00	**-**	**-**	**456.00**
	453.47	**-**	**-**	***453.47***
Guarantee for loans				
Chairman and whole-time directors	-	280,861.50	-	280,861.50
	-	152,837.89	-	152,837.89
	-	**280,861.50**	**-**	**280,861.50**
	-	***152,837.89***	**-**	***152,837.89***

Note:

- Figures in italics represents figures as at and for the year ended 31 March, 2020.

Terms and conditions of transactions with related parties

All related party transactions entered during the year were in ordinary course of business and are on arm's length basis. For

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

the year ended 31 March, 2021, the Group has not recorded any impairment of recivables 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.

66 FINANCIAL INSTRUMENTS

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

(₹ in Lakhs)

Particulars	As at 31-March-2021				As at 31-March-2020			
	Total	Amortised Cost	At cost	FVTPL	Total	Amortised Cost	At cost	FVTPL
Financial assets								
i. Investments	39,004.25	37,500.00	456.00	1,048.25	34,396.46	32,894.74	453.47	1,048.25
ii. Trade receivables	33,091.29	33,091.29	-	-	27,925.92	27,925.92	-	-
iii. Cash and cash equivalents	4,352.37	4,352.37	-	-	979.92	979.92	-	-
iv. Bank balances other than (iii) above	6,763.68	6,763.68	-	-	5,334.66	5,334.66	-	-
v. Loans	2,520.07	2,520.07	-	-	2,536.29	2,536.29	-	-
vi. Other financial assets	30,563.25	30,563.25	-	-	30,682.09	30,682.09	-	-
Total financial assets	**116,294.91**	**114,790.66**	**456.00**	**1,048.25**	**101,855.34**	**100,353.62**	**453.47**	**1,048.25**
Financial liabilities								
i. Borrowings	251,422.34	251,422.34	-	-	237,079.20	237,079.20	-	-
ii. Trade Payables	72,907.87	72,907.87	-	-	85,264.58	85,264.58	-	-
iii. Other financial liabilities	203,636.77	203,636.77	-	-	173,554.57	173,554.57	-	-
Total financial liabilities	**527,966.98**	**527,966.98**	**-**	**-**	**495,898.35**	**495,898.35**	**-**	**-**

The group has disclosed financial instruments such as trade receivables, loans and advances, other financial assets, trade payables, borrowings and other financial liabilities at carrying value because their carrying amounts are reasonable approximation of the fair values.

Fair value hierarchy

The fair value of financial instruments have been classified into three categories depending on the inputs used in the valuation technique.

The categories used are as follows:

Level 1: Quoted prices for identical instruments in an active market
Level 2: Directly or indirectly observable market inputs, other than Level 1 inputs
Level 3: Inputs which are not based on observable market date

(₹ in Lakhs)

Particulars	As at 31-March-2021		As at 31-March-2020	
	Carrying amount	Category	Carrying amount	Category
Investment carried at fair value				
through profit and loss	1,048.25	Level 3	1,048.25	Level 3

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

67 FINANCIAL RISK MANAGEMENT

The Group's business operations are exposed to various financial risks such as liquidity risk, market risks, credit risk, interest rate risk, funding risk etc. The Group's financial liabilities mainly includes borrowings taken for the purpose of financing group's operations. Financial assets mainly includes trade receivables and other financial assets.

The Group has a system based approach to financial risk management. The Group 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 Group'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 Group may face to meet its obligations for financial liabilities. The objective of liquidity risk management is that the Group has sufficient funds to meet its liabilities when due. The Group is under stressed conditions, which has resulted in delays in meeting its liabilities. The Group, regularly monitors the cash outflow projections and arrange funds to meet its liabilities.

