

# *Gaining* **Momentum**



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## 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.

# Parsvnath Developers Limited: Committed to build a better world

Parsvnath Prestige - Noida Sec - 93  
(Actual Picture)



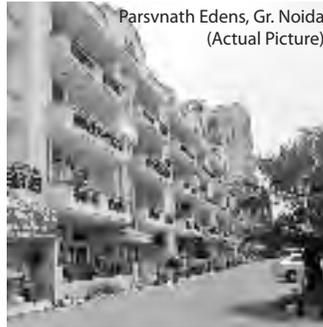
Red Fort Capital Parsvnath Towers, D  
(Actual Picture)



Parsvnath Panorama, Gr. No. 10  
(Actual Picture)



Parsvnath Edens, Gr. Noida  
(Actual Picture)



Pratap Nagar Mall, Delhi  
(Actual Picture)



Parsvnath Platinum, Gr. No. 10  
(Actual Picture)





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The first real estate company in India to have integrated with  
**ISO 9001 | 14001 | OHSAS 18001**

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Parsvnath Green Ville, Gurgaon  
(Actual Picture)



## Parsvnath Developers Limited: Gaining Momentum

Parsvnath Developers Limited (PDL), one of India's leading real estate and infrastructure development companies, having a rich experience of more than 25 years has Pan India presence spread across 42 cities and 15 states. The Company's diversified business portfolio comprises of Residential, Commercial (Office and Retail), DMRC projects, Hotels, SEZs, IT Parks and Third Party Construction.

PDL has to its credit several architectural marvels where it has successfully transformed simple barren tracts of land into beautiful spaces, both residential and commercial. It is the first real estate company in India to have integrated the ISO 9001, 14001 and OHSAS 18001 Certification processes.

The Company has till date completed 55 projects, measuring 22, 99,239 sq. mtr. (24.75 mn. sq. ft.) of developed area. Currently, 48 projects are under construction which on completion will deliver 64, 81,171 sq. mt. (69.76 mn. sq. ft.) of developed area. The Company has a large land bank that stands at 1, 32, 89,966 sq. mt. (143.05 mn. sq. ft.).

Parsvnath Platinum, Gr. Noida  
(Actual Picture)



Parsvnath City, Sonapat  
(Actual Picture)



Parsvnath Panchvati, Agra  
(Actual Picture)



## Business Verticals



### Residential:

Parsvnath develops finest quality residential spaces, ranging from multi-storey apartments, to group housing to residential plots.



### Commercial

The Company's commercial real estate portfolio is spread across office spaces as well as retail spaces. It develops and leases developed space for offices and retail showrooms, etc.



### Delhi Metro Rail Corporation Projects (DMRC)

Parsvnath emerged as first partner of choice for commercial and retail estate development for DMRC. PDL's DMRC developments span across 15 stations.



### Hotels

The Company is engaged in development of premium hospitality properties through its subsidiary company Parsvnath Hotels Ltd in association with leading hospitality brands.



### Special Economic Zones (SEZs)

Parsvnath develops SEZs for IT/ITeS, Pharmaceutical and Biotechnology sectors through its subsidiary company Parsvnath Infra Ltd.



### Third party contracts

Parsvnath offers its engineering and construction services for real estate and infrastructure projects on contract basis.



Parsvnath City Mall, Faridabad  
(Actual Picture)



Parsvnath City, Dharuhera  
(Actual Picture)



Parsvnath Panchvati, Agra  
(Actual Picture)



# Vision-Mission

## Vision

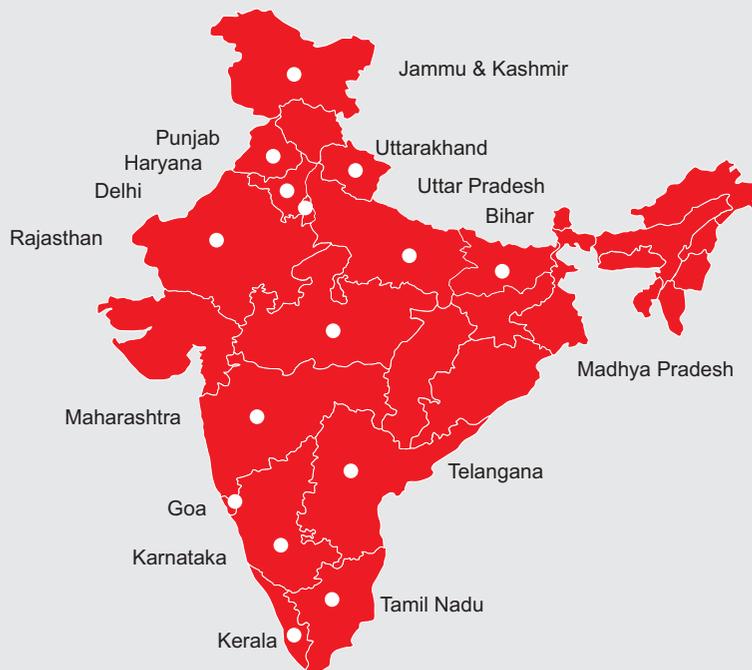
“Our vision statement can be encapsulated in our corporate philosophy and motto of 'building a better world'. To envision, design and construct the most magnificent landmarks and edifices; to contribute tangibly in regional and national development by way of key infrastructure projects, and protect and preserve the environment we live in.

Our vision is about making the world a better place to live in; transform and uplift quality of living and lifestyles of each and every individual that comes in contact with us.”

## Mission

- To cater to the needs of a growing population
- To set standards and improve our environment
- Offer a wide portfolio of international quality products, catering to different markets and segments
- To deliver value for money and excellent investment returns
- Take customer relationships and customer satisfaction to new levels
- To focus on strategic growth
- Evolve benchmarks in construction and marketing practices

## Our Presence - 42 Cities, 15 States



### Bihar

- Patna

### Delhi

### Goa

- Sangolda

- Panji

### Haryana

- Dharuhera (Rewari)

- Faridabad

- Gurgaon

- Rohtak

- Kurukshetra

- Sonapat

- Panchkula

- Karnal

- Panipat

### Jammu & Kashmir

- Jammu

### Karnataka

- Mysore

### Kerala

- Kochi

- Palakkad

### Madhya Pradesh

- Indore

- Ujjain

### Maharashtra

- Pune

- Shirdi

### Punjab

- Derabassi

- Mohali

- Amritsar

### Rajasthan

- Bhiwadi

- Jodhpur

- Jaipur

### Tamil Nadu

- Chennai

### Telangana

- Hyderabad

### Uttaranchal

- Dehradun

### Uttar Pradesh

- Agra

- Noida

- Greater Noida

- Ghaziabad

- Lucknow

- Raebareli

- Mohan Nagar

- Moradabad

- Saharanpur

- Sahibabad

- Khekha

## From The Chairman's Desk



Our strategic focus over the years will be on faster execution and delivery of on-going projects.

*Dear Shareholders,*

I am elated to reconnect with you at the end of this financial year. This is a very significant year for us as we celebrate the 25<sup>th</sup> anniversary of Parsvnath Developers Limited. I would like to congratulate our employees, customers, shareholders, bankers, investors and all our associates for working as a passionate and committed team in making Parsvnath become one of India's leading real estate and infrastructure development companies over these years.

### **Economic Outlook**

The Indian economy started gaining momentum in the financial year 2014-15 after witnessing subdued growth over the past two years. Declining oil prices, fiscal consolidation coupled with other reforms supported the revival of the economy. Going forward, we believe that a further impetus to growth will be provided by a likely easing of monetary policy facilitated by lower inflation and lower inflationary expectations. If this momentum continues, along with a conducive business environment and policies, the country will be poised to attain a double-digit growth rate in the coming years.



## Company's performance

The economy did show signs of revival in the financial year 2014-15 but the business environment for industries across sectors remained challenging and the Real Estate Sector was no exception. Under the given challenging macro-economic conditions, we were able to register better sales volumes compared to the previous year. During the year, our consolidated revenues increased to ₹ 763 crore, compared to ₹ 561 crore in the previous fiscal. Profit before exceptional items & tax was ₹ 157 crore against ₹ 39 crore in the previous year. During the year, however, we had to surrender one of our residential-cum-commercial projects (Prideasia) in Chandigarh to Chandigarh Housing Board in arbitration. This had to be written off, causing a one-time loss of ₹470 crore which, in turn, dented our bottom line severely.

## Progress on projects

On the operational front, we completed/offered possession of around 1,89,522 sq. mt. (2.04 mn. sq. ft.) in the residential, commercial, retail and integrated township segments. Presently, we have ongoing projects (residential, commercial, retail and integrated township) aggregating to 64,81,171 sq. mt. (69.76 mn. sq.ft.) of developable area under different stages of construction.

## Strategies for growth

Parsvnath is a strong value driven organisation that has worked towards creating lasting value for its stakeholders. To further strengthen the organisation's overall performance and create more value for our stakeholders, we would be focusing on faster execution and delivery of our ongoing projects.

Additionally, to enhance operational efficiencies and to reduce debts, we would continue to look out for monetization of our non-core assets. We are optimistic that this will help reduce our financial burden and strengthen the balance sheet.

## Realty outlook

The real estate sector is highly influenced by the economic cycles; therefore the revival of the economy would have a cascading positive impact on the realty sector. Policy reforms have been initiated by the new government in a number of areas and major ones are on the horizon. These reforms (actual and prospective) would be instrumental for attracting foreign investment thereby easing the liquidity crunch and reviving the overall sentiment of the realty sector.

Apart from this, the urbanization projects-'Housing for All', 'AMRUT' (Atal Mission for Rejuvenation and Urban Transformation) and 'Smart Cities Mission' announced by the government are also poised to prop up growth in the real estate sector.

Besides these much needed government initiatives, the RBI would also play a pivotal role in the revival of the real estate sector. It is expected that the RBI would reduce rates in its monetary policy in order to release liquidity in the market thereby enabling banks to lower their lending rates and thus encouraging the end users to own their dream homes.

Overall the long term outlook of the real estate sector looks positive and your organization having a rich experience of 25 years in developing and delivering quality real estate and infrastructure projects remains committed to build a better world.

## Concluding note

On behalf of the Board, I take this opportunity to thank all employees, whose skills and capabilities have been instrumental in our growth, for their steadfast dedication and commitment. I also wish to thank our shareholders, bankers, investors and associates for their sustained trust and support. As we embark on another fiscal, I am hopeful about communicating robust results and new milestones while we execute coherent, cohesive strategies towards a higher growth trajectory.

Warm Regards

Sincerely,

**Pradeep Jain**  
*Chairman*

## Gaining momentum across verticals

The positive and consistent momentum maintained by Parsvnath Developers Limited in FY 2014-15 was driven by the success of its multiple growth engines. The Company's diverse portfolio enabled it to sustain its performance in a challenging macro-economic environment.

The business verticals and their project report card till date is as under:

### Completed Projects

Vertical	No. of Projects	Saleable Area sq. mt. (mn. sq. ft.)
Residential	20	8,61,825 (9.28)
Commercial	12	70,788 (0.76)
DMRC (BOT)	11	87,900 (0.95)
Integrated Townships	12	12,78,726 (13.76)
<b>Total</b>	<b>55</b>	<b>22,99,239 (24.75)</b>

### On-going Projects

Vertical	No. of Projects	Saleable Area sq. mt. (mn. sq. ft.)
Residential	16	19,66,088 (21.16)
Commercial	9	1,66,046 (1.79)
DMRC (BOT)	5	1,28,777 (1.39)
Integrated Townships	13	41,26,005 (44.41)
Hospitality	4	30,465 (0.33)
IT Park	1	63,790 (0.69)
<b>Total</b>	<b>48</b>	<b>64,81,171 (69.76)</b>



Parsvnath Prestige - Noida Sec - 93  
(Actual Picture)





Parsvnath Platinum, Gr. Noida  
(Actual Picture)



Parsvnath Exotica, Gurgaon  
(Actual Picture)



Parsvnath Prestige - Noida Sec - 93  
(Actual Picture)

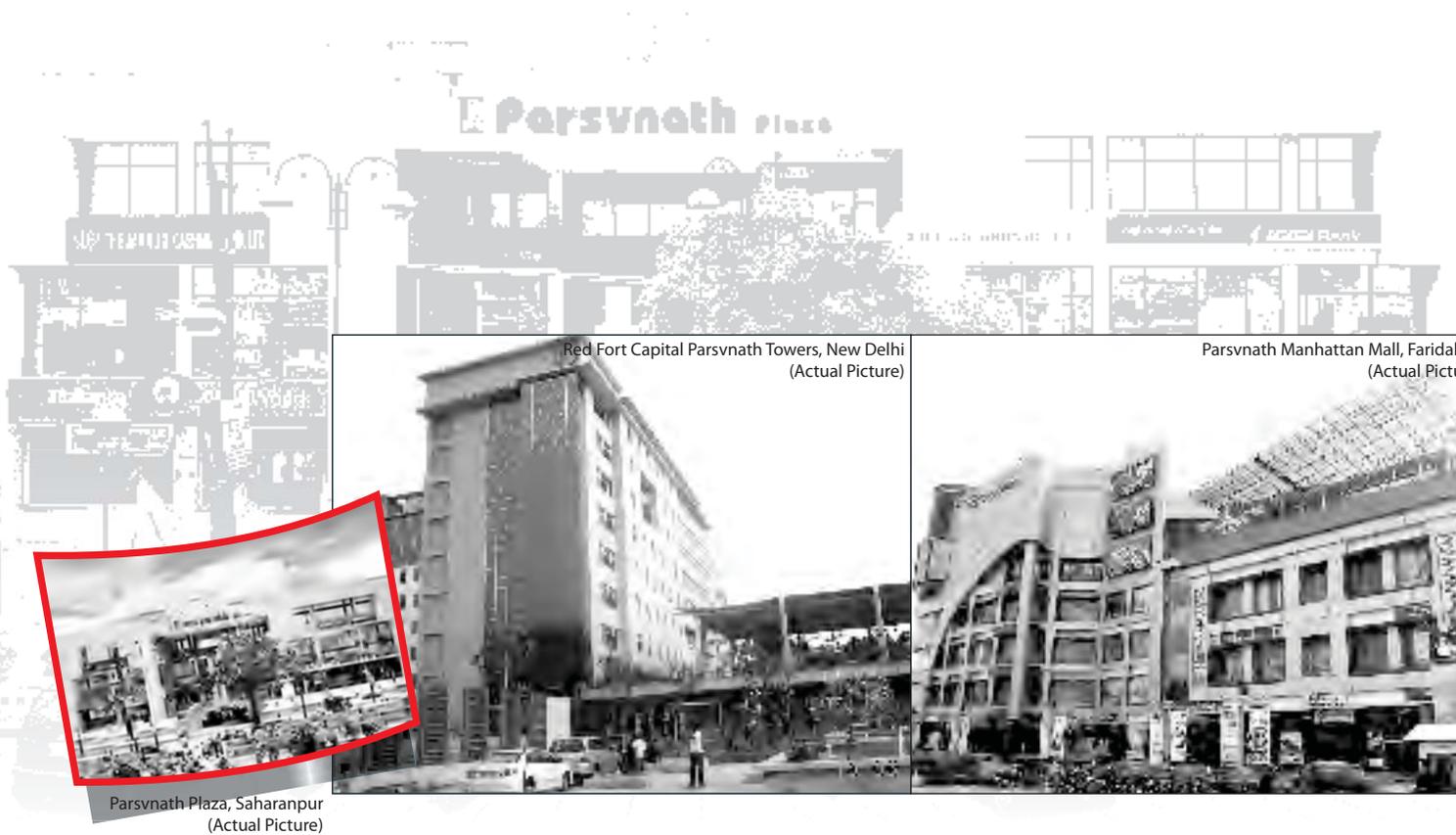
## Residential

Under this business vertical, Parsvnath provides residential housing spaces to meet the varied real estate customers' demands. Largely focused on premium and luxury housing projects, Parsvnath caters to some low/mid-price level projects also. Over the years, the company has successfully completed and delivered 20 residential projects aggregating to 8,61,825 sq. mt. (9.28 mn. sq. ft.) of total developable area. At present the company has 16 on-going projects across the country with a total developable area of 19,66,088 sq. mt. (21.16 mn. sq. ft.).

The Company strives for and delivers quality that is vouched by Private Equity investments. It deploys best of the contractors and architects – L&T, IL&FS, Callison USA, Hafeez Contractor etc., to name a few. The focus has always been on efficient project management rather than a project launching spree. This has not only helped gain customer satisfaction but also maintain sound financial health.

During FY 2014-15, the Company offered possession for an area of 60,566 sq. mt. (0.65 mn. sq. ft.) of 4 residential projects and sold an area of 12,503 sq. mt. (0.14 mn. sq. ft.) in residential projects. Another key development was that the company got registered under Category A with Awas Bandhu, Housing and Urban Planning Department, Govt. of Uttar Pradesh. This is for implementation of Samajwadi Awas Yojna under the State's Affordable Housing Policy.





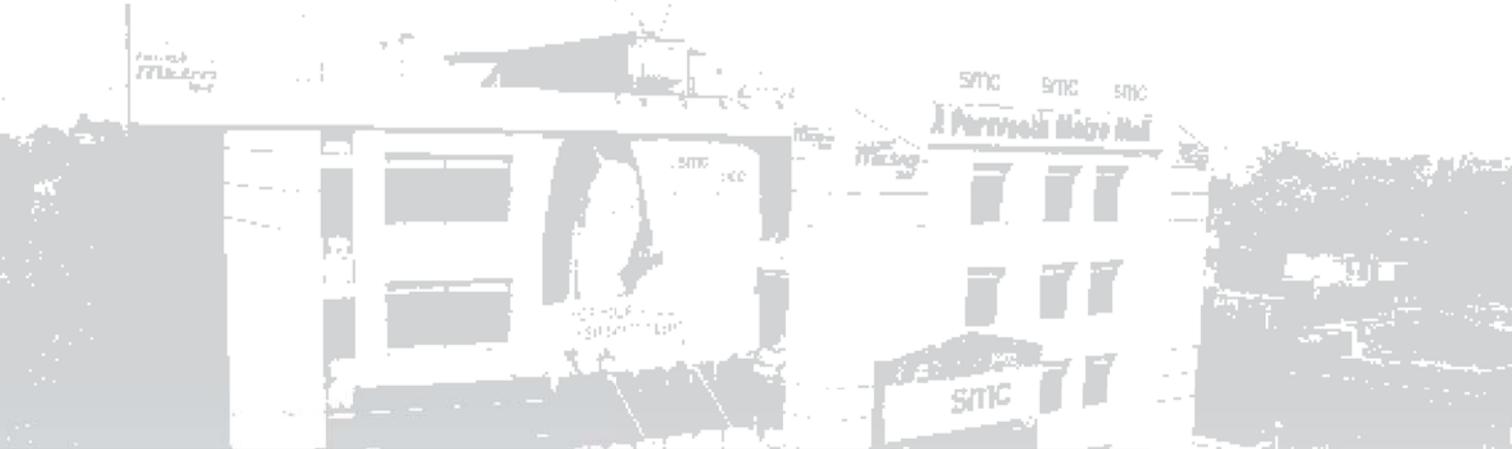
## Commercial

The Commercial Real Estate is another strong pillar of the Company's business vertical. The commercial spaces provide working space for large companies to a small-time entrepreneur alike. Parsvnath Developers Limited has a strong presence in this opportune sector and has earned an enviable reputation which is vouched by the project-level Private Equity. Even the world's best brands have reposed trust in the Company by showing a high occupancy rate in its projects. The Company has been able to deliver commercial projects at some of the most premium locations across India. Over the years, the company has developed 12 commercial projects across 7 cities amounting to 70,788 sq. mt. (0.76 mn. sq. ft.) of leasable/ saleable area. At present, 9 commercial projects amounting to 1,66,046 sq. mt. (1.79 mn. sq. ft.) of leasable/saleable area is under construction.

During FY 2014-15, Parsvnath sold 2,861 sq. mt. (0.03 mn. sq. ft.) of spaces in commercial projects. Some key developments in commercial segment are:

- **Red Fort Parsvnath Tower project, Bhai Veer Singh Marg, New Delhi:**
  - o Phase 1 of 20,438 sq. mt. (0.22 mn. sq. ft.) has been completed
  - o Major brands like Axis Bank for 5,147 sq. mt. (0.06 mn. sq. ft.), State Bank of India for 3,917 sq. mt. (0.04 mn. sq. ft.), Aditya Birla Group for 2,030 sq. mt. (0.02 mn. sq. ft.) and Regus for 1,867 sq. mt. (0.02 mn. sq. ft.) have already occupied and started operations
  - o All approvals for phase II are in place and construction is in full swing
- **27 Kasturba Gandhi Marg project, New Delhi:**
  - o Construction on the project has started and it will offer numerous shops and offices with 12,129 sq. mt. (0.13 mn. sq. ft.) of leasable/saleable space

Parsvnath Developers Ltd was awarded as the "BEST DEVELOPERS-COMMERCIAL OF THE YEAR" by M/s Worldwide Achievers at their REAL ESTATE AWARDS 2014



Pratap Nagar Mall  
(Actual Picture)



Inderlok Mall  
(Actual Picture)



Inderlok Mall  
(Actual Picture)

## Delhi Metro Rail Corporation (DMRC) (BOT)

Parsvnath Developers Limited develops retail and commercial spaces for DMRC on Build- Operate-Transfer (BOT) model. Under BOOT/BOT/BOO model, a project is given to a contractor for building, owning and operating it for a specific period of time (concession period) after which it is transferred to the principal organization. In Delhi, Parsvnath has delivered unmatched project strength for DMRC projects. Till date, it has delivered 11 projects, measuring 87,900 sq. mt. (0.95 mn. sq. ft.) of leasable area wherein the concession period is ranging between

12-30 years. Parsvnath's DMRC developments span across 15 stations.

During FY 2014-15, Parsvnath completed construction on 20,438 sq. mt. (0.22 mn. sq. ft.) of leasable area. Other highlights of this business are:

- The Company entered into a leasing agreement with Metro Cash and Carry for an area of 6,039 sq. mt. (0.07 mn. sq. ft.) in DMRC's Seelampur Project, apart from leasing of other commercial spaces at different metro stations to other customers.





Parsvnath Panchvati, Agra  
(Actual Picture)



Parsvnath City, Sonapat  
(Actual Picture)



Parsvnath Panchvati, Agra  
(Actual Picture)

## Integrated Townships

Integrated Townships are self-sustaining complete city living experience within the bounds of a city. They offer all types of real estate spaces – affordable residential, premium residential, commercial offices, retail outlets, schools, plots and in some cases even medical and hospitality spaces also. These townships offer convenience of all facilities within reach. While for the industry and nation, townships offer mega housing spaces at one place and for the developers, they offer economies of scale, huge stock at one location and a variety of revenue streams from multiple assets category. Parsvnath Developers offers unmatched integrated township experience at prominent locations. Parsvnath has a wide portfolio of 14 integrated townships spread over an area of 50,86,441 sq. mt. (54.75 mn. sq. ft.). As on date the Company has already developed 12,78,726 sq. mt. (13.76 mn. sq. ft.) of township projects. Its Integrated Townships are located across Indore, Jaipur, Jodhpur, Lucknow, Karnal, Panipat, Saharanpur, Sonapat, Ujjain, Rajpura, Rohtak, Dharuhera and Derabassi.

During FY 2014-15, Parsvnath offered possession for 1,08,437 sq. mt. (1.17 mn. sq. ft.) area in integrated townships. Of the total spaces under Integrated Townships, the Company deploys the strategy of utilizing plots' sale as a consistent and instant revenue generator in a cash-starved market.

**Highlights:**

- Parsvnath Developers was selected as a winner for 'Developer Of The Year - Integrated Township' under Developers Awards by Estate Avenues
- The Company received licence through an associate company for development of an Integrated Township on 41.51 hectares (102.58 acres) of land at Bhauti Pratapur and Bhailamau, Kanpur, Uttar Pradesh
- The Company has received licence for additional 12.37 hectares (30.572 acres) of land at Karnal Integrated Township, Haryana





Inner view Exotica, Gurgaon  
(Actual Picture)



Parsvnath City, Sonapat  
(Actual Picture)



Parsvnath Manhattan Mall, Faridabad  
(Actual Picture)

## Hospitality

PDL leverages its construction and development capabilities for ventures in hospitality industry. It acquires land, develops premium hospitality spaces and engages leading core hospitality brands for providing quality services.

**Highlights:** PDL received 3 Star category (52 rooms) approvals, from India Tourism, Mumbai (Ministry of Tourism, Govt. of India) for a Hotel Project in Shirdi, District Ahmednagar, Maharashtra. The ITC Welcome Group shall be the hospitality service provider for this project.

## Special Economic Zone (SEZ)

Parsvnath Infra Limited, a subsidiary company of Parsvnath Developers Limited, will develop and operate 4 Special Economic Zones (SEZ) in 4 states in the next five-seven years. These four SEZs will cover three sectors — information technology/ information technology enabled services (IT/ITeS), pharmaceuticals and biotechnology.

- **IT/ITeS:** A project each in Kochi, Kerala and Indore, Madhya Pradesh
- **Biotechnology:** Hyderabad, Andhra Pradesh

## Third Party Contract Services:

Parsvnath leverages its strong in-house expertise in engineering and construction towards executing similar works on a contract basis. The Company has earned an enviable reputation in this sector with its high quality of construction services.



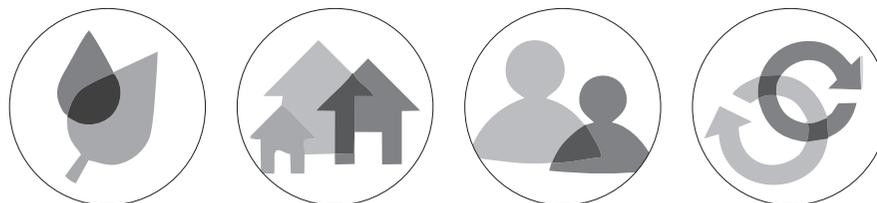
## Corporate Social Responsibility (CSR)

The Company has been implementing its Corporate Social Responsibility (CSR) in the past through its CSR arm - Parsvnath Foundation - led by Shri Pradeep Kumar Jain, Chairman of the Company.

The Company is a responsible Corporate citizen and is conscientiously working towards fulfilling its Corporate Social Responsibility. The Company has adopted CSR policy which lays down the vision, objectives and implementation mechanisms and the projects that will be undertaken will be within the broad framework of Schedule VII of the Companies Act, 2013 read with the Rules framed thereunder.

The Company has constituted the CSR Committee which comprises of five directors including two Executive Directors viz., Shri Pradeep Kumar Jain and Shri Sanjeev Kumar Jain and three Non-Executive Independent Directors viz., Shri Ashok Kumar (Chairman of the Committee), Shri Mahendra Nath Verma and Ms. Deepa Gupta. Shri V. Mohan, Sr. Vice President (Legal) & Company Secretary acts as the Secretary to the Committee. The CSR Committee shall ensure that the implementation and monitoring of the CSR projects are in compliance with the CSR Policy.

The Company is in the process of identifying suitable eligible projects for implementing its CSR objectives.



## Five Year Financial Summary

(₹ in Lacs)

Sr. No.	Item	CONSOLIDATED				
		FY 2014-15	FY 2013-14	FY 2012-13	FY 2011-12	FY 2010-11
a)	Total Revenue	77,988	57,973	66,956	98,121	94,240
b)	Profit before exceptional items and tax	15,668	3,901	13,163	20,133	23,925
c)	Less : Exceptional Items	46,971	-	-	-	-
d)	Profit / (loss) before tax (b-c)	(31,303)	3,901	13,163	20,133	23,925
e)	Provision for Taxation	(20,035)	2,280	5,910	13,238	7,048
f)	Profit / (loss) after tax (d-e)	(11,268)	1,621	7,253	6,895	16,877
g)	Share of profit / (loss) of associates	2	2	2	(19)	(69)
h)	Minority Interest	(500)	(0)	130	1,267	2,702
l)	Profit / (loss) after tax, Minority Interest and share of profit / (loss) of associates (f+g-h)	(10,766)	1,623	7,124	5,609	14,106
j)	EPS (in ₹) (Face Value - ₹ 5 per share)	(2.47)	0.37	1.64	1.29	3.40
k)	Net Worth	2,67,134	2,77,960	2,72,453	2,66,933	2,62,086
l)	Current Ratio	2.6	2.2	2.0	2.2	2.2
m)	Debt Equity Ratio	0.98	0.98	0.74	0.64	0.63



Club House, Parsvnath Exotica - Gurgaon  
(Actual Picture)

## Corporate Information

### BOARD OF DIRECTORS

#### Executive Directors

Shri Pradeep Kumar Jain  
*Chairman*

Shri Sanjeev Kumar Jain  
*Managing Director & CEO*

Dr. Rajeev Jain  
*Director (Marketing)*

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#### Non-Executive Independent Directors

Shri Ashok Kumar

Dr. Pritam Singh

Ms. Deepa Gupta (w.e.f. March 30, 2015)

Shri Mahendra Nath Verma (w.e.f. May 25, 2015)

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### SR. VICE PRESIDENT (LEGAL) & COMPANY SECRETARY

Shri V. Mohan

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### AUDITORS

M/s Deloitte Haskins & Sells  
Chartered Accountants,  
7<sup>th</sup> Floor, Building No. 10, Tower B,  
DLF Cyber City Complex,  
DLF City, Phase-II, Gurgaon - 122 002

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### REGISTRAR & SHARE TRANSFER AGENT

M/s Link Intime India Pvt. Ltd.  
44, Community Center,  
2<sup>nd</sup> Floor, Naraina Industrial Area,  
Phase-I, New Delhi - 110 028.

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### SHARES LISTED AT

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

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### REGISTERED 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

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### CORPORATE OFFICE

6<sup>th</sup> Floor, Arunachal Building,  
19, Barakhamba Road,  
New Delhi - 110 001.

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### BANKS & FINANCIAL INSTITUTIONS

Axis Bank Ltd.  
Bank of India  
Canara Bank  
Central Bank of India  
Dhanlaxmi Bank Ltd.  
HDFC Bank Ltd.  
ICICI Bank Ltd.  
IDBI Bank Ltd.  
IFCI Venture Capital Funds Ltd.  
Indiabulls Housing Finance Ltd.  
IndusInd Bank Ltd.  
Karnataka Bank Ltd.  
Kotak Mahindra Bank Ltd.  
Life Insurance Corporation of India  
Oriental Bank of Commerce  
Punjab National Bank  
State Bank of India  
State Bank of Patiala  
Syndicate Bank  
UCO Bank

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# Annual Report 2014-15



# BOARD'S REPORT

## Dear Shareholders,

Your Directors have pleasure in presenting the 24<sup>th</sup> Annual Report, together with the Audited Financial Statements of the Company for the financial year ended March 31, 2015.

## 1. FINANCIAL RESULTS

[₹ in Lacs]

Item	STAND- ALONE		CONSOLIDATED	
	FY 2014-15	FY 2013-14	FY 2014-15	FY 2013-14
<b>Total Revenue</b>	<b>76,087.44</b>	<b>46,830.54</b>	<b>77,987.67</b>	<b>57,973.08</b>
<b>Profit before exceptional items, depreciation and tax</b>	<b>19,032.36</b>	<b>5,800.84</b>	<b>16,209.47</b>	<b>5,206.68</b>
Less: Depreciation	390.75	1,242.76	541.21	1,306.13
<b>Profit before exceptional items and tax</b>	<b>18,641.61</b>	<b>4,558.08</b>	<b>15,668.26</b>	<b>3,900.55</b>
Less: Exceptional items	46,971.24	-	46,971.24	-
<b>Profit/ (loss) before tax</b>	<b>(28,329.63)</b>	<b>4,558.08</b>	<b>(31,302.98)</b>	<b>3,900.55</b>
Less: Provision for taxation	(19,563.57)	2,218.93	(20,034.74)	2,279.71
<b>Profit/ (loss) before minority interest</b>	<b>(8,766.06)</b>	<b>2,339.15</b>	<b>(11,268.24)</b>	<b>1,620.84</b>
Share of Profit of Associates	-	-	1.96	1.80
Share of loss attributable to minority interest	-	-	(500.01)	(0.08)
<b>Profit / (Loss) for the year</b>	<b>(8,766.06)</b>	<b>2,339.15</b>	<b>(10,766.27)</b>	<b>1,622.72</b>
Add: Balance brought forward	96,203.96	91,864.81	97,177.63	93,593.58
Transferred from Debenture Redemption Reserve	-	2,000.00	-	2,000.00
Less: transferred to Capital Redemption Reserve	-	-	-	25.05
Less: Depreciation on fixed assets with NIL remaining useful life (net of deferred tax)	40.93	-	41.28	-
Add: profit/(loss) on cessation of subsidiary	-	-	(6.35)	-
Less: opening balance of accumulated profits transferred to minority	-	-	-	13.62
<b>Amount available for Appropriation</b>	<b>87,396.97</b>	<b>96,203.96</b>	<b>86,363.73</b>	<b>97,177.63</b>

## 2. DIVIDEND

In view of loss incurred by the Company for the financial year ended March 31, 2015, your Directors have not recommended any dividend.

## 3. REVIEW OF OPERATIONS

During the year under review, on consolidated basis, your Company's:

- total revenue has increased to ₹ 77,987.67 Lacs as against ₹ 57,973.08 Lacs in Fiscal Year 2013-2014.

- profit before exceptional items and tax is ₹ 15,668.26 Lacs as against ₹ 3,900.55 Lacs in Fiscal Year 2013-2014.

However, pursuant to an Arbitration Award dated January 09, 2015 passed by the Hon'ble Sole Arbitrator in the matter of disputes between the Company and Chandigarh Housing Board (CHB) in respect of a residential cum commercial project at Chandigarh and accepted by both the parties, the Company has surrendered the project to CHB. The loss of



₹ 46,971.24 Lacs arising out of the said transaction has been written off and shown under "Exceptional items" in the financial results as shown above.