The following table summarises the maturity analysis of the Group's financial liabilities based on contractual undiscounted cash outflows:

Particulars	Carrying amount	Payable within 1 year	Payable in 1-3 years	Payable in 3-5 years	Payable more than 5 years
As at 31 March, 2021					
Borrowings	326,966.64	108,317.53	10,063.86	175,595.81	32,989.44
Trade payables	72,907.87	68,468.57	4,439.30	-	-
Other financial liabilities	128,092.47	88,718.97	12,521.09	19,226.03	7,626.38
	527,966.98	**265,505.07**	**27,024.25**	**194,821.84**	**40,615.82**
As at 31 March, 2020					
Borrowings	314,253.21	109,018.28	57,149.80	80,831.99	67,253.14
Trade payables	85,264.58	79,142.42	6,122.16	-	-
Other financial liabilities	96,380.56	65,709.12	7,192.89	13,465.42	10,013.13
	495,898.35	**253,869.82**	**70,464.85**	**94,297.41**	**77,266.27**

Note: Current maturities of long term debt have been excluded from Other financial liabilities and included under Borrowings.

Financing facilities

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
Secured bank overdraft facility :		
Amount used	6,189.27	5,959.72
Amount unused	-	-

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

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 group is mainly exposed to the interest rate risk due to its borrowings. The group manages its interest rate risk by having balanced portfolio of fixed and variable rate borrowings. The group does not enter into any interest rate swaps.

Interest rate sensitivity analysis

The exposure of the group's borrowing to interest rate change at the end of the reporting periods are as follows:

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
Variable rate borrowings		
Long Term	106,229.95	103,986.14
Short Term	38,066.49	39,690.71
Total Variable rate Borrowing	**144,296.44**	**143,676.85**
Fixed Rate Borrowings		
Long Term	182,670.20	170,576.36
Short Term	-	-
Total Fixed rate Borrowing	**182,670.20**	**170,576.36**
Total Borrowing	**326,966.64**	**314,253.21**

Sensitivity

Variable Interest rate loans are exposed to interest rate risk, the impact on profit or loss before tax maybe as follows:

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
Actual interest cost	48,737.30	53,212.81
if ROI is increased by 1% on outstanding loans	1,442.96	1,583.67
Total interest cost	50,180.26	54,796.48
if ROI is decreased by 1% on outstanding loans	1,442.96	1,583.67
Total interest cost	**47,294.34**	**51,629.14**

B. Price risk

The group 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 group is exposed to credit risk for receivables from its real estate customers and refundable security deposits.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

Customers credit risk is managed, generally by receipt of sale consideration before handing over of possession and/or transfer of legal ownership rights. The group's credit risk with respect to customers is diversified due to large number of real estate projects with different customers spread over different geographies.

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:

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
Outstanding for more than 6 months	18,469.51	19,219.25
Outstanding for 6 months or less	7,049.77	1,448.84
Not due for payment	7,572.01	7,257.83
	33,091.29	**27,925.92**

68 CAPITAL MANAGEMENT

For the purpose of capital management, capital includes equity capital, share premium and retained earnings. The group maintains balance between debt and equity. The group 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:

(₹ in Lakhs)

Particulars	As at 31 March, 2021	As at 31 March, 2020
Borrowings:		
Long term	213,355.85	197,388.49
Short term	38,066.49	39,690.71
Current maturities of long term borrowings	75,544.30	77,174.01
Total borrowings (A)	**326,966.64**	**314,253.21**
Equity		
Share capital	21,759.06	21,759.06
Other equity	(3,680.09)	38,978.49
Total Equity (B)	**18,078.97**	**60,737.55**
Debt to equity ratio (A/B)	18.09	5.17

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

69. Additional information as required under Schedule III to the Companies Act, 2013, of enterprises consolidated as Subsidiaries/ Joint Venture / Associates.