In view of above, the Company has incurred a net loss of ₹ 10,766.27 Lacs during Financial Year ended March 31, 2015 on consolidated basis. Earnings per Share (EPS) of the Company stood at ₹ -2.47 in Fiscal 2014-2015. On stand-alone basis, EPS of the Company stood at ₹ -2.01 in Fiscal 2014-2015.

A detailed business-wise review of the operations of the Company is included in the Management Discussion and Analysis section of this Annual Report.

#### **4. MANAGEMENT DISCUSSION AND ANALYSIS**

The Management Discussion and Analysis Report, forming part of Board's Report for the year under review, as stipulated under Clause 49 of the Listing Agreement with the Stock Exchanges, is discussed in a separate section of this Annual Report.

#### **5. SUBSIDIARIES, JOINT VENTURE ENTITIES AND ASSOCIATE COMPANIES**

At the beginning of the year, your Company had fifteen subsidiary companies. The project-specific or sector-specific subsidiary companies ensure maximum utilization of available resources through focused attention on specific activities.

During the year under review, Parsvnath Hospitality Holdings Limited, subsidiary of Parsvnath Developers Pte. Limited, Singapore has ceased to be step-down subsidiary of the Company consequent upon voluntary striking off of its name from the register of Accounting and Corporate Regulatory Authority (ACRA), Singapore with effect from January 20, 2015.

Pursuant to the provisions of Section 129(3) of the Companies Act, 2013 ("Act"), a statement containing brief financial details of the Company's subsidiaries, associate companies and joint ventures for the financial year ended March 31, 2015 in Form AOC-1 is attached to the financial statements of the Company.

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. The annual accounts of these subsidiaries and the related detailed information will be made available to any Shareholder of the Company/ its subsidiaries seeking such information at any point of time and will also be kept open for inspection by any Shareholder of the Company/its subsidiaries at the registered office of the Company and that of the

respective companies between 11.00 a.m. and 1.00 p.m. on all working days. The Company shall furnish a copy of detailed annual accounts of such subsidiaries to any Shareholder on demand.

#### **6. CONSOLIDATED FINANCIAL STATEMENTS**

In accordance with the provisions of the Act, Listing Agreement with the Stock Exchanges and Accounting Standard (AS) - 21 on Consolidated Financial Statements, AS - 23 on Accounting for Investments in Associates and AS - 27 on Financial Reporting of Interests in Joint Ventures, the audited consolidated financial statements are provided in the Annual Report. These financial statements disclose the assets, liabilities, income, expenses and other details of the Company, its subsidiaries, joint venture and associate companies.

#### **7. DEBENTURES**

During the year under review, the Company has:

- partly redeemed Series XII & XIII secured freely transferable and Non-Convertible Debentures (NCDs) aggregating to ₹ 3,428.57 Lacs.
- raised funds to the tune of ₹ 35,500 Lacs through issue of 7,100 13% Secured redeemable, non-convertible Debentures of the face value of ₹ 5,00,000/- (Rupees Five Lacs Only) each, on private placement basis.

Subsequent to year end, the Company has redeemed fifth instalment of Series XII & XIII NCDs aggregating to ₹ 85.71 Lacs.

#### **8. FIXED DEPOSITS**

The Company has discontinued with the fixed deposit scheme with effect from April 1, 2014, consequent upon commencement of the Companies Act, 2013. As on March 31, 2015, the Company has fully repaid fixed deposit amount accepted from the public.

The Company has no overdue deposits at the beginning of the year i.e. as on April 1, 2014. The maximum amount of default in repayment of deposits and/or payment of interest thereon during the year was ₹ 403.30 Lacs pertaining to 312 depositors. There were no overdue deposits at the end of the year i.e. as on March 31, 2015.

#### **9. DIRECTORS AND KEY MANAGERIAL PERSONNEL**

Pursuant to the provisions of Section 149 of the Act, which came into effect from April 1, 2014, Shri Ramdas Janardhana Kamath, Shri Ashok Kumar and Dr. Pritam Singh were appointed as Independent Directors at the Annual General Meeting of the Company for a term of 5 (five) consecutive years with effect from September 23,



2014 to September 22, 2019. The terms and conditions of appointment of Independent Directors are as per Schedule IV to the Act.

The Independent Directors have submitted a declaration that each of them meets the criteria of independence as provided in Section 149(6) of the Act and there has been no change in the circumstances which may affect their status as Independent Directors during the year.

During the year under review and the period subsequent thereto:

- Ms. Deepa Gupta has been appointed as an Additional Director (Non-Executive, Independent) with effect from March 30, 2015.
- Shri Mahendra Nath Verma has been appointed as an Additional Director (Non-Executive, Independent) with effect from May 25, 2015.
- Shri Ramdas Janardhana Kamath has resigned from the Board of Directors of the Company with effect from August 5, 2015.

In accordance with the provisions of Section 149 of the Act, your Board of Directors are seeking the appointment of Ms. Deepa Gupta and Shri Mahendra Nath Verma as Independent Directors for a term of 5 (five) consecutive years with effect from March 30, 2015 to March 29, 2020 and May 25, 2015 to May 24, 2020 respectively. The Company has received the requisite disclosures/declarations from Ms. Deepa Gupta and Shri Mahendra Nath Verma as required under the provisions of Section 149 and other applicable provisions of the Act and the Rules made thereunder.

During the year, the non-executive directors of the Company had no pecuniary relationship or transactions with the Company.

In accordance with the applicable provisions of the Act read with the Articles of Association of the Company, Dr. Rajeev Jain, Director of the Company, will retire by rotation at the ensuing Annual General Meeting and being eligible, offers himself for re-appointment.

The Notice convening the ensuing Annual General Meeting includes the proposal for appointment/ re-appointment of the Directors. Brief Resumes of the Directors proposed to be appointed/ re-appointed, as required under Clause 49 of the Listing Agreement, are furnished in the explanatory statement to the Notice convening the ensuing Annual General Meeting. The Company has received notices under Section 160 of the Act alongwith the requisite deposit proposing the

appointment of Ms. Deepa Gupta and Shri Mahendra Nath Verma.

Pursuant to the provisions of Section 203 of the Act and the Rules made thereunder, which came into effect from April 1, 2014, the appointments of Shri Pradeep Kumar Jain, Whole-time Director designated as Chairman, Shri Sanjeev Kumar Jain, Managing Director & CEO, Dr. Rajeev Jain, Whole-time Director designated as Director (Marketing), Shri V. Mohan, Company Secretary and Shri M.C. Jain, Group Chief Financial Officer as key managerial personnel of the Company were formalized.

## 10. BOARD COMMITTEES

During the year under review, the Board of Directors, at its meeting held on May 28, 2014, had:

- enhanced the scope of Audit Committee, Stakeholders Relationship Committee and Nomination and Remuneration Committee of the Board of Directors as per the applicable provisions of the Companies Act, 2013 and Clause 49 of the Listing Agreement with the Stock Exchanges.
- constituted a Corporate Social Responsibility (CSR) Committee which comprises three directors including two Executive Directors viz. Shri Pradeep Kumar Jain and Shri Sanjeev Kumar Jain and one Non-Executive, Independent Director viz. Shri Ashok Kumar, who is also the Chairman of the Committee.

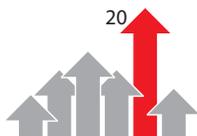
During the period subsequent to the year under review, the Board of Directors has re-constituted the Audit Committee, CSR Committee and the Nomination and Remuneration Committee as mentioned below:

### Audit Committee

As on March 31, 2015, the Audit Committee comprised of Shri Ramdas Janardhana Kamath (Chairman), Shri Sanjeev Kumar Jain, Shri Ashok Kumar and Dr. Pritam Singh. All members except Shri Sanjeev Kumar Jain are Non-Executive, Independent Directors of the Company. The Committee was re-constituted by the Board of Directors by inducting Ms. Deepa Gupta and Shri Mahendra Nath Verma as Members of the Committee with effect from May 25, 2015. The Committee was again re-constituted consequent upon resignation of Shri Ramdas Janardhana Kamath with effect from August 5, 2015 and Shri Mahendra Nath Verma was appointed as Chairman of the Audit Committee.

### CSR Committee

The CSR Committee comprises three directors including two Executive Directors viz. Shri Pradeep Kumar Jain



and Shri Sanjeev Kumar Jain and one Non-Executive, Independent Director viz. Shri Ashok Kumar, who is also the Chairman of the Committee. The Committee was re-constituted by the Board of Directors by inducting Ms. Deepa Gupta and Shri Mahendra Nath Verma as Members of the Committee with effect from May 25, 2015.

#### **Nomination and Remuneration Committee**

As on March 31, 2015, the Committee comprised of Dr. Pritam Singh (Chairman), Shri Ramdas Janardhana Kamath and Shri Ashok Kumar, all being Non-Executive, Independent Directors. The Committee has been re-constituted twice by induction of Shri Mahendra Nath Verma as member of the Committee at the Board Meeting held on May 25, 2015 and subsequently, upon resignation of Shri Ramdas Janardhana Kamath from the Board with effect from August 5, 2015.

A detailed note on the Committees of the Board of Directors is given in the Corporate Governance Report forming part of the Annual Report.

#### **11. NUMBER OF MEETINGS OF THE BOARD**

Six meetings of the Board of Directors were held during the year. For details of the meetings of the Board, please refer to the Corporate Governance Report, which forms part of this Report.

#### **12. BOARD EVALUATION**

The Board of Directors has carried out an annual evaluation of its own performance, Board Committees and individual Directors pursuant to the provisions of the Act and Clause 49 of the Listing Agreement. The performance of the Board was evaluated after seeking inputs from all the directors on the basis of the criteria such as the Board composition and structure, effectiveness of Board processes, information and functioning, etc.

The performance of the Committees was evaluated by the Board after seeking inputs from the Committee members on the basis of the criteria such as the composition of Committees, effectiveness of Committee meetings etc.

The Board and the Nomination and Remuneration Committee reviewed the performance of the individual Directors on the basis of the criteria such as the contribution of the individual Director to the Board and Committee meetings like preparedness on the issues to be discussed, meaningful and constructive contribution and inputs in meetings, etc. In addition, the Chairman was also evaluated on the key aspects of his role.

In a separate meeting of Independent Directors, performance of Non-Independent Directors, performance of the Board as a whole and performance of the Chairman was evaluated.

#### **13. POLICY ON DIRECTORS' APPOINTMENT AND REMUNERATION AND OTHER DETAILS**

The Nomination and Remuneration Policy recommended by the Nomination and Remuneration Committee duly approved by the Board of Directors of the Company is attached as **Annexure I**.

The details of programmes for familiarisation of Independent Directors with the Company, their roles, rights, responsibilities in the Company, nature of the industry in which the Company operates, business model of the Company and related matters are posted on the website of the Company at the link: <http://www.parsvnath.com/corporate/investors-familiarisation-programs.asp?investors=fp>

#### **14. DIRECTORS' RESPONSIBILITY STATEMENT**

Pursuant to the provisions of Section 134(5) of the Companies Act, 2013 ('Act'), the Board of Directors, to the best of their knowledge and ability, state that:

- a) in the preparation of the annual accounts for the year ended March 31, 2015, 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, 2015 and of the loss of the Company for the 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 2014-15.

## 15. CORPORATE SOCIAL RESPONSIBILITY

The brief outline of the Corporate Social Responsibility (CSR) Policy of the Company and the initiatives undertaken by the Company on CSR activities during the year are set out in **Annexure II** of this report in the format prescribed in the Companies (Corporate Social Responsibility Policy) Rules, 2014.

The Company's CSR policy is available on the Company's web site at link: <http://www.parsvnath.com/corporate/investors-csr-policy.asp?investors=csr>

## 16. CONTRACTS AND ARRANGEMENTS WITH RELATED PARTIES

All contracts / arrangements / transactions entered by the Company during the financial year with related parties were in the ordinary course of business and on an arm's length basis.

The Company in its ordinary course of business extends financial assistance to its subsidiary companies, including wholly owned subsidiary companies for their principal business activities. To support the wholly owned subsidiary companies (whose accounts are consolidated with the Company and placed before the shareholders at the general meeting for approval) during their long gestation period of projects, at the request of such wholly owned subsidiary companies, the Company provides loans without charging any interest. Such contracts and arrangements with wholly owned subsidiary companies do not fall into any category of contracts or arrangements envisaged under Section 188 of the Companies Act, 2013.

During the year, the Company had not entered into any contract / arrangement / transaction with related parties which could be considered material in accordance with the policy of the Company on materiality of related party transactions.

In view of the above, the requirement of giving particulars of contracts / arrangements made with related parties, in Form AOC-2 are not applicable for the year under review.

The Policy on 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/corporate/investors-related-party-transaction-policy.asp?investors=rptp>.

Your Directors draw attention of the members to Note No. 61 to the financial statements which sets out related party disclosures.

## 17. INTERNAL FINANCIAL CONTROL AND INTERNAL AUDIT

The Company has in place adequate internal financial controls with reference to the financial statements. The Audit Committee of the Board 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.

## 18. AUDIT COMMITTEE RECOMMENDATIONS

During the period 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.

## 19. AUDITORS

M/s Deloitte Haskins & Sells (Deloitte), Chartered Accountants (Firm Registration No. 015125N), Statutory Auditors of the Company, shall retire at the conclusion of the ensuing Annual General Meeting (AGM) and are eligible for re-appointment. Pursuant to the provisions of Section 139 of the Act and the Rules made thereunder, it is proposed to re-appoint Deloitte as Statutory Auditors of the Company from the conclusion of the forthcoming AGM till the conclusion of the next AGM.

As required under Section 139 of the Act, the Company has obtained a written consent from Deloitte, to such appointment and also a certificate to the effect that their appointment, if made, would be in accordance with Section 139(1) of the Act and the Rules made thereunder, as may be applicable.

## 20. AUDITORS' REPORT

There is no qualification in the Auditors' Report on the Stand-alone and Consolidated Financial Statements of the Company for the financial year ended March 31, 2015.

The Auditors in their report to the Members have made certain observations in clauses (vii)(a) and (ix) of the Annexure referred to in their Report on the Standalone Financial Statements and clauses (vii)(a), (vii)(b) and (ix) of the Annexure referred to in their Report on the Consolidated Financial Statements and the response of your Directors is as follows:



The delays caused in making timely payment of principal and interest on its borrowings and discharge of its statutory liabilities have been due to continued recession in the real estate industry owing to slowdown in demand. The Company is also facing lack of adequate sources of finance to fund development of its ongoing projects resulting in delayed realisations from its customers and lower availability of funds to discharge its liabilities. However, there were no undisputed statutory dues of the Company which were outstanding for more than six months since they became due. The Company is exploring alternative sources of finance, including sale of non-core assets to generate adequate cash inflows for meeting these obligations and to overcome this liquidity crunch.

#### **21. COST AUDITORS**

The Company has appointed M/s Chandra Wadhwa & Company, Cost Accountants, as Cost Auditors for conducting the audit of cost records of the Company for the Financial Year 2015-16, subject to the approval of the Members on the remuneration to be paid to them.

#### **22. SECRETARIAL AUDITORS**

The Board of Directors of the Company has appointed M/s Chandrasekaran Associates, Company Secretaries, to conduct the Secretarial Audit of the Company for the Financial Year 2015-16. The Secretarial Audit Report for the financial year ended March 31, 2015 is annexed herewith as **Annexure III** to this Report. The Secretarial Auditors in their report have made certain observations and the response of your Directors is as follows:-

1. The Company has reversed managerial remuneration paid in excess of the limits specified under the Companies Act, 2013 which amounts are being held in trust by the Directors. The Company intends to obtain shareholders' approval in the ensuing Annual General Meeting and file applications with the Central Government to obtain requisite approvals in this regard.
2. There were certain instances of delay in the repayment of fixed deposit accepted by the Company prior to April 1, 2014, during the period under review. The Company has, however fully repaid the entire amount of fixed deposits accepted from the public and discontinued with the Fixed Deposit Scheme with effect from April 1, 2014 and has no overdue deposits as on March 31, 2015.
3. There were instances of delay in repayment of dues to the Banks/financial institutions during the period under review- Kindly refer to response on Auditors' Report.

#### **23. CORPORATE GOVERNANCE**

A separate section on Corporate Governance, forming part of the Board's Report and the Certificate from the Auditors confirming compliance with the Corporate Governance norms, as prescribed under Clause 49 of the Listing Agreement, are included in the Annual Report.

##### **Code of Conduct**

The Board of Directors has laid down a Code of Conduct for Board Members and Senior Management Personnel under Clause 49 (II) (E) of the Listing Agreement. The said Code has been posted on the Company's website [www.parsvnath.com](http://www.parsvnath.com). As prescribed under Clause 49 of the Listing Agreement, a declaration signed by the Managing Director & CEO affirming compliance with the aforesaid Code of Conduct by the Directors and Senior Management Personnel of the Company for the financial year 2014-15 is annexed and forms part of Corporate Governance Report.

#### **24. LISTING WITH STOCK EXCHANGES**

During the year under review, the equity shares of the Company continue to remain listed with the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE). The listing fee for the financial year 2015-16 has been paid by the Company to NSE and BSE. The Equity Shares of the Company continue to be included in the list of CNX Nifty 500 index of NSE.

#### **25. TRANSFER TO INVESTOR EDUCATION AND PROTECTION FUND**

The Company has, during the year under review, transferred a sum of ₹ 14.49 Lacs to Investor Education and Protection Fund (IEPF), in compliance with the provisions of Section 205C of the Companies Act, 1956. The said amount represents the amount of dividend declared by the Company for Financial Year 2006-07, which remained unclaimed by the members of the Company for a period exceeding 7 years from its due date of payment.

During the financial year 2015-16, the dividend declared by the Company for Financial Year 2007-08, remaining unclaimed in terms of Section 205C of the Companies Act, 1956 is being transferred to IEPF. The applicants are entitled to claim the unclaimed dividend amount for Financial Year 2007-08 before transfer of the amount to the said Fund. The details of such unclaimed money together with the procedure for claiming the same has been detailed in the Corporate Governance Report and the Notice convening the Annual General Meeting forming part of the Annual Report.



## 26. DISCLOSURES

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

The nature of operations of the Company does not require disclosure of particulars relating to conservation of energy and technology absorption, as prescribed under Section 134(3)(m) of the Act read with the Rule 8(3) of the Companies (Accounts) Rules, 2014. During the year under review, the Company has nil foreign exchange earnings and has incurred expenditure of ₹ 182.51 Lacs, as compared to nil foreign exchange earnings and expenditure of ₹ 254.22 Lacs in the previous year respectively.

### 2. Particulars of Employees

The information required under Section 197 of the Act read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are given below:

- a. The ratio of the remuneration of each director to the median remuneration of the employees of the Company as on March 31, 2015:

Name of the Directors	Ratio to median remuneration
<b>Non-Executive Directors</b>	
Shri R.J. Kamath*	0.59
Shri Ashok Kumar	1.74
Dr. Pritam Singh	0.74
Ms. Deepa Gupta**	N.A.
<b>Executive Directors</b>	
Shri Pradeep Kumar Jain	25.00
Shri Sanjeev Kumar Jain	25.00
Dr. Rajeev Jain	25.00

\*Resigned with effect from August 5, 2015

\*\*Appointed with effect from March 30, 2015.

- b. The percentage increase in remuneration of each director, chief executive officer, chief financial officer, company secretary in the financial year: Nil
- c. The percentage increase in the median remuneration of employees in the financial year: Nil
- d. The number of permanent employees on the rolls of Company as on March 31, 2015: 579
- e. The explanation on the relationship between average increase in remuneration and Company Performance: There was no increase in remuneration of employees of the Company, in general, during Financial Year ended March 31, 2015.
- f. Comparison of the remuneration of the key managerial personnel against the performance of the Company:

<b>Aggregate remuneration of key managerial personnel (KMP) in FY 2014-15 (₹ Lacs)</b>	<b>351.70</b>
Revenue (₹ Lacs)	71,910.54
Remuneration of KMPs (as % of revenue)	0.49
Profit/ (Loss) before Tax (₹ Lacs)	(28,329.63)
Remuneration of KMP (as % PBT)	N.A.

- g. Variations in the market capitalisation of the Company, price earnings ratio as at the closing date of the current financial year and previous financial year:



Particulars	March 31, 2015	March 31, 2014	% Change
Market Capitalisation (₹ Lacs)	80,726.11	1,05,966.61	-23.82
Price Earnings Ratio	(2.01)	0.54	-26.87

- h. Percentage increase over decrease in the market quotations of the shares of the Company in comparison to the rate at which the Company came out with the last public offer:

Particulars	March 31, 2015	November 23, 2006	% Change*
Market Price (NSE)	18.55	300	-87.63
Market Price (BSE)	18.65	300	-87.57

\*adjusted pursuant to split/ sub-division of equity shares

- i. 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: Nil
- j. Comparison of each remuneration of the key managerial personnel against the performance of the Company:

	Shri Pradeep Kumar Jain, Whole-time Director designated as Chairman	Shri Sanjeev Kumar Jain, Managing Director & CEO	Dr. Rajeev Jain, Whole-time Director designated as Director (Marketing)	Shri V. Mohan, Company Secretary	Shri M.C. Jain, Group Chief Financial Officer
Remuneration in FY 2014-15 (₹ Lacs)	85	85	85	50.10	46.60
Revenue (₹ Lacs)	71,910.54				
Remuneration as % of revenue	0.12	0.12	0.12	0.07	0.06
Profit/(Loss) before Tax (₹ Lacs)	(28,329.63)				
Remuneration (as % of PBT)	Not Applicable				

- k. The key parameters for any variable component of remuneration availed by the directors: Not applicable.
- l. The ratio of the remuneration of the highest paid director to that of the employees who are not directors but receive remuneration in excess of the highest paid director during the year: None.
- m. Affirmation that the remuneration is as per the remuneration policy of the Company:  
The Company affirms that remuneration is as per the remuneration policy of the Company.
- n. The statement showing particulars of the employees of the Company, to be furnished under Section 197 (12) of the Act read with Rule 5 (2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, as amended, is annexed hereto as **Annexure IV** to this Report.



### 3. Particulars of loans, guarantees or investments under Section 186 of the Companies Act, 2013

As your Company is engaged in the business of real estate development included in the term Infrastructural projects/facilities under Schedule VI to the Companies Act, 2013, the provisions of Section 186 of the Companies Act, 2013 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 standalone financial statements.

### 4. Extract of Annual Return

Extract of Annual Return in Form MGT-9, as required under Section 92 of the Act is annexed herewith as **Annexure V** to this Report.

## 27. RISK MANAGEMENT

During the year, your Directors have approved a Risk Management Policy to assist the Board in (a) Overseeing and approving the Company's enterprise wide risk management framework; and (b) Overseeing that all the risks that the organization faces such as strategic, financial, credit, market, liquidity, security, property, IT, legal, regulatory, reputational and other risks have been identified and assessed and there is an adequate risk management infrastructure in place capable of addressing those risks.

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, organisational structures, processes, standards, code of conduct etc. governs how the Company conducts its business and manages associated risks.

The Board periodically reviews implementation and monitoring of the risk management plan for the Company including identification therein of elements of risks, if any, which in the opinion of the Board may threaten the existence of the Company.

## 28. Vigil Mechanism

The Vigil Mechanism of the Company, which also incorporates a Whistle Blower Policy for Directors and

employees to report genuine concerns in the prescribed manner, in terms of the Listing Agreement. The Vigil Mechanism is overseen by the Audit Committee and 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 Shri V. Mohan, Sr. Vice President (Legal) & Company Secretary designated as Whistle and Ethics Officer under the aforesaid mechanism. During the year, no such incidence was reported and no personnel were denied access to the Chairman of the Audit Committee. The Policy on Vigil Mechanism and Whistle Blower Policy may be accessed on the Company's website at the link: <http://www.parsvnath.com/corporate/investors-vmwp.asp?investors=vmw>.

## 29. 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:

1. Details relating to deposits covered under Chapter V of the Act.
2. Issue of equity shares with differential rights as to dividend, voting or otherwise.
3. Issue of shares (including sweat equity shares) to employees of the Company under any scheme.
4. Neither the Managing Director nor the Whole-time Directors of the Company receive any remuneration or commission from any of its subsidiaries.
5. No significant or material orders were passed by the Regulators or Courts or Tribunals which impact the going concern status and Company's operations in future.

Your Directors further state that during the year under review, there were no cases filed/ reported pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.



## **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 in the management of the Company. Your Directors wish to appreciate the confidence reposed by the foreign investors in the Company, by inducting funds for implementation of various ongoing projects of the Company through investment in our SPV Companies.

The Directors also wish to acknowledge the contribution made by employees at all levels for steering the growth of the organisation. We 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/-**

**PRADEEP KUMAR JAIN**

**Chairman**

**DIN 00333486**

Place: New Delhi

Date: August 19, 2015

## **CAUTIONARY STATEMENT**

*Certain statements in the Board's Report describing the Company's objectives, projections, estimates, expectations or predictions may be forward-looking statements within the meaning of applicable securities laws and regulations. Actual results could differ from those expressed or implied. Important factors that could make a difference to the Company's operations include labour and material availability, and prices, cyclical demand and pricing in the Company's principal markets, changes in government regulations, tax regimes, economic development within India and other incidental factors.*



## ANNEXURE I

### NOMINATION AND REMUNERATION POLICY

#### 1. PREAMBLE

The Board of Directors of Parsvnath Developers Limited ("the Company") constituted the "Remuneration Committee" at its Meeting held on March 14, 2006 and subsequently renamed the same as "Nomination and Remuneration Committee" with effect from May 28, 2014, consisting of three (3) Non-Executive Independent Directors.

#### 2. OBJECTIVE

The Nomination and Remuneration Committee and this Policy shall be in compliance with Section 178 of the Companies Act, 2013 read with the applicable Rules thereto and Clause 49 of the Listing Agreement.

The Key Objectives of the Committee would be:

- 2.1 To guide the Board in relation to appointment and removal of Directors, Key Managerial Personnel and Senior Management.
- 2.2 To evaluate the performance of the members of the Board and provide necessary report to the Board for further evaluation of the Board.
- 2.3 To recommend to the Board a Policy relating to Remuneration for Directors, Key Managerial Personnel and other employees.
- 2.4 To provide to Key Managerial Personnel and Senior Management reward linked directly to their effort, performance, dedication and achievement relating to the Company's operations.
- 2.5 To retain, motivate and promote talent and to ensure long term sustainability of talented managerial persons and create competitive advantage.
- 2.6 To devise a policy on Board diversity
- 2.7 To develop a succession plan for the Board and to regularly review the plan;

#### 3. DEFINITIONS

- 3.1 **Act** means the Companies Act, 2013 and Rules framed thereunder, as amended from time to time.
- 3.2 **Board** means Board of Directors of the Company.
- 3.3 **Committee** means Nomination and Remuneration Committee of the Board of Directors.
- 3.4 **Company** means Parsvnath Developers Limited.
- 3.5 **Directors** mean Directors appointed to the Board of Directors of the Company.
- 3.6 **"Independent Director"** means a director referred to in Section 149 (6) of the Companies Act, 2013
- 3.7 **"Key Managerial Personnel"** means key managerial personnel as defined under the Companies Act, 2013 and includes:
  - (i) Managing Director, or Chief Executive Officer or Manager;
  - (ii) Company Secretary;
  - (iii) Whole-time director;
  - (iv) Chief Financial Officer; and
  - (v) such other officer as may be prescribed



- 3.8. **“Policy”** means Nomination and Remuneration Policy.
- 3.9. **“Senior Management”** means personnel of the company who are members of its core management team excluding the Board of Directors. This would normally comprise all members of management one level below the executive directors, including all functional heads, Chief Operating Officers, Sr. Vice Presidents and Vice Presidents.

#### **4. TERMS OF REFERENCE/ ROLE OF THE COMMITTEE**

The Committee shall have roles in accordance with the provisions of Section 178 of the Companies Act, 2013 read with Rules notified thereunder and amended Clause 49 of the Listing Agreement with the Stock Exchanges and shall act in accordance with the terms of reference which shall, inter alia, include the following,—

1. The Committee shall 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 and other employees.
2. The Committee shall 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 and shall carry out evaluation of every director's performance including Independent Directors.
3. The Nomination and Remuneration Committee shall, while formulating the policy under point 1 above ensure that—
  - (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, key managerial personnel 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. The Committee shall also devise a policy on Board diversity.

#### **5. FUNCTIONS OF COMMITTEE**

##### **5.1. Matters to be dealt with, perused and recommended to the Board by the Nomination and Remuneration Committee**

The Committee shall:

- 5.1.1. Formulate the criteria for determining qualifications, positive attributes and independence of a director.
- 5.1.2. Identify persons who are qualified to become Director and persons who may be appointed in Key Managerial Personnel and Senior Management positions in accordance with the criteria laid down in this policy.
- 5.1.3. Recommend to the Board, appointment and removal of Director, KMP and Senior Management Personnel.
- 5.1.4. Carry out evaluation of Independent Directors and Board.

##### **5.2. Policy for appointment and removal of Director, KMP and Senior Management**

###### **5.2.1. Appointment criteria and qualifications**

- a) The Committee shall identify and ascertain the integrity, qualification, expertise and experience of the person for appointment as Director, KMP or at Senior Management level and recommend to the Board his / her appointment.
- b) A person should possess adequate qualification, expertise and experience for the position he / she is considered for appointment. The Committee has discretion to decide whether qualification, expertise and experience possessed by a person is sufficient / satisfactory for the concerned position.



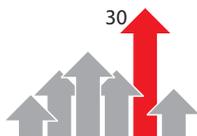
- c) The Committee should ensure that the person so appointed as Director/ Independent Director/ KMP/ Senior Management Personnel shall not be disqualified under the Companies Act, 2013, Rules made thereunder, Listing Agreement or any other enactment for the time being in force.
- d) The Company shall 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 passing a special resolution based on the explanatory statement annexed to the notice for such motion indicating the justification for extension of appointment beyond seventy years.

### 5.2.2. Term / Tenure

- a) **Managing Director/Whole-time Director:**  
The Company shall appoint or re-appoint any person as its Executive Chairman, Managing Director or Executive Director/ Whole Time 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.
- b) **Independent Director:**
  - ✓ An Independent Director shall hold office for a term up to five consecutive years on the Board of the Company and will be eligible for re-appointment on passing of a special resolution by the Company and disclosure of such appointment in the Board's report
  - ✓ No Independent Director shall hold office for more than two consecutive terms, but such Independent Director shall be eligible for appointment after expiry of three years of ceasing to become an Independent Director. Provided that an Independent Director shall not, during the said period of three years, be 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 number of Boards on which such Independent Director serves is restricted to seven listed companies as an Independent Director and three listed companies as an Independent Director in case such person is serving as a Whole-time Director of a listed company or such other number as may be prescribed under the Act/ listing Agreement.

### 5.2.3. Evaluation

- a) The Committee shall carry out evaluation of performance of every Director, KMP and Senior Management Personnel at regular interval (yearly).
- b) **CRITERIA FOR EVALUATION OF THE DIRECTORS:**
  1. **Executive Directors:**  
The Managing Director, Executive Directors/ Whole Time Directors shall be evaluated on the basis of targets / Criteria given to executive Directors by the board from time to time
  2. **Non-Executive Directors:**  
The Non-Executive Directors shall be evaluated on the basis of the following criteria i.e. whether they:
    - (a) act objectively and constructively while exercising their duties;
    - (b) exercise their responsibilities in a bona fide manner in the interest of the Company;
    - (c) devote sufficient time and attention to their professional obligations for informed and balanced decision making;
    - (d) do not abuse their position to the detriment of the company or its shareholders or for the purpose of gaining direct or indirect personal advantage or advantage for any associated person;
    - (e) refrain from any action that would lead to loss of his independence;
    - (f) inform the Board immediately when they lose their independence;
    - (g) assist the Company in implementing the best corporate governance practices;
    - (h) strive to attend all meetings of the Board of Directors and the Committees;
    - (i) participate constructively and actively in the committees of the Board in which they are chairpersons or members;



c) *POSITIVE ATTRIBUTES OF DIRECTORS:*

1. Demonstrate integrity, credibility, trustworthiness, ability to handle conflict constructively, and the willingness to address issues proactively.
2. Actively update their knowledge and skills with the latest developments, market conditions and applicable legal provisions.
3. Willingness to devote sufficient time and attention to the Company's business and discharge their responsibilities.
4. Assist in bringing independent judgment to bear on the Board's deliberations especially on issues of strategy, performance, risk management, resources, key appointments and standards of conduct.
5. Ability to develop a good working relationship with other Board members and contribute to the Board's working relationship with the senior management of the Company.
6. Act within their authority, assist in protecting the legitimate interests of the Company, its shareholders and employees.
7. Other attributes as given in the Companies Act, 2013 read with the Rules made thereunder and Clause 49 of the Listing Agreement as amended from time to time.

**5.2.4 Removal**

Due to reasons for any disqualification mentioned in the Act or under any other applicable Act, Rules and regulations thereunder, the Committee may recommend, to the Board with reasons recorded in writing, removal of a Director, KMP or Senior Management Personnel subject to the provisions and compliance of the said Act, Rules and regulations.

**5.2.5 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, Senior Management Personnel in the same position/ remuneration or otherwise even after attaining the retirement age, for the benefit of the Company.