(₹ in Lakhs)

Name of the entity	Net Assets, i.e. total assets minus total liabilities		Share in total comprehensive income	
	As % of consolidated net assets	Amount	As % of consolidated Income/(loss)	Amount
Parent				
Parsvnath Developers Limited	681.31	123,173.76	(56.57)	(24,152.86)
Subsidiaries				
Indian				
Parsvnath Landmark Developers Private Limited	(71.45)	(12,917.29)	(1.60)	(684.72)
Parsvnath Infra Limited	32.25	5,830.33	(0.07)	(31.67)
Parsvnath MIDC Pharma SEZ Private Limited	1.15	207.58	0.00	1.71
Parsvnath Hotels Limited	2.50	452.60	(0.33)	(139.50)
Parsvnath Hessa Developers Private Limited	23.21	4,195.44	(1.81)	(770.93)
Parsvnath Estate Developers Private Limited	(272.51)	(49,266.37)	(24.90)	(10,629.51)
Parsvnath Promoters and Developers Private Limited	6.56	1,186.06	(0.01)	(2.35)
Parsvnath Buildwell Private Limited	91.33	16,511.88	(0.40)	(171.59)
Parsvnath Realcon Private Limited	(3.19)	(576.22)	(0.20)	(85.32)
Parsvnath HB Projects Private Limited	(5.43)	(981.85)	(0.00)	(0.31)
Parsvnath Film City Limited	(0.14)	(25.85)	(0.00)	(0.83)
PDL Assets Limited	(6.87)	(1,241.79)	(1.74)	(743.52)
Parsvnath Realty Ventures Limited	(21.45)	(3,877.80)	(5.44)	(2,320.89)
Vasavi PDL Ventures Private Limited	-	-	-	-
Farhad Realtors Private Limited	(0.01)	(0.99)	(0.00)	(0.60)
Sukshma Buildtech Private Limited	(1.34)	(243.04)	(0.58)	(248.69)
Jarul Promoters and Developers Private Limited	(6.82)	(1,232.25)	(1.73)	(740.62)
Parsvnath Rail Land Project Private Limited	(27.72)	(5,011.89)	(0.02)	(9.17)
Snigdha Buildwell Private Limited	0.02	3.17	(0.00)	(0.11)
Generous Buildwell Private Limited	1.09	196.29	(0.00)	(0.36)
Evergreen Realtors Private Limited	(0.01)	(1.08)	(0.00)	(0.25)
Vardaan Buildtech Private Limited	0.07	13.46	0.00	0.18
Foreign				
Parsvnath Developers Pte. Ltd.	3.29	593.92	(0.04)	(16.84)
Subsidiaries by virtue of Accounting Standard (Ind AS - 110) on Consolidated financial statements				
Indian				
Aahna Realtors Private Limited	0.01	2.23	(0.00)	(0.11)
Afra Infrastructure Private Limited	0.02	4.49	(0.00)	(0.11)
Anubhav Buildwell Private Limited	0.05	8.16	(0.00)	(0.12)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Name of the entity	Net Assets, i.e. total assets minus total liabilities		Share in total comprehensive income	
	As % of consolidated net assets	Amount	As % of consolidated Income/(loss)	Amount
Arctic Buildwell Private Limited	0.02	2.72	(0.00)	(0.22)
Arunachal Infrastructure Private Limited	0.00	0.74	(0.00)	(0.10)
Bae Buildwell Pvt Ltd	0.00	0.79	(0.00)	(0.09)
Bakul Infrastructure Private Limited	0.01	1.77	(0.00)	(0.12)
Banita Buildcon Private Limited	0.02	2.85	(0.00)	(0.12)
Bliss Infrastructure Private Limited	0.01	1.88	(0.00)	(0.11)
Brinly Properties Private Limited	0.01	1.07	(0.00)	(0.12)
Coral Buildwell Private Limited	0.00	0.67	(0.00)	(0.11)
Dae Realtors Private Limited	0.00	0.83	(0.00)	(0.13)
Dai Real Estates Private Limited	(0.13)	(23.96)	(0.03)	(11.85)
Dhiren Real Estates Private Limited	0.01	1.30	(0.00)	(0.09)
Elixir Infrastructure Private Limited	0.02	2.99	(0.00)	(0.13)
Emerald Buildwell Private Limited	0.06	11.67	(0.00)	(0.15)
Gem Buildwell Private Limited	0.01	1.41	(0.00)	(0.08)
Himsagar Infrastructure Private Limited	0.00	0.82	(0.00)	(0.10)
Izna Realcon Private Limited	0.00	0.59	(0.00)	(0.10)
Jaguar Buildwell Private Limited	0.01	1.05	(0.00)	(0.09)
Label Real Estates Private Limited	0.01	1.75	(0.00)	(0.09)
Lakshya Realtors Private Limited	0.03	5.95	(0.00)	(1.08)
LSD Realcon Private Limited	0.01	1.07	(0.00)	(0.14)
Mirage Buildwell Private Limited	0.01	2.63	(0.00)	(0.17)
Navneet Realtors Private Limited	0.03	4.99	(0.00)	(0.17)
Neelgagan Realtors Private Limited	0.04	7.13	(0.00)	(0.13)
New Hind Enterprises Private Limited	2.38	430.83	0.01	4.31
Oni Projects Private Limited	0.00	0.53	(0.00)	(0.10)
Paavan Buildcon Private Limited	0.00	0.68	(0.00)	(0.19)
Perpetual Infrastructure Private Limited	0.03	5.26	(0.00)	(0.10)
Prosperity Infrastructures Private Limited	0.02	3.26	(0.00)	(0.17)
Rangoli Infrastructure Private Limited	0.01	2.61	(0.00)	(0.12)
Samiksha Realtors Private Limited	0.00	0.71	(0.00)	(0.17)
Sapphire Buildtech Private Limited	1.11	200.16	(0.00)	(0.17)
Silverstreet Infrastructure Private Limited	0.03	4.83	(0.00)	(0.13)
Spearhead Realtors Private Limited	0.02	2.84	(0.00)	(0.26)
Springdale Realtors Private Limited	0.02	4.13	(0.00)	(0.13)
Stupendous Buildtech Private Limited	(0.00)	(0.58)	(0.00)	(0.61)
Sumeru Developers Private Limited	0.02	3.17	(0.00)	(0.22)
Trishla Realtors Private Limited	0.02	3.03	(0.00)	(0.12)
Vital Buildwell Private Limited	0.01	1.32	(0.00)	(0.85)
Yamuna Buildwell Private Limited	0.04	7.53	(0.00)	(0.25)
Non-controlling interest in all subsidiaries	1.35	244.19	(0.10)	(44.00)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

(₹ in Lakhs)

Name of the entity	Net Assets, i.e. total assets minus total liabilities		Share in total comprehensive income	
	As % of consolidated net assets	Amount	As % of consolidated Income/(loss)	Amount
Joint Venture (as per proportionate consolidation)				
Indian				
Ratan Parsvnath Developers (AOP)	-	-	-	-
Adjustments arising out of consolidation	(331.16)	(59,871.20)	(4.41)	(1,884.56)
Sub-total (a)	**100.00**	**18,078.97**		**(42,692.41)**
Associates (Investments as per equity method)				
Indian				
Amazon India Limited		250.69	(0.00)	(0.24)
Homelife Real Estate Private Limited		112.26	0.00	0.22
Others		93.05	-	-
Sub-total (b)		**456.00**		**(0.02)**
Total (a+b)			**(100.00)**	**(42,692.43)**

70 The outbreak of Coronavirus (COVID-19) pandemic has caused significant disturbance and slowdown of economic activity. COVID-19 has adversely impacted the business operation of the group, by way of interruption of construction activities, supply chain disruption, unavailability of labour, etc. The group 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 group has assessed recoverability and carrying value of its assets comprising inventory, receivables, investments, investment properties, 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 will continue to closely monitor any material changes arising out of future economic conditions and impact on its business.

71 EVENTS AFTER THE REPORTING PERIOD

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

72 Figures for the previous year have been regrouped / rearranged wherever necessary.

73 APPROVAL OF THE FINANCIAL STATEMENTS

The financial statements were approved for issue by Board of Directors on 30 June, 2021.