**5.3. Policy relating to the Remuneration for the Whole-time Director, KMP and Senior Management Personnel**

**5.3.1. General:**

- a) The remuneration / compensation / commission etc. to the Whole-time Director, KMP and Senior Management Personnel will be determined by the Committee and recommended to the Board for approval. The remuneration / compensation / commission etc. shall be subject to the prior/post approval of the shareholders of the Company and Central Government, wherever required.
- b) The remuneration and commission to be paid to the Whole-time Director shall be in accordance with the percentage / slabs / conditions laid down in the Articles of Association of the Company and as per the provisions of the Act.
- c) Increments to the existing remuneration/ compensation structure may be recommended by the Committee to the Board which should be within the slabs approved by the Shareholders in the case of Whole-time Director.
- d) Where any insurance is taken by the Company on behalf of its Whole-time Director, Chief Executive Officer, Chief Financial Officer, the Company Secretary and any other employees for indemnifying them against any liability, the premium paid on such insurance shall not be treated as part of the remuneration payable to any such personnel. Provided that if such person is proved to be guilty, the premium paid on such insurance shall be treated as part of the remuneration.

**5.3.2. Remuneration to Whole-time / Executive / Managing Director, KMP and Senior Management Personnel:**

- a) Fixed pay:

The Whole-time Director/ KMP and Senior Management Personnel shall be eligible for a monthly remuneration as may be approved by the Board on the recommendation of the Committee. The breakup of the pay scale and quantum of perquisites including, employer's contribution to P.F, pension scheme, medical



expenses, club fees etc. shall be decided and approved by the Board/ the Person authorized by the Board on the recommendation of the Committee and approved by the shareholders and Central Government, wherever required.

b) Minimum Remuneration:

If, in any financial year, the Company has no profits or its profits are inadequate, the Company shall pay remuneration to its Managing Director/ Executive Director/ Whole-time Director in accordance with the provisions of Schedule V of the Act and if it is not able to comply with such provisions, with the previous approval of the Central Government.

c) Provisions for excess remuneration:

If any Managing Director/ Executive Director/ Whole-time Director draws or receives, directly or indirectly by way of remuneration any such sums in excess of the limits prescribed under the Act or without the prior sanction of the Central Government, where required, he / she shall refund such sums to the Company and until such sum is refunded, hold it in trust for the Company. The Company shall not waive recovery of such sum refundable to it unless permitted by the Central Government.

**5.3.3. Remuneration to Non- Executive / Independent Director:**

a) Remuneration / Commission:

The remuneration / commission shall be fixed as per the slabs and conditions mentioned in the Articles of Association of the Company and the Act.

b) Sitting Fees:

The Non- Executive / Independent Director may receive remuneration by way of fees for attending meetings of Board or Committee thereof. Provided that the amount of such fees shall not exceed ₹ One Lac per meeting of the Board or Committee or such amount as may be prescribed by the Central Government from time to time.

c) Commission:

Commission may be paid within the monetary limit approved by shareholders, subject to the limit not exceeding 1% of the profits of the Company computed as per the applicable provisions of the Act.

d) Stock Options:

An Independent Director shall not be entitled to any stock option of the Company.

**5.4 Policy relating to Remuneration of the Employees at the level of Vice President and above**

1. To ensure that the level and components of remuneration is reasonable and sufficient to attract, retain and motivate employees to bring optimum results in the interest of the Company.
2. No employee is involved in deciding his or her own remuneration.
3. The trend prevalent in the similar industry, nature and size of business is kept in view and given due weightage to arrive at a competitive quantum of remuneration.
4. It is to be ensured that relationship of remuneration to the performance is clear & meets appropriate performance benchmarks which are unambiguously laid down and communicated.
5. Improved performance should be rewarded by increase in remuneration and suitable authority for value addition in future.
6. Consistent application of remuneration parameters across the organisation.
7. Provisions of law with regard to making payment of remuneration, as may be applicable, are complied.

**5.5 Policy relating to the Remuneration of Other employees**

The remuneration of other employees is fixed from time to time as per the guiding principles outlined above and considering industry standards and cost of living. In addition to basic salary they are also provided perquisites and other benefits as per schemes of the Company and statutory requirements, where applicable.

**6. CONSTITUTION OF THE COMMITTEE**

- a. The Committee shall consist of a minimum 3 non-executive directors, majority of them being independent.



- b. Minimum two (2) members shall constitute a quorum for the Committee meeting.
- c. Membership of the Committee shall be disclosed in the Annual Report.
- d. Term of the Committee shall be continued unless terminated by the Board of Directors.

#### **7. CHAIRPERSON OF THE COMMITTEE**

- a. Chairperson of the Committee shall be an Independent Director.
- b. Chairperson of the Company may be appointed as a member of the Committee but shall not be a Chairman of the Committee.
- c. In the absence of the Chairperson, the members of the Committee present at the meeting shall choose one amongst them to act as Chairperson except the Chairman of the Company.
- d. Chairman of the Committee meeting shall be present at the Annual General Meeting or may nominate some other member to answer the shareholders' queries.

#### **8. FREQUENCY OF MEETINGS**

The meeting of the Committee shall be held at such regular intervals as may be required.

#### **9. MINUTES OF COMMITTEE MEETING**

Proceedings of all meetings must be minuted and signed by the Chairman of the Committee at the subsequent meeting. Minutes of the Committee meetings will be tabled at the subsequent Board and Committee meeting.

#### **10. VOTING**

Matters arising for determination at Committee meetings shall be decided by a majority of votes of Members present and voting and any such decision shall for all purposes be deemed a decision of the Committee.

In the case of equality of votes, the Chairman of the meeting will have a casting vote.

#### **11. COMMITTEE MEMBERS' INTERESTS**

- a. A member of the Committee is not entitled to be present when his or her own remuneration is discussed at a meeting or when his or her performance is being evaluated.
- b. The Committee may invite such executives, as it considers appropriate, to be present at the meetings of the Committee.

#### **12. DUTIES**

12.1 The duties of the Committee in relation to nomination matters include:

12.1.1 Ensuring that there is an appropriate induction in place for new Directors and members of Senior Management and reviewing its effectiveness;

12.1.2 Ensuring that on appointment to the Board, Non-Executive Directors receive a formal letter of appointment in accordance with the Guidelines provided under the Act;

12.1.3 Identifying and recommending Directors who are to be put forward for retirement by rotation.

12.1.4 Determining the appropriate size, diversity and composition of the Board;

12.1.5 Setting a formal and transparent procedure for selecting new Directors for appointment to the Board;

12.1.6 Developing a succession plan for the Board and Senior Management and regularly reviewing the plan;

12.1.7 Evaluating the performance of the Board members and Senior Management in the context of the Company's performance from business and compliance perspective;

12.1.8 Making recommendations to the Board concerning any matters relating to the continuation in office of any Director at any time including the suspension or termination of service of an Executive Director as an employee of the Company subject to the provision of the law and their service contract.

12.1.9 Delegating any of its powers to one or more of its members or the Secretary of the Committee;

12.1.10 Recommend any necessary changes to the Board; and

12.1.11 Considering any other matters, as may be requested by the Board.

12.2 The duties of the Committee in relation to remuneration matters include:



- 12.2.1 To consider and determine the Remuneration Policy, based on the performance and also bearing in mind that the remuneration is reasonable and sufficient to attract, retain and motivate members of the Board and such other factors as the Committee shall deem appropriate all elements of the remuneration of the members of the Board.
- 12.2.2 To approve the remuneration of the Senior Management including key managerial personnel of the Company maintaining a balance between fixed and incentive pay reflecting short and long term performance objectives appropriate to the working of the Company.
- 12.2.3 To delegate any of its powers to one or more of its members or the Secretary of the Committee.
- 12.2.4 To consider any other matters as may be requested by the Board.
- 12.2.5 Professional indemnity and liability insurance for Directors and senior management.

### **13. POLICY ON BOARD DIVERSITY**

The Board of Directors shall have the optimum combination of Directors from the 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 Board member who has accounting or related financial management expertise and atleast three members who are financially literate.

The Board shall have atleast one Woman Director as per the statutory requirements.

### **14. DISCLOSURE OF INFORMATION**

- a. Details of Policy shall be disclosed in the Board's Report.
- b. Information on the total remuneration of members of the Company's Board of Directors, Whole Time Directors and KMP/ senior management personnel may be disclosed in the Company's annual financial statements as per statutory requirements.

### **15. APPLICABILITY OF THE REMUNERATION POLICY**

This Remuneration Policy shall continue to guide all future employment of Directors, Company's Senior Management including Key Managerial Personnel and other employees and shall also extend to Directors and Employees of subsidiary companies including Parsvnath Estate Developers Pvt. Ltd. and Parsvnath Rail Land Project Pvt. Ltd., listed subsidiaries.

Any departure from the policy can be undertaken only with the approval of the Board of Directors.

### **16. REVIEW AND AMENDMENT**

- 1. The NRC or the Board may review the Policy as and when it deems necessary.
- 2. The NRC may issue the guidelines, procedures, formats, reporting mechanism and manual in supplement and better implementation to this Policy, if it thinks necessary.
- 3. This Policy may be amended or substituted by the Board as and when required.
- 4. This Policy shall be hosted on the Company's website.
- 5. The right to interpret this Policy vests in the Board of Directors of the Company.

### **17. DEVIATIONS FROM THE POLICY**

Deviations on elements of this policy in extraordinary circumstances, when deemed necessary in the interests of the Company, will be made if there are specific reasons to do so in an individual case.



## Annexure II

### ANNUAL REPORT ON 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 (CSR). A separate section on CSR forms part of the Annual Report. The Company's CSR Policy lays out the vision, objectives and implementation 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:**

The Company has constituted the CSR Committee which comprises three directors including two Executive Directors viz. Shri Pradeep Kumar Jain and Shri Sanjeev Kumar Jain and one Non-Executive Independent Director viz. Shri Ashok Kumar, who is also the Chairman of the Committee and Shri V. Mohan, Sr. Vice President (Legal) & Company Secretary acts as the Secretary to the Committee. The Committee has been re-constituted by the Board of Directors of the Company at its meeting held on May 25, 2015 by induction of Shri Mahendra Nath Verma and Ms. Deepa Gupta, Non-Executive, Independent Directors as members of the Committee.

**3. Average net profit of the company for last three financial years for the purpose of computation of CSR:**  
₹ 11,919.13 Lacs.

**4. Prescribed CSR Expenditure (two per cent of the amount as in item 3 above):** ₹ 238.38 Lacs

**5. Details of CSR spent during the financial year:** Nil

**6. In case the company has failed to spend the two per cent of the average net profit of the last three financial years or any part thereof, the company shall provide the reasons for not spending the amount in its Board report.**

Suitable eligible project(s) is/are being identified to make expenditure towards Corporate Social Responsibility. However, in view of loss incurred during the financial year ended 2014-15, expenditure on CSR activities could not be made.

**7. A responsibility statement of the CSR committee that the implementation and monitoring of CSR policy, is in compliance with CSR objectives and policy of the Company.**

We hereby declare that implementation and monitoring of the CSR project, as and when done, shall be in compliance with CSR objectives and policy of the Company.

Sd/-  
**Sanjeev Kumar Jain**  
Managing Director & CEO

Sd/-  
**Ashok Kumar**  
Chairman, Corporate Social Responsibility Committee

New Delhi  
August 19, 2015



## SECRETARIAL AUDIT REPORT FOR THE FINANCIAL YEAR ENDED MARCH 31, 2015

The Members,  
Parsvnath Developers Limited

We 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 us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our 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, we hereby report that in our opinion, the company has, during the audit period covering the financial year ended on March 31, 2015 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:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2015 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 to extent of Regulation 55A;
- (iv) Foreign Exchange Management Act, 1999 and the Rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;
- (v) The following Regulations and Guidelines 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, 1992;
  - (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009;
  - (d) The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999: Not applicable
  - (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;
  - (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 extent of securities issued;
  - (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; and
  - (h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998: Not Applicable
- (vi) As confirmed and certified by the management, there is no Sectoral law specifically applicable to the Company being in the above said Sectors / Businesses.

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

- (i) Secretarial Standards issued by The Institute of Company Secretaries of India: Not applicable for financial Year 2014-15.
- (ii) The Listing Agreements entered into by the Company with National Stock Exchange of India Limited (NSE) and BSE Limited (BSE).

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



- 1. The company has paid excess remuneration to directors. Further, the company has informed that the said amount is being held by directors in trust and the company would seek necessary approvals from the shareholders and Central Government in this regard.**
- 2. There were certain instances of delay in the repayment of fixed deposit accepted by the Company prior to April 01, 2014, during the period under review.**
- 3. There were instances of delay in repayment of dues to the Banks/financial institutions during the period under review.**

We 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 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 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.

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.

We further report that during the audit period, the company has issued 7100 Non- Convertible Debentures of ₹ 5,00,000/- each aggregating of ₹ 3,550,000,000/- on private placement basis.

Sd/-  
Rupesh Agarwal  
Partner

For Chandrasekaran Associates  
Company Secretaries  
Membership No. A16302  
Certificate of Practice No. 5673

Date : August 19, 2015  
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  
Parsvnath Tower,  
Near Shahdara Metro Station, Shahdara,  
New Delhi 110032

Our 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. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We 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 the random test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, we 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. Our examination was limited to the verification of procedures on the random 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/-  
Rupesh Agarwal  
Partner

For Chandrasekaran Associates  
Company Secretaries  
Membership No. A16302  
Certificate of Practice No. 5673

Date : August 19, 2015  
Place : New Delhi



**PARTICULARS OF EMPLOYEES PURSUANT TO SECTION 197 (12) OF THE COMPANIES ACT, 2013** **Annexure - IV**

S. No.	Name	Designation / Nature of duties	Qualifications	Remuneration (₹/Lacs)	Experience (Years)	Date of Joining	Age (Years)	Last Employment Held		Number & % of shares held in the Company as at March 31, 2015		
								Employer	Designation	Number	%	
<b>(A) Employed throughout the year and was in receipt of remuneration aggregating to ₹ 60,00,000/- or more per annum.</b>												
1.	Shri Pradeep Kumar Jain	Chairman	Graduate	85.00	29	1-Jan-02	50	Parasnath And Associates Pvt. Ltd.	Director	15,89,62,643	36.528	
2.	Shri Sanjeev Kumar Jain	Managing Director & CEO	B.E.(Civil)	85.00	23	1-Feb-02	45	Parasnath And Associates Pvt. Ltd.	Director	21,600	0.005	
3.	Dr. Rajeev Jain	Director (Marketing)	M.B.B.S.	85.00	17	1-Jan-02	42	Indraprastha Apollo Hospital	Resident Doctor	16,000	0.004	
4.	Shri Prehlad Kumar Jain	President	B.E.(Civil)	76.00	45	27-Sep-04	65	IDEB Constructions Pvt. Ltd.	Executive Director	8,266	0.002	
<b>(B) Employed for part of the year and was in receipt of remuneration not less than ₹ 5,00,000/- per month.</b>												
1.	Shri Pawan Kumar Gupta	President	B. COM., C.A.	19.00	25	11-May-06	50	Own Business	Proprietor	0	0	

**Notes:**

- None of the employees is a relative of any Director except Shri Pradeep Kumar Jain, Shri Sanjeev Kumar Jain and Dr. Rajeev Jain, who are related to each other as brothers.
- Number of shares held by Shri Pradeep Kumar Jain includes shares held by Smt. Nutan Jain, wife of Shri Pradeep Kumar Jain.
- Remuneration includes salary, allowances and monetary value of all perquisites as valued under the Income Tax Rules, 1962.
- The remuneration does not include leave encashment, gratuity and other retirement benefits.
- The nature of duties of Chairman, Managing Director and Director (Marketing) includes management of day to day operations/affairs of the Company, subject to superintendence, direction and control of the Board of Directors. President of the Company oversees the projects undertaken by the Company and other business opportunities in the territories assigned by the management of the Company.
- The nature of employment in all cases is on contractual basis except in case of Directors, whose terms have been approved by the shareholders. Other terms and conditions of employment are as per Company policy.
- All the employees have adequate experience to discharge the responsibilities assigned to them and their designations are indicative of their nature of duties.