For and on behalf of the Board of Directors

Sd/-
Pradeep Kumar Jain
Chairman
(DIN: 00333486)

Sd/-
Sanjeev Kumar Jain
Managing Director & CEO
(DIN: 00333881)

Sd/-
M.C. Jain
Group Chief Financial Officer

Sd/-
Mandan Mishra
Company Secretary

Place: Delhi
Date : 30 June, 2021

PARSVNATH DEVELOPERS LIMITED
FORM AOC - I
(Pursuant to Section 129(3) of the Companies Act, 2013 read with Rule 5 of Companies (Accounts) Rules ,2014)
Statement containing salient features of the financial statements of Subsidiary Companies as on 31 March, 2021
"PART -A" - Subsidiaries

₹ In lakhs

Sr. No.	Name of the Subsidiary Company	Date since when subsidiary was acquired	Reporting Period of the subsidiary	Reporting currency and exchange rate as on 31 March, 2021	Share Capital	Reserves & Surplus (adjusted for debit balance in Profit & Loss Account,wherever applicable)	Total Assets (Fixed Assets + Investments + Current Assets)	Total Liabilities (Loans + Current Laibilites)	Investments (other than investment in subsidiaries)	Turnover (including Other Income)	Profit / (Loss) before taxation	Provision for taxation	Profit / (Loss) after taxation	Proposed Dividend	% of shareholding
1	Parsvnath Infra Limited	19.09.2006	31.03.2021	INR	2,745.77	3,082.33	5,977.02	148.92	-	0.11	(33.05)	-	(33.05)	-	94.87%
2	Parsvnath Film City Limited	28.02.2007	31.03.2021	INR	175.00	(200.86)	4,826.61	4,852.47	-	-	(0.83)	-	(0.83)	-	100.00%
3	Parsvnath Landmark Developers Private Limited	08.03.2007	31.03.2021	INR	328.21	(13,245.49)	75,445.18	88,362.46	-	39.31	(676.84)	7.86	(684.70)	-	100.00%
4	Parsvnath Hotels Limited	02.11.2007	31.03.2021	INR	540.00	(87.42)	2,641.58	2,189.02	-	-	(139.52)	-	(139.52)	-	100.00%
5	Parsvnath Developers Pte. Limited	01.11.2007	31.03.2021	1 SGD= INR 54.364	356.77	237.14	2,198.83	1,604.92	-	3.99	(31.59)	-	(31.59)	-	53.32%
6	PDL Assets Limited	03.12.2007	31.03.2021	INR	6.00	(1,247.79)	3,500.65	4,742.44	-	-	(743.52)	-	(743.52)	-	100.00%
7	Parsvnath Estate Developers Private Limited	27.08.2010	31.03.2021	INR	500.00	(49,766.36)	105,005.74	154,272.14	-	6,411.08	(9,848.49)	781.00	(10,629.49)	-	100.00%
8	Parsvnath Promoter And Developers Private Limited (Refer note 1)	19.11.2010	31.03.2021	INR	33.20	1,152.86	1,191.36	5.31	-	-	(4.61)	-	(4.61)	-	4.86%
9	Parsvnath MIDC Pharma SEZ Private Limited (Refer note 2)	29.03.2011	31.03.2021	INR	499.00	(291.76)	208.05	0.81	-	-	(0.34)	-	(0.34)	-	-
10	Parsvnath Rail Land Project Private Limited	07.05.2018	31.03.2021	INR	42.40	(5,054.28)	7042.74	12,054.62	-	1.67	(10.77)	-	(10.77)	-	85.10%
11	Parsvnath HB Projects Private Limited	19.10.2012	31.03.2021	INR	4.90	(986.75)	14,761.99	15,743.84	-	-	(0.60)	-	(0.60)	-	51.00%
12	Parsvnath Hessa Developers Private Limited	02.07.2013	31.03.2021	INR	496.00	3,699.45	13,597.29	9,401.84	-	695.60	(770.93)	-	(770.93)	-	100.00%
13	Parsvnath Buildwell Private Limited	12.09.2013	31.03.2021	INR	9,953.69	6,558.17	31,428.23	14,916.36	-	74.99	(171.61)	-	(171.61)	-	99.83%
14	Parsvnath Realcon Private Limited	12.09.2013	31.03.2021	INR	1.00	(577.23)	10,385.05	10,961.26	-	6.41	(85.33)	-	(85.33)	-	100.00%
15	Parsvnath Realty Ventures Limited	16.07.2016	31.03.2021	INR	5.00	(3,721.28)	10,998.81	14,715.19	-	23.92	(2,159.47)	-	(2,159.47)	-	100.00%
16	Vasavi PDL Ventures Private Limited	31.10.2016	31.03.2021	INR	5.00	(5.40)	9,083.54	6,315.51	-	-	(1.11)	-	(1.11)	-	51.00%
17	Farhad Realtors Private Limited	29.07.2017	31.03.2021	INR	1.00	(2.00)	0.24	1.24	-	-	(0.60)	-	(0.60)	-	100.00%
18	Jarul Promoters & Developers Private Limited	16.03.2019	31.03.2021	INR	10.00	(1,242.26)	3,508.49	4,740.74	-	-	(740.63)	-	(740.63)	-	100.00%
19	Suksma Buildtech Private Limited	16.03.2019	31.03.2021	INR	1.00	(244.04)	1,744.23	1,987.26	-	-	(248.69)	-	(248.69)	-	100.00%