**FORM NO. MGT 9**  
**EXTRACT OF ANNUAL RETURN**  
**as on financial year ended on March 31, 2015**

**Pursuant to Section 92 (3) of the Companies Act, 2013 and Rule 12(1) of the Companies (Management and Administration) Rules, 2014.**

**I. REGISTRATION & OTHER DETAILS:**

i)	CIN	L45201DL1990PLC040945
ii)	Registration Date	July 24, 1990
iii)	Name of the Company	Parsvnath Developers Limited
iv)	Category/Sub-category of the Company	Public Limited Company
v)	Address of the Registered office & contact details	Parsvnath Metro Tower, Near Shahdara Metro Station, Shahdara, New Delhi-110032 (Refer Note 1); Phone No: 011-43010500, 43050100
vi)	Whether listed company (Yes/ No)	Yes
vii)	Name , Address & Contact details of Registrar & Transfer Agent, if any	M/s Link Intime India Private Limited ; Address: 44, Community Centre, 2nd Floor, Naraina Industrial Area, Phase-I, Near PVR Naraina, New Delhi-110028; Phone No: 011-41410592/93/94

**Note 1:** Address of the Registered office of the Company has been modified w.e.f May 1, 2015 consequent upon deletion of word "Metro" from the name of the Building "Parsvnath Metro Tower" and hence the address of the registered office of the Company has been changed to "Parsvnath Tower, Near Shahdara Metro Station, Shahdara, New Delhi-110032"

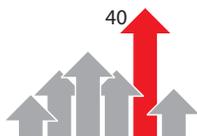
**II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY**

All the business activities contributing 10% or more of the total turnover of the company shall be stated:

S.No.	Name & Description of main products/services	NIC Code of the Product /service	% to total turnover of the Company
1	Development, Construction and Marketing of Real Estate projects for Commercial and Residential use	681-Real estate activities with own or leased property	92%

**III. PARTICULARS OF HOLDING , SUBSIDIARY AND ASSOCIATE COMPANIES**

S. No	Name & Address of the Company	CIN/GLN	Holding/ Subsidiary/ Associate	% of Shares held	Applicable Section
1	Parsvnath Landmark Developers Pvt. Ltd.	U45201DL2003PTC122489	Subsidiary	78	2(87)
2	Parsvnath Infra Ltd.	U45200DL2006PLC154061	Subsidiary	94.87	2(87)
3	Parsvnath Film City Ltd.	U92412DL2007PLC159853	Subsidiary	100	2(87)
4	Parsvnath Hotels Ltd.	U55204DL2007PLC170126	Subsidiary	100	2(87)
5	PDL Assets Ltd.	U45400DL2007PLC170966	Subsidiary	100	2(87)



S. No	Name & Address of the Company	CIN/GLN	Holding/ Subsidiary/ Associate	% of Shares held	Applicable Section
6	Parsvnath Telecom Pvt. Ltd.	U32204DL2007PTC169471	Subsidiary	100	2(87)
7	Parsvnath Developers Pte. Ltd. (Overseas Subsidiary – Singapore)	N.A.	Subsidiary	53.32	2(87)
8	Primetime Realtors Pvt. Ltd.	U70109DL2006PTC149614	Subsidiary	100	2(87)
9	Parsvnath Estate Developers Pvt. Ltd.	U45400DL2007PTC166218	Subsidiary	75.5	2(87)
10	Parsvnath Promoters and Developers Pvt. Ltd.	U45400DL2007PTC166189	Subsidiary	51	2(87)
11	Parsvnath HB Projects Pvt. Ltd.	U45200DL2008PTC175708	Subsidiary	51	2(87)
12	Parsvnath Hessa Developers Pvt. Ltd.	U45400DL2007PTC166177	Subsidiary	100	2(87)
13	Parsvnath Buildwell Pvt. Ltd.	U45400DL2008PTC178395	Subsidiary	90.05	2(87)
14	Parsvnath MIDC Pharma SEZ Pvt. Ltd. (Subsidiary of Parsvnath Infra Ltd.)	U24239MH2008PTC178174	Subsidiary (Step-Down Subsidiary)	–	2(87)
15	Parsvnath Realcon Pvt. Ltd. (Subsidiary of Parsvnath Buildwell Pvt. Ltd. )	U70109DL2008PTC177916	Subsidiary (Step-Down Subsidiary)	–	2(87)
16	Amazon India Ltd.	U74899DL1994PLC063704	Associate	48.31	2(6)
17	Homelife Real Estate Pvt. Ltd.	U70101CH2003PTC026160	Associate	50	2(6)
18	Vardaan Buildtech Pvt. Ltd.	U45201DL2005PTC138264	Associate	33.33	2(6)
19	Parsvnath Rail Land Project Pvt. Ltd.	U45203DL2011PTC227343	Associate	28.3	2(6)
20	Palakkad Infrastructure Pvt. Ltd.	U70102KL2008PTC022351	Associate	31.62 (Shares held by Parsvnath Infra Ltd., Subsidiary Company)	2(6)
21	Ratan Parsvnath Developers AOP	N.A.	Joint Venture	50	2(6)



**IV. SHAREHOLDING PATTERN (Equity Share capital Break up as % to Total Equity)**

**(i) CATEGORY-WISE SHARE HOLDING**

Category of Shareholders	No. of Shares held at the beginning of the year			No. of Shares held at the end of the year			% Change during the year
	Demat	Physical	Total	Demat	Physical	Total	
<b>A. PROMOTERS</b>							
<b>(1) Indian</b>							
a) Individual/HUF	275,622,698	0	275,622,698	270,979,214	0	270,979,214	62.268
b) Central Govt.	0	0	0	0	0	0	0
c) State Govt.(s)	0	0	0	0	0	0	0
d) Bodies Corporates	47,277,992	0	47,277,992	47,277,992	0	47,277,992	10.864
e) Bank/Fl	0	0	0	0	0	0	0
f) Any other(specify)							
Relatives of Promoters	83,200	0	83,200	83,200	0	83,200	0.019
<b>SUB TOTAL:(A) (1)</b>	<b>322,983,890</b>	<b>0</b>	<b>322,983,890</b>	<b>318,340,406</b>	<b>0</b>	<b>318,340,406</b>	<b>73.151</b>
<b>(2) Foreign</b>							
a) NRI- Individuals	0	0	0	0	0	0	0
b) Other Individuals	0	0	0	0	0	0	0
c) Bodies Corp.	0	0	0	0	0	0	0
d) Banks/Fl	0	0	0	0	0	0	0
e) Any other(specify)	0	0	0	0	0	0	0
<b>SUB TOTAL (A) (2)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Shareholding of Promoter (A)= (A)(1)+(A)(2)</b>	<b>322,983,890</b>	<b>0</b>	<b>322,983,890</b>	<b>318,340,406</b>	<b>0</b>	<b>318,340,406</b>	<b>73.151</b>
<b>B. PUBLIC SHAREHOLDING</b>							
<b>(1) Institutions</b>							
a) Mutual Funds	2,233	0	2,233	1,820	0	1,820	0
b) Banks/Fl	457,112	0	457,112	614,455	0	614,455	0.141
c) Central Govt.	0	0	0	0	0	0	0
d) State Govt.(s)	0	0	0	20	0	20	0.000
e) Venture Capital Fund	0	0	0	0	0	0	0.000
f) Insurance Companies	0	0	0	0	0	0	0
g) Foreign Institutional Investors	46,228,791	0	46,228,791	40,579,270	0	40,579,270	9.325
h) Foreign Venture Capital Investors	0	0	0	0	0	0	0
i) Others (specify)	0	0	0	0	0	0	0
<b>SUB TOTAL (B)(1):</b>	<b>46,688,136</b>	<b>0</b>	<b>46,688,136</b>	<b>41,195,565</b>	<b>0</b>	<b>41,195,565</b>	<b>9.466</b>
<b>SUB TOTAL (B)(2):</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-1.262</b>



Category of Shareholders	No. of Shares held at the beginning of the year			No. of Shares held at the end of the year			% Change during the year
	Demat	Physical	Total % of Total Shares	Demat	Physical	Total % of Total Shares	
<b>(2) Non Institutions</b>							
<b>a) Bodies corporates</b>							
i) Indian	32,350,793	0	32,350,793	38,375,471	0	38,375,471	1.384
ii) Overseas	22	0	22	22	0	22	0
b) Individuals							
i) Individual shareholders holding nominal share capital upto ₹ 1 lakh	28,435,747	27,263	28,463,010	31,789,355	34,330	31,823,685	0.772
ii) Individual shareholders holding nominal share capital in excess of ₹ 1 lakh	1,976,152	0	1,976,152	2,497,757	0	2,497,757	0.120
c) Others (specify)							
Trust	584	0	584	394	0	394	0.000
Non Resident Indians	552,978	0	552,978	772,538	0	772,538	0.178
Clearing Members	336,241	0	336,241	248,404	0	248,404	0.057
Hindu Undivided Families	1,829,364	0	1,829,364	1,796,854	0	1,796,854	0.413
Foreign Potfolio Investors-Corporate	0	0	0	130,074	0	130,074	0.030
<b>SUB TOTAL (B)(2):</b>	<b>65,481,881</b>	<b>27,263</b>	<b>65,509,144</b>	<b>75,610,869</b>	<b>34,330</b>	<b>75,645,199</b>	<b>17.382</b>
<b>Total Public Shareholding (B)= (B)(1)+(B)(2)</b>	<b>112,170,017</b>	<b>27,263</b>	<b>112,197,280</b>	<b>116,806,434</b>	<b>34,330</b>	<b>116,840,764</b>	<b>26.849</b>
<b>C. SHARES HELD BY CUSTODIAN FOR GDRs &amp; ADRs</b>	0	0	0	0	0	0	0
<b>Grand Total (A+B+C)</b>	<b>435,153,907</b>	<b>27,263</b>	<b>435,181,170</b>	<b>435,146,840</b>	<b>34,330</b>	<b>435,181,170</b>	<b>0.000</b>

**(ii) SHAREHOLDING OF PROMOTERS**

Shareholder's Name*	Shareholding at the beginning of the Year			Shareholding at the end of the Year			% change in shareholding during the year
	No. of shares	% of total shares of the Company	% of shares pledged/ encumbered to total shares	No. of shares	% of total shares of the Company	% of shares pledged/ encumbered to total shares	
Shri Pradeep Kumar Jain	113,797,153	26.149	26.016	113,916,669	26.177	19.154	0.028
Smt Nutan Jain	44,908,974	10.320	5.772	45,045,974	10.351	3.895	0.031
Pradeep Kumar Jain & Sons HUF	116,916,571	26.866	26.070	112,016,571	25.740	21.994	-1.126
Parasnath And Associates Pvt. Ltd.	47,277,992	10.864	10.830	47,277,992	10.864	7.051	0
Shri Sanjeev Kumar Jain	21,600	0.005	0	21,600	0.005	0	0
Late Shri Sheetal Prasad Jain	21,600	0.005	0	21,600	0.005	0	0
Ms. Neelam Jain	24,000	0.005	0	24,000	0.005	0	0
Dr. Rajeev Jain	16,000	0.004	0	16,000	0.004	0	0
<b>TOTAL</b>	<b>322,983,890</b>	<b>74.218</b>	<b>68.688</b>	<b>318,340,406</b>	<b>73.151</b>	<b>52.094</b>	<b>-1.067</b>

\* Includes Promoter & Promoter Group

**(iii) CHANGE IN PROMOTERS' SHAREHOLDING (SPECIFY, IF THERE IS NO CHANGE)**

Particulars	Name of Promoters alongwith their PAN	Change in the number of Shares	Date wise increase/decrease in Promoters Shareholding during the year	Reasons for increase/decrease (e.g. allotment/ transfer/bonus/ sweat equity etc)	Shareholding at the beginning of the Year No. of Shares	Shareholding at the end of the Year % of total shares of the company	Cumulative Share holding during the year No. of shares	% of total shares of the company
<b>At the beginning of the year</b>					<b>113,797,153</b>	<b>26.149</b>		
Date wise increase/decrease in Promoters Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/ bonus/sweat equity etc)	Shri Pradeep Kumar Jain (AHPJ6194D)	-1,713,000	November 10, 2014	Invocation of pledged shares			112,084,153	25.756
		1,507,229	January 15, 2015	Re-transfer of invokd shares			113,591,382	26.102
		100,000	February 27, 2015	Market Purchase			113,691,382	26.125
		200,287	February 28, 2015	Market Purchase			113,891,669	26.171
		25,000	March 4, 2015	Market Purchase			113,916,669	26.177
<b>At the end of the year</b>					<b>44,908,974</b>	<b>10.320</b>	<b>113,916,669</b>	<b>26.177</b>
<b>At the beginning of the year</b>	Smt. Nutan Jain (ACBPJ9940M)	137,000	May 9, 2014	Market Purchase			45,045,974	10.351
Promoters Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/ bonus/sweat equity etc)		-1,700,000	November 10, 2014	Invocation of pledged shares			43,345,974	9.960
		1,700,000	January 15, 2015	Re-transfer of invokd shares			45,045,974	10.351
<b>At the end of the year</b>					<b>116,916,571</b>	<b>26.866</b>	<b>45,045,974</b>	<b>10.351</b>
<b>At the beginning of the year</b>	Pradeep Kumar Jain & Sons HUF (AAFHP8013H)	-4,900,000	November 10, 2014	Invocation of pledged shares			112,016,571	25.740
Promoters Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/ bonus/sweat equity etc)								
<b>At the end of the year</b>	Parasnath And Associates Pvt. Ltd. (AAACP0061B)	0	N.A.	N.A.	<b>47,277,992</b>	<b>10.864</b>	<b>112,016,571</b>	<b>25.740</b>
<b>At the beginning of the year</b>							0	0
Promoters Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/ bonus/sweat equity etc)								
<b>At the end of the year</b>							<b>47,277,992</b>	<b>10.864</b>

**(iv) SHAREHOLDING PATTERN OF TOP TEN SHAREHOLDERS (OTHER THAN DIRECTORS, PROMOTERS AND HOLDERS OF GDRs and ADRs)**

Name of the Shareholders*	Shareholding at the beginning of the year (April 1, 2014)**		Cumulative Shareholding at the end of the year (March 31, 2015)**	
	No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
Fidelity Securities Fund Fidelity Blue Chip Growth Fund	21,771,340	5.003	21,771,340	5.003
ITF Mauritius	7,052,364	1.621	9,692,168	2.227
Religare Finvest Ltd.	5,093,101	1.170	4,807,870	1.105
Seminary Tie-Up Pvt. Ltd. (Erstwhile Felex Enterprises Private Limited)	3,259,500	0.749	4,290,000	0.986
Ashika Stock Broking Limited - NSE CDX Client Margin A/c	485,737	0.112	2,881,551	0.662
Anand Rathi Global Finance Limited	792,321	0.182	2,555,903	0.587
Goldman Sachs Investments (Mauritius) I Ltd.	7,391,369	1.698	2,422,342	0.557
IL and FS Securities Services Limited	548,319	0.126	2,019,180	0.464
HSBC Bank (Mauritius) Limited	2,472,932	0.568	1,565,398	0.360
Gouri Merchandise Private Limited	0	0	1,328,773	0.305

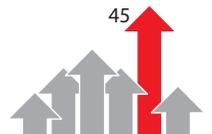
\*The names of the shareholders are taken as on March 31, 2015 and since the shares of the Company are traded on a daily basis, hence the date wise increase / decrease in shareholding is not indicated.

\*\*Shareholding is consolidated based on Permanent Account Number (PAN) of the shareholder.

**(v) SHAREHOLDING OF DIRECTORS & KMP**

For each of the Directors & KMP	Name of Directors and KMPs along with their PAN*	Change in the number of Shares	Date wise increase/decrease in Promoters Shareholding during the year	Reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc)	Shareholding at the beginning of the Year		Cumulative Share holding during the year	
					No. of Shares	% of total shares of the company	No. of shares	% of total shares of the company
<b>At the beginning of the year</b>					<b>113,797,153</b>	<b>26.149</b>		
Date wise increase/decrease in Promoters Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc)	Shri Pradeep Kumar Jain (Director & KMP) -AEHPJ6194D	-1,713,000	November 10, 2014	Invocation of pledged shares	112,084,153		112,084,153	25.756
		1,507,229	January 15, 2015	Re-transfer of invoked shares			113,591,382	26.102
		100,000	February 27, 2015	Market Purchase			113,691,382	26.125
		200,287	February 28, 2015	Market Purchase			113,891,669	26.171
		25,000	March 4, 2015	Market Purchase			113,916,669	26.177
<b>At the end of the year</b>					<b>21,600</b>	<b>0.005</b>	<b>113,916,669</b>	<b>26.177</b>
<b>At the beginning of the year</b>								
Date wise increase/decrease in Promoters Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc)	Shri Sanjeev Kumar Jain (Director & KMP)-AEHPJ6244G	0	N.A.	N.A.			0	0
<b>At the end of the year</b>							<b>21,600</b>	<b>0.005</b>
<b>At the beginning of the year</b>								
Date wise increase/decrease in Promoters Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc)	Dr. Rajeev Jain (Director & KMP)-AEDPJ4758B	0	N.A.	N.A.			0	0
<b>At the end of the year</b>					<b>16,000</b>	<b>0.004</b>		
<b>At the beginning of the year</b>								
Date wise increase/decrease in Promoters Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc)	Shri Ashok Kumar (Director)-ABFPK9610A	0	N.A.	N.A.			0	0
<b>At the end of the year</b>					<b>2,000</b>	<b>0.000</b>	<b>16,000</b>	<b>0.004</b>
<b>At the beginning of the year</b>								
Date wise increase/decrease in Promoters Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc)	Shri V.Mohana(KMP)-AAJPM9761B	0	N.A.	N.A.			0	0
<b>At the end of the year</b>					<b>1,252</b>	<b>0.000</b>	<b>2,000</b>	<b>0.000</b>
<b>At the beginning of the year</b>								
Date wise increase/decrease in Promoters Shareholding during the year specifying the reasons for increase/decrease (e.g. allotment/transfer/bonus/sweat equity etc)							0	0
<b>At the end of the year</b>							<b>1,252</b>	<b>0.000</b>

\*No other Director/KMP is holding any shares in the Company.



**V INDEBTEDNESS**  
**Details of Indebtedness of the Company including interest outstanding / accrued but not due for payment (in ₹)**

Sl. No.	Particulars	Secured loans excluding deposits	Unsecured loans	Deposits	Total Indebtedness
<b>A</b>	<b>Indebtedness at the beginning of the financial year</b>				
i)	Principal Amount	14,284,165,173	445,417,626	164,552,117	14,894,134,916
ii)	Interest due but not paid	635,844,876	28,915,756	0	664,760,632
iii)	Interest accrued but not due	252,487,579	2,112,169	8,700,557	263,300,305
	Total(i+ii+iii)	15,172,497,628	476,445,551	0	15,822,195,853
<b>B</b>	<b>Change in Indebtedness during the financial year</b>				
i)	Additions				
a)	Principal	4,923,197,514	263,320,020	0	5,186,517,534
b)	Interest	2,488,314,026	67,530,383	15,537,199	2,571,381,608
ii)	Reductions				
a)	Principal	4,904,018,264	594,403,620	164,552,117	5,662,974,001
b)	Interest	3,289,784,036	98,558,308	24,237,756	3,412,580,100
	<b>Net Change</b>				
	Principal	19,179,250	(331,083,600)	0	(311,904,350)
	Interest	(801,470,010)	(31,027,925)	0	(832,497,935)
<b>C</b>	<b>Indebtedness at the end of the financial year</b>				
i)	Principal Amount	14,303,344,423	114,334,026	0	14,417,678,450
ii)	Interest due but not paid	20,105,318	0	0	20,105,318
iii)	Interest accrued but not due	66,757,127	0	0	66,757,127
	<b>Total(i+ii+iii)</b>	<b>14,390,206,868</b>	<b>114,334,026</b>	<b>0</b>	<b>14,504,540,894</b>

**VI REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL**

**A. Remuneration to Managing Director, Whole time director and/or Manager (in ₹):**

S. No	Particulars of Remuneration	Name of the MD/WTD/Manager			Total Amount
1	<b>Gross salary</b>	<b>Shri Pradeep Kumar Jain Chairman</b>	<b>Shri Sanjeev Kumar Jain Managing Director and CEO</b>	<b>Dr. Rajeev Jain Director (Marketing)</b>	
	(a) Salary as per provisions contained in section 17(1) of the Income Tax, 1961.	8,420,800	8,460,400	8,460,400	<b>25,341,600</b>
	(b) Value of perquisites u/s 17(2) of the Income tax Act, 1961	79,200	39,600	39,600	<b>158,400</b>
	(c) Profits in lieu of salary under section 17(3) of the Income Tax Act, 1961	0	0	0	<b>0</b>
2	Stock option	0	0	0	<b>0</b>
3	Sweat Equity	0	0	0	<b>0</b>
4	Commission	0	0	0	<b>0</b>
	: as % of profit	0	0	0	<b>0</b>
	: others (specify)	0	0	0	<b>0</b>
5	Others, please specify	0	0	0	<b>0</b>
	<b>Total (A)</b>	<b>8,500,000</b>	<b>8,500,000</b>	<b>8,500,000</b>	<b>25,500,000.00</b>
	<b>Ceiling as per the Act</b>	Refer Note. 2			

**Note.2:** Since the Company has incurred a net loss during the Financial Year ended March 31, 2015, the minimum remuneration as per Schedule V to the Companies Act, 2013 ('Act') would be considered to be the ceiling.

**B. Remuneration to other directors (in ₹):**

S. No	Particulars of Remuneration	Name of the Directors		Total Amount	
1	Independent Directors	<b>Shri Ashok Kumar</b>	<b>Shri R. J. Kamath</b>	<b>Dr. Pritam Singh</b>	
	(a) Fee for attending board committee meetings	590,000	200,000	250,000	<b>1,040,000</b>
	(b) Commission	0	0	0	<b>0</b>
	(c) Others, please specify	0	0	0	<b>0</b>
	<b>Total (1)</b>	<b>590,000</b>	<b>200,000</b>	<b>250,000</b>	<b>1,040,000</b>
2	Other Non Executive Directors	N.A.			
	(a) Fee for attending board committee meetings	0	0	0	<b>0</b>
	(b) Commission	0	0	0	<b>0</b>
	(c) Others please specify.	0	0	0	<b>0</b>
	<b>Total (2)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Total (B)=(1+2)</b>	<b>590,000</b>	<b>200,000</b>	<b>250,000</b>	<b>1,040,000</b>
	<b>Total Managerial Remuneration (A+B)</b>				<b>26,540,000</b>
	<b>Overall Ceiling as per the Act</b>	Refer Note. 3			

**Note. 3:** The Non-Executive, Independent Directors were being paid only sitting fee, for attending each meeting of the Board of Directors or Committees thereof. The sitting fee so paid by the Company for each meeting is within the limits prescribed under the Act i.e. Rs. 1,00,000/- per meeting.

**C. REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD/MANAGER/WTD (in ₹)**

S. No	Particulars of Remuneration	Key Managerial Personnel			Total
		Shri V.Mohan (Company Secretary)	Shri M.C.Jain (Group CFO)		
1	<b>Gross Salary</b>				
	(a) Salary as per provisions contained in section 17(1) of the Income Tax Act, 1961.	4,977,350	4,620,311		9,597,661
	(b) Value of perquisites u/s 17(2) of the Income Tax Act, 1961	32,400	39,600		72,000
	(c) Profits in lieu of salary under section 17(3) of the Income Tax Act, 1961	0	0		0
2	Stock Option	0	0		0
3	Sweat Equity	0	0		0
4	Commission	0	0		0
	as % of profit	0	0		0
	others, specify	0	0		0
5	Others, please specify	0	0		0
	<b>Total</b>	<b>5,009,750</b>	<b>4,659,911</b>		<b>9,669,661</b>

**VII PENALTIES/PUNISHMENT/COMPOUNDING OF OFFENCES**

Type	Section of the Companies Act	Brief Description	Details of Penalty/Punishment/Compounding fees imposed	Authority (RD/NCLT/ Court)	Appeal made if any (give details)
<b>A. COMPANY</b>					
Penalty					
Punishment					
Compounding					
<b>B. DIRECTORS</b>					
Penalty					
Punishment					
Compounding					
<b>C. OTHER OFFICERS IN DEFAULT</b>					
Penalty					
Punishment					
Compounding					

# MANAGEMENT DISCUSSION AND ANALYSIS

## 1. MACRO-ECONOMIC OVERVIEW

### Global economy

The global economy grew at a moderate rate of 3.4 percent in 2014, reflecting a pickup in growth in advanced economies and a slowdown in emerging markets and developing economies.

The advanced economies registered a moderate pickup in growth rate at 1.8% which was supported by accommodative monetary policy in many countries, fall in headline inflation owing to decline in oil prices and softening of commodity prices among other factors. The growth in the United States was stronger than expected, averaging about 4 percent annualized in the last three quarters of 2014. In Japan, economic growth in 2014 was close to zero. In the euro area, activity was weaker than expected in the first half of 2014; however there were signs of pickup in the fourth quarter and in early 2015, with consumption supported by lower oil prices and higher net exports.

In the emerging economies, the growth was weaker than expected at 4.6 percent in 2014 compared to 5 percent in the previous year. The gradual slowdown in China and the partly related decline in commodity prices weakened the growth momentum to some extent in commodity-exporting countries and others with close trade links to China (*Source: International Monetary Fund, April 2015*).

Going forward, the global economy is expected to grow at 3.5 percent and 3.8 percent in 2015 and 2016, respectively. Growth in advanced economies is projected to increase from 1.8 percent in 2014 to 2.4 percent in 2015, supported by growth in the economies of United States, Euro area and Japan. Growth in emerging markets and developing economies is projected to slow down from 4.6 percent in 2014 to 4.3 percent in 2015.

### Indian economy

During the year 2014-15, the Central Statistics Office (CSO) revised the national accounts aggregates by shifting to the new base of 2011-12 from the earlier base of 2004-05. As a result, the Gross Domestic Product (GDP), estimated at 5.1 per cent and 6.9 per cent respectively during 2012-13 and 2013-14, was higher than the corresponding figures of 4.7 per cent and 5.0 per cent released under the 2004-05 series in May 2014.

The Indian economy continued to revive from the vulnerabilities associated with an economic slowdown,

persistent inflation, elevated fiscal deficit, slackening domestic demand, external account imbalances, and oscillating value of the rupee. During the year 2014-15 the economy witnessed various positive developments such as steep decline in oil prices, plentiful flow of funds from the rest of the world, and potential impact of the reform initiatives of the new government at the centre, along with its commitment to calibrated fiscal management and consolidation. As a result, the Indian economy grew at a rate of 7.4% in 2014-15, supported by improvement in the performance of both services and construction sectors, on which the growth of the real estate is dependent. The services sector registered a growth rate of 10.6%, up from 9.1 percent during the previous year and the construction activity registered an increase of 4.8 percent, up from 2.5 percent a year ago.

Looking forward, considering the government's commitment to reforms, the outlook for the country's macro-economic scenario looks optimistic. However, uncertainties could also arise from an increase in the interest rates in the United States and situation prevailing in Greece within Eurozone. Going forward, the Indian economy is expected to register a growth rate of 8.5 percent in 2015-16, supported by the revival of agriculture, better monsoon, better growth prospects of the world economy and higher exports of products and services.

## 2. INDIAN REAL ESTATE SECTOR

### Overview

The Indian real estate sector, comprising of four sub-sectors – housing, retail, hospitality, and commercial, is among the fastest growing markets in the world and is the second largest employer in the country after agriculture. The growth of this sector is well complemented by favorable demographics, rapid urbanization, rising purchasing power of people, growth of the corporate environment, favourable government policies and supportive monetary policy by the Reserve Bank of India.

The year 2014-15 was a challenging year for the real estate sector, as the growth slowed down due to various factors such as reduced end user demand, rising inventory, increasing prices of raw material, high cost of debt, inflation, high interest rates, difficulty in availability of working capital fund, time lag in delivery of projects, higher statutory levies and unavailability of skilled workers. The performance of the sector across the country was subdued, where the NCR region was the worst affected by slowdown and the Bangalore market was resilient.



Although the short term perspective of the sector looks gloomy, things changed for better in early 2014 after a stable government came to power at the centre. The government with its plans to relax Foreign Direct Investment (FDI) norms, to provide housing for all by 2022, to create 100 smart cities and to approve Real Estate Investment Trusts (REITs) in the country has boosted the confidence of stakeholders. The initiatives by the new Government are expected to drive reforms and regulations in order to trigger recovery and fuel growth of the sector.

**Favourable government policies**

<ul style="list-style-type: none"> <li> <p><b>Foreign Direct Investment:</b> The government amended the rules for Foreign Direct Investment (FDI) in the construction sector by reducing the minimum floor area to 20,000 sq. mt. from the earlier 50,000 sq. mt. and bringing down the minimum capital requirement to US\$ 5 million from US\$ 10 million, while also easing the exit norms, which will go a long way in attracting more investments in the sector.</p> </li> </ul>
<ul style="list-style-type: none"> <li> <p><b>Real Estate Investment Trusts (REITs):</b> In the budget 2014-15, the government announced setting up of Real Estate Investment Trusts (REITs) and SEBI approved the REITs regulations. Upon implementation, this would widen the real estate market and boost funds entering the organized real estate sector.</p> </li> </ul>
<ul style="list-style-type: none"> <li> <p><b>Relaxation of housing loans:</b> In order to encourage savings, the deduction limit on housing loan interest for self-occupied property was also increased to ₹ 2 lakhs from the earlier ₹ 1.5 lakhs in Budget 2014-15.</p> </li> </ul>
<ul style="list-style-type: none"> <li> <p><b>Housing for all by 2022:</b> In order to push construction of affordable houses, the government has allocated ₹ 4,000 crores through the National Housing Board (NHB) for providing cheaper loans for low cost housing to support the 'housing for all by 2022' scheme. It is targeted to complete 2 crores houses in urban areas and 4 crores houses in rural areas.</p> </li> </ul>
<ul style="list-style-type: none"> <li> <p><b>Relaxation of norms for long-term bonds:</b> In order to push development of affordable housing and achieve the target of housing for all by 2022, the Reserve Bank of India (RBI) relaxed norms for issue of long-term bonds by banks for financing affordable housing.</p> </li> </ul>

**a. Residential segment**

**Overview**

The residential real estate segment is fragmented with few large players and accounts for around 80% of the real estate sector. During the year under review, the residential segment faced a backlog of unsold property due to a huge delay in finishing projects. This was because of delay in getting timely approvals & permits, delay in project clearances, decrease in government spending and difficulty in procuring funds, among other factors. In addition, due to ever-increasing land and input costs, many residential projects are being developed in the mid, high-end and luxury segments, while demand is highest in the affordable and mid segments. This demand-supply mismatch has created massive pressure on the sales, negatively affected the projected cash flows, increased the unsold inventory and made it difficult for developers in servicing the project-level funding secured from various investors.

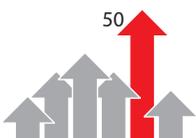
**Market dynamics - Demand**

As per the latest report by international property consultants - Cushman & Wakefield, new residential unit launches across top eight cities of India declined by 12% y-o-y in 2014 with total launch of 1,53,000 units. The top three cities of Bengaluru (27%), NCR (17%) and Mumbai (16%) comprised of 60% of the total new launches in 2014. The number of new unit launches dropped substantially (46%) in Hyderabad as developers reconcile to the changing market dynamics post the bifurcation of the state.

During the year under review, mid segment residential units continued to remain favourite amongst developers with a two-third share in total launches; also, unit launches in this segment increased by 5% from the previous year. Unit launches in the high-end segment dipped by 29% in a year; whilst in the affordable segment they declined by 38% from the previous year. Although luxury units contributed only 1% to total unit launches, they increased by five times from the previous year (Source: Cushman & Wakefield).

**Market dynamics - Supply**

The supply of houses increased by 9% year-on-year to a total of 34,00,251 sq. mt. (36.6 mn. sq. ft.) in 2014 compared to previous year. Of the top 8 cities, Bengaluru recorded the highest supply addition of 8,73,288 sq. mt. (9.4 mn. sq. ft.), followed by Delhi-NCR (8,08,256 sq. mt. / 8.7 mn.



sq. ft.) and Mumbai (5,48,127 sq. mt. / 5.9 mn. sq. ft.) (Source: Cushman & Wakefield).

### Delhi NCR

In 2014, approximately 27,000 units were launched in Delhi-NCR, a 30% decline from the previous year. Due to subdued demand and significant unsold inventory, developers launched fewer projects. In 2014, majority of the projects were launched in the suburban and peripheral locations and were targeted at affordable and mid segments, which have witnessed continued demand. 61% of new unit launches were in Noida in submarkets such as Central Noida Extension, Yamuna Expressway and Noida Extension. Gurgaon witnessed launches primarily in the affordable segment along Sohna Road and mid segment along the SPR (Southern Peripheral Road) and in New Gurgaon. Mid segment had the highest share (69%) in total units launched during the year, followed by affordable segment (22%). Developers offered heavy discounts as well as various payment schemes/plans in order to woo buyers and increase sales (Source: Cushman & Wakefield).

### Growth drivers

- **Rapid urbanization:** India's urban population is expected to go up from 410 million in 2014 to about 590 million in 2030. Around 60% of the growth in the urban population in the past was due to natural increase, and 20% was the result of rural-urban migration. At this growth rate, there will be a higher demand for new homes to settle in urban areas in the ensuing years (Source: National Housing Bank).
- **Rise of nuclear families:** With the growing convergence between the Indian and the western lifestyles and perceptions, the number of nuclear families in need of a home has been growing. The average household size of families has decreased from 5 members per family in 2001 to close to 4 members per house in 2011 as per census 2011, and it is further expected to decrease to close to 3 members per house in the coming years. Fall in household size is expected to add demand for around 10 million new housing units. As 65% of India's population is below 35 years, it is expected to drive demand for housing over next 15 years (Source: Census 2011).

- **Housing shortage:** As per government estimates in 2012, the urban housing shortage is 18.8 million units, of which 95.6 per cent is in economically weaker sections (EWS) / low income group (LIG) segments (Source: Economic Survey, 2015). The total rural housing shortage in India stood at 47.4 million as of 2012 and is expected to grow to 48.8 million during Twelfth Five Year Plan period (2012-2017). With increasing population, the demand for houses is likely to continue increasing in the future (Source: Economic Survey, 2015).
- **Smart cities:** The government plans to develop 100 smart cities over the next 20 years for which an initial allocation of ₹ 7,060 crores was provided for in the Union Budget, 2014-15. These cities will include the construction of satellite towns near existing mega cities, upgrading existing mid-sized cities and construction of settlements along industrial corridors in addition to the construction of a few new cities altogether.