₹ In lakhs

Sr. No.	Name of the Subsidiary Company	Date since when subsidiary was acquired	Reporting Period of the subsidiary	Reporting currency and exchange rate as on 31 March, 2021	Share Capital	Reserves & Surplus (adjusted for debit balance in Profit & Loss Account,wherever applicable)	Total Assets (Fixed Assets + Investments + Current Assets)	Total Liabilities (Loans + Current Laibilites)	Investments (other than investment in subsidiaries)	Turnover (including Other Income)	Profit / (Loss) before taxation	Provision for taxation	Profit / (Loss) after taxation	Proposed Dividend	% of shareholding
20	Snigdha Buildwell Private Limited	14.12.2019	31.03.2021	INR	1.00	2.16	305.77	302.60	-	-	(0.11)		(0.11)	-	100.00%
21	Generous Buildwell Private Limited(Refer note 3)	14.12.2019	31.03.2021	INR	200.00	(3.71)	1,938.84	1,742.55	-	-	(0.36)		(0.36)	-	-
22	Evergreen Realtors Private Limited(Refer note 3)	06.02.2020	31.03.2021	INR	1.00	(2.09)	98.06	99.15	-	-	(2.25)		(2.25)	-	-

Note:

1 Subsidiary in terms of Section 2(87)(ii) of the Companies Act, 2013, since 51% of the equity share capital is held by Parsvnath Developers Limited, together with Parsvnath Rail Land Project Private Limited, a subsidiary of Parsvnath Developers Limited, which holding 46.14% share w.e.f. 3 March, 2020.

2 Subsidiary in terms of Section 2(87)(ii) of the Companies Act, 2013, since 100% of the equity share capital is held by Parsvnath Infra Limited, a subsidiary of Parsvnath Developers Limited.

3 Subsidiary in terms of Section 2(87)(ii) of the Companies Act, 2013, since 100% of the equity capital is held by Snigdha Buildwell Private Limited, a subsidiary of Parsvnath Developers Limited.

4 **Names of subsidiaries which are yet to commence operations**

i. Parsvnath Film City Limited
ii. Parsvnath Developers Pte. Limited
iii. PDL Assets Limited
iv. Parsvnath Promoters And Developers Private Limited
v. Parsvnath MIDC Pharma SEZ Private Limited
vi. Parsvnath Realty Ventures Limited
vii. Vasavi PDL Ventures Private Limited
viii. Farhad Realtors Private Limited
ix. Jarul Promoters & Developers Private Limited
x. Suksma Buidltech Private Limited
xi. Parsvanth Rail Land Project Private Limited
xii Snigdha Buildwell Private Limited

5 **Names of subsidiaries which have been liquidated during the year**

NIL

For and on behalf of the Board of Directors

	Pradeep Kumar Jain Chairman (DIN 00333486)	**Sanjeev Kumar Jain** Managing Director & CEO (DIN 00333881)
Date : 13.08.2021 Place: New Delhi	**M.C.Jain** Group Chief Financial Officer	**Mandan Mishra** Company Secretary

PARSVNATH DEVELOPERS LIMITED
FORM AOC - I
(Pursuant to Section 129(3) of the Companies Act, 2013 read with Rule 5 of Companies (Accounts) Rules ,2014)
Statement containing salient features of the financial statements of Associates/Joint Ventures as on 31 March,2021
"PART -B" - Associates and Joint Ventures

(₹ In lakhs)

Sr.No.	Name of Associates / Joint Ventures	Latest Balance Sheet Date	Date on which the Associate or Joint Venture was associated or acquired	Shares of Associate / Joint Venture held by the company on year end			Description of how there is significant influence	Reason why the associate / joint venture is not consolidated	Net worth attributable to shareholding as on 31.03.2021	Profit/ Loss for the period	
				Number	Amount of investment	Extent of holding %				Considered in consolidation	Not considered in consolidation
1	Amazon India Limited	31.03.2021	02.04.2004	25,000	212.50	48.30%	Holding more than 20 % of voting power	NA	42.87	(0.16)	-
2	Vardaan Buildtech Private Limited	31.03.2021	19.03.2007	16,000	1.60	33.33%	Holding more than 20 % of voting power	NA	4.31	(0.15)	-
3	Homelife Real Estates Private Limited	31.03.2021	12.01.2005	775,000	77.50	50.00%	Holding more than 20 % of voting power	NA	112.02	1.56	-

Note:
1 **Names of associates/ joint ventures which are yet to commence operations**
NIL
2 **Names of associates/ joint ventures which have been liquidated during the year**
i. Ratan Parsvnath Developers (AOP)

For and on behalf of the Board of Directors

Sd/-
Pradeep Kumar Jain
Chairman
(DIN 00333486)

Sd/-
Sanjeev Kumar Jain
Managing Director & CEO
(DIN 00333881)

Date : 13.08.2021
Place: New Delhi

Sd/-
M.C.Jain
Group Chief Financial Officer

Sd/-
Mandan Mishra
Company Secretary

NOTES

OUR PROJECT FOOTPRINTS

PAN INDIA PRESENCE

Delhi

Haryana
- Dharuhera
- Faridabad
- Gurgaon
- Rohtak
- Kurukshetra
- Sonepat
- Panchkula
- Karnal
- Panipat

Jammu & Kashmir
- Jammu

Karnataka
- Mysore

Kerala
- Kochi

Madhya Pradesh
- Indore
- Ujjain

Maharashtra
- Pune
- Shirdi

Punjab
- Derabassi
- Mohali
- Rajpura

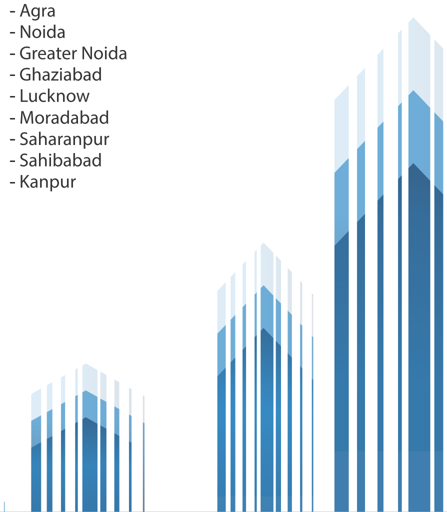
Rajasthan
- Bhiwadi
- Jodhpur
- Jaipur

Tamil Nadu
- Chennai

Telangana
- Hyderabad

Uttarakhand
- Dehradun

Uttar Pradesh
- Agra
- Noida
- Greater Noida
- Ghaziabad
- Lucknow
- Moradabad
- Saharanpur
- Sahibabad
- Kanpur



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