### Housing schemes by government that fuels the demand for residential houses

- **Bharat Nirman:** The Bharat Nirman programme focuses on providing basic amenities like drinking water, roads, irrigation facilities and electricity, and also builds houses in rural areas through its six flagship sub-programs.
- **Indira Awas Yojana (IAY):** It provides cash subsidy to rural below-the-poverty-line (BPL) families for construction of dwelling units using their own design and technology.
- **The National Urban Housing & Habitat Policy 2007 (NUHHP-2007):** It promotes public-private partnerships (PPPs) in building affordable housing for the urban poor.
- **The Interest Subsidy Scheme for Housing the Urban Poor (ISHUP):** It subsidizes interest rates on home loans extended by Scheduled Commercial Banks (SCBs) and Housing Finance Companies (HFCs), so as to reduce the amount of the monthly installment repayments of borrowers.
- **The Golden Jubilee Rural Housing Finance Scheme (GJRHFS):** It is aimed at providing institutional credit at special interest rates, set up by the Reserve Bank of India, for building rural housing in the country.



## Outlook

The recent instance of monetary easing implemented by the Central Bank is expected to boost housing demand and also improve sentiments in the sluggish property market. With positive business sentiments, improvement in economic situation and further reduction in interest rates, housing demand is likely to pick up in the forthcoming months. Developers, of late, are increasingly focused on supply of affordable housing keeping in mind the huge gap between demand and supply in that segment. This trend is expected to continue in the near future. Even as they focus on the mid-end to affordable segment of housing, overall project launches across cities are expected to remain low. Troubled by subdued demand, developers are expected to defer new project launches, and focus mainly on the completion of under-construction projects.

### b. Commercial segment

#### Overview

The commercial real estate market comprises around 20% of the total real estate market in the country. It is dominated by few large developers with a pan-India presence and comprises of mainly office, retail and industrial segments. It is primarily dependent on growth in services (IT/ITeS and BFSI) and industrial (logistics, warehouse, and manufacturing) sectors of the economy. Over the years, the operating model of the commercial sector has changed from sales to a lease-and-maintenance model. The office market of the top eight cities have been recovering steadily with vacancy levels falling from 18.5% in 2013 to 16.9% in 2014. Over the past few years until 2014, the supply of office real estate was higher than demand by 3,71,612 to 9,29,030 sq. mt. (4 to 10 mn. sq. ft.) and the price for office space remained subdued. However, by the end of 2014, there was a gradual increase in prices as commercial real estate developers began to strategically reduce the incoming supply to a new-normal level of occupier demand in the range of 25,08,382 to 27,87,091 sq. mt. (27 to 30 mn. sq. ft.) each year (Source: Jones Lang Lasalle).

## Market dynamics - Demand

During 2014, close to 27,87,091 sq. mt. (30 mn. sq. ft.) of office space got absorbed, a 3.0 million jump in net absorption compared to the previous year. The highest level of year-on-year absorption rate was registered in Bangalore at 72% in 2014, followed by NCR-Delhi (48%), Hyderabad (41%) and Pune (13%). The considerable growth of the IT-ITeS and e-commerce sectors is clearly visible in the growth of office space demand in these IT cities. The highest decline in year-on-year absorption rate was seen in Kolkata (-55%), followed by Chennai (-43%) and Mumbai (-21%). One of the prime reasons for the drop in absorption in Mumbai and Chennai was the lack of availability of suitable office space in the preferred micro-markets and lack of expansion in the BFSI sector (Source: Jones Lang Lasalle).

## Market dynamics - Supply

The total stock of Grade-A office space across major Indian cities grew by 8.0% in 2014 over the previous year, with an additional supply of slightly below 27,87,091 sq. mt. (30 mn. sq. ft.) Bangalore saw the biggest addition in office supply in absolute area terms, followed by NCR-Delhi. Mumbai, Pune and Hyderabad witnessed only moderate increases in supply. Chennai and Kolkata added very little supply to the overall basket during the year (Source: Jones Lang Lasalle).

## Market dynamics - Vacancy

Pan-India office space vacancy dropped from 18.5% as of end-2013 to 16.9% as of end-2014. Mumbai, Chennai and Pune were responsible for this steep fall in vacancy during the year. While limited supply was helpful in reducing vacancy in Mumbai and Chennai, Pune benefited from both moderate supply and healthy growth in absorption. Despite a significant rise in supply in Bangalore, a healthier absorption resulted in reduced vacancy. The current vacancy levels in Mumbai were the lowest seen over the last 36 months.



### Growth drivers

- **Rapid growth of services sector:** India's services sector remains the major driver of economic growth. Services-sector growth has increased from 8.0 per cent in 2012-13 to 9.1 per cent in 2013-14 and further to 10.6 per cent in 2014-15 (Source: *Economic Survey, 2015*). The IT-ITeS sector has been the main consumer of commercial office space and is likely to be a strong contender in coming years as well. The National Association of Software and Services Companies (NASSCOM) has projected that the sector is likely to employ 10 million people by 2020 from around 3 million in FY 2012-13.
- **REITs:** REITs will provide an alternate means of raising funds and also help developers acquire high-grade office space to deleverage their balance sheets. It can also be the game-changer for major developers with large commercial assets.
- **FDI policy:** The recent reforms in FDI policy, which raised foreign investment ceilings for various industries is expected to spur demand for commercial real estate, including industrial and retail properties, in India in the coming years.

### Outlook

Given the improvement in the macroeconomic scenario and real estate transparency, demand for office space is likely to improve. In addition, the increase in corporate profitability, corporate confidence and economic growth will continue to result in headcount growth and expansionary leasing activity across most markets in 2015. Corporate entities have already begun rolling out their expansion plans due to improving sentiments in the country. The anticipated revival of the economy is expected to be a key trigger for the segment. Given that the market has seen oversupply in the last few years, the gap between demand and supply

is likely to shorten, leading to a further increase in rentals. In the near-to-medium-term, the outlook for Indian office real estate appears bright, as it is expected that around 20,43,866 sq. mt. (22 mn. sq. ft.) of office space will be ready at right locations against the demand forecast of 27,87,091 to 29,72,897 sq. mt. (30-32 mn. sq. ft.) by the end of 2015 (Source: *Jones Lang Lasalle*).

### c. Retail segment

#### Overview

The retail real estate market accounts for a small portion of the Indian real estate market with very few organized retailers. Retail real estate in India has witnessed interesting transitions over the past decade, from the dominance of unorganised mom-and-pop stores to organised shopping centres, and thereafter, the emergence of large-format, developer-managed shopping malls.

#### Market dynamics

During 2014, the total space occupied by brick and mortar retail space was 65,31,083 sq. mt. (70.3 mn. sq. ft.), where Delhi NCR occupied the highest retail space at 19,97,415 sq. mt. (21.5 mn. sq. ft.), followed by Mumbai (13,09,932 sq. mt. / 14.1 mn. sq. ft.) and Chennai (11,70,578 sq. mt. / 12.6 mn. sq. ft.). Considering the impact of E-tail, the requirement for brick and mortar modern retail is projected to increase from 65,31,083 sq. mt. (70.3 mn. sq. ft.) in 2014 to 85,56,369 sq. mt. (92.1 mn. sq. ft.) in 2019, resulting in a moderate annual growth rate of 5.6 per cent. The top seven cities of India will require an incremental modern retail space of 3,99,483 sq. mt. (4.3 mn. sq. ft.) per annum during 2015-2019. NCR will require the maximum amount of incremental space, at 1,30,064 sq. mt. (1.4 mn. sq. ft.) per annum during 2015-2019. This will be followed by Bengaluru, at 83,612 sq. mt. (0.9 mn. sq. ft.) per annum. While Bengaluru is expected to witness the highest growth rate in space requirement, at 6.5 per cent per annum from 2014-2019, Kolkata will witness the slowest growth, at 4.5 per cent per annum (Source: *Knight Frank, Think India, Think Retail, 2015*).



### Delhi NCR

In Delhi NCR, 57 per cent of the modern retail distribution is in malls, and the remaining 43 per cent, in shopping streets. The agglomeration of NCR outshines other Indian cities in the available modern retail space per thousand of the area's population. In 2014, the total retail spending in NCR was estimated to be ₹ 899 bn, with a massive 42 per cent share taken up by North and South Delhi. NCR's 26 per cent of the total retail spending was taken up by modern retail formats in 2014, of which brick and mortar accounted for 23 per cent, and 3 per cent was represented by E-tail. By the year 2019, modern retail in NCR is expected to grow at a CAGR of 22 per cent, with the total retail spending projected to increase from ₹ 899 bn in 2014 to ₹ 1,919 bn in 2019. Currently, E-tail takes up 10 per cent the overall modern retail spending in NCR and it is projected that by 2019, the online retail platform will increase its share to 45 per cent. It is estimated that brick and mortar modern retail spending will grow at 11 per cent CAGR, while its overall share will decline from 23 per cent in 2014 to 19 per cent by 2019 (Source: Knight Frank, Think India, Think Retail, 2015).

### Growth drivers

**Booming retail spending:** Currently, the total retail spending in the top seven cities of India amounts to ₹ 3,586 bn, with Mumbai accounting for the lion's share, at 29 per cent. This is followed by NCR and Bengaluru, at 25 per cent and 15 per cent respectively. The modern retail penetration in the top seven cities of India stood at 19 per cent in 2014, of which brick and mortar modern retail was at 17 per cent and E-tail, at 2 per cent. The total retail spending in the top seven cities of India is projected to more than double from ₹ 3,586 bn in 2014 to ₹ 7,650 bn in 2019. The share of modern retail is estimated to increase from 19 per cent to 24 per cent during that period (Source: Knight Frank, Think India, Think Retail, 2015).

**Liberalization of FDI policy in the retail sector:** Liberalisation of the FDI policy will encourage shopping centre developers to build larger quality malls as per the requirements of international retailers.

**Improving quality of retail assets in India:** In the future, retail real estate developments will be transformed to meet international standards in terms of design, ambience and store formats. In order to shape the concept of next-generation malls in India, a lot of investment and funding will be required.

**Entry of international retailers in India:** The Indian retail sector has witnessed increasing interest from various international retailers, thus boosting the demand for organized retail real estate in India. Several international retailers have already ventured into partnerships with domestic retailers in the cash-and-carry format or under franchise agreements. The entry of multi-brand retailers will augment the need of large-scale infrastructure both at the front and the back end.

**Opportunities for state of the art retail infrastructure:** In the future, the average size of malls is likely to increase as developers are focusing on mall sizes that allow for a critical mass in terms of offering various formats and categories under one roof. This, in turn, creates a large pool of investment opportunities for real estate investors to partner with mall developers as they set out to create state-of-the-art retail infrastructure.

### Outlook

The lack of clarity on policies for retail in India and the simultaneous strengthening of the e-commerce sector have had an adverse effect on Indian retail real estate. However, with clarity emerging on multi brand retail policy, expected implementation of GST and rising consumer confidence, the retail sector is likely to witness a bounce back in the near future. In addition, REIT is currently open for office space, but developers of malls are anticipating extension of REITs to shopping centers, which will boost development of malls in the country. Furthermore, relaxation of FDI norms may



encourage foreign single- and multi-brand retailers to set up shop in India and create a significant demand for retail space.

**d. Special Economic Zones**

Special Economic Zones (SEZs) have been recognized as an important mechanism for trade and investment promotion, creation of infrastructure, employment generation, increase in foreign exchange earnings, improving export competitiveness and transfer of skills and technology. In order to revive the stagnating growth of the manufacturing sector the new government has introduced various policy initiatives in order to enhance the functioning of SEZ units in the country. The government has taken a number of initiatives including implementation of prescribed timelines for service delivery, digitization, standardization of procedures, practices and forms and improved redressal mechanism to improve ease of doing business in the country.

The outlook for the sector looks very optimistic as the new Government has set up a high-level team to revive development of SEZs (which was lost after tax advantages and other sops were removed in 2011) in the country. As part of the plan, states will soon be allowed to set up their own Export Processing Zones (EPZs). Along with policy reforms of land acquisition and labor laws, this is likely to usher in a new era in the SEZ segment (Source: Ernst and Young, Real Estate – Making India, November 2014).

**e. Hospitality segment**

The Indian hospitality industry has emerged as one of the key drivers of growth among the services sector in India. During the year 2014, the hospitality sector was affected by various factors such as volatile economic environment, depreciating rupee, high interest rates and high power cost. In addition, the sector was hit by continued demand-supply mismatch across most of the gateway cities, which contributed to a major slump in hotel occupancies as well as room rates, despite a small pickup in demand. Further, the negative international press coverage about safety of women in India has led to a slowdown in the inbound

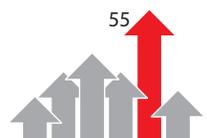
leisure business. The average daily rates (ADRs) continued to suffer due to under-cutting of prices and nearly doubling of inventory in key markets like Delhi, Mumbai, Pune, Bangalore and Chennai.

Looking forward, the outlook for the Indian hospitality sector appears to be bright. The Government’s announcement of e-Visa facilities at nine airports and its announcement of a clear roadmap on its Visa on Arrival Policy (VoA) is a positive step for India’s hotel sector. Business and leisure travel is expected to pick up in the country with economic recovery supporting the revival of its hospitality industry. This is expected to add more than 50,000 branded rooms in the next 5 years, taking the total supply in the country to around 1,44,000 such rooms by FY18 (Source: Ernst & Young, Real Estate – Making India, November 2014).

**3. COMPANY OVERVIEW**

The Parsvnath Group, having an experience spanning over three decades in the real estate industry, is one of India’s leading Real Estate Developers, with pan India presence across 42 cities in 15 states. The Company is engaged in the business of promotion, construction and development of integrated townships, residential & commercial complexes, multi-storied buildings, flats, houses, apartments, shopping malls, DMRC projects, IT parks, hotels and SEZs. The Residential projects developed on large areas of land comprises of plotted developments, houses and villas, group housing, commercial, hotels and common amenities like medical care and schools. The Commercial project provides integrated commercial complexes for the IT and BPO industry. The DMRC project offers malls. The Integrated Townships projects comprise the residential plots and houses. As on date, the company has total developable area of over 1,32,89,966 sq. mt. (143.05 mn. sq. ft.) across all real estate verticals.

During FY 2014-15, Parsvnath registered consolidated revenues of ₹ 763 cr., an increase of 34.53% compared to FY 2013-14. Profit before Exceptional items & Tax is at ₹ 157 cr. for FY 2015 as compared to ₹ 39 cr. in FY 2014. Pursuant to an Arbitration Award in respect of residential cum commercial project (Prideasia) at Chandigarh, the company has written off ₹ 470 cr. which has been reflected as exceptional items. The loss after Exceptional items, Tax & Minority Interest is at ₹ 108 cr. in FY 2015 as compared to Profit after tax & Minority Interest of ₹ 16 cr. in FY 2014.

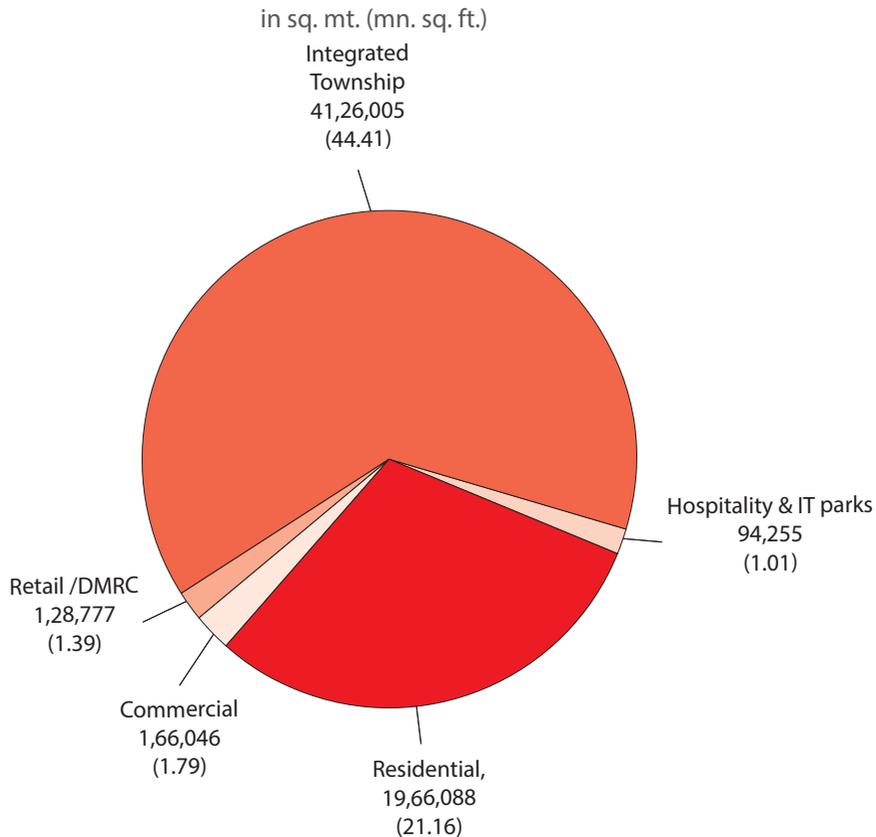


EBIDTA and EBIDTA margins have increased to ₹ 342 cr. and 45% respectively for FY 2015 from ₹ 227 cr. and 40% respectively in FY 2014.

As on date, the total area under construction is 64,81,171 sq. mt. (69.76 mn. sq. ft.). Integrated Townships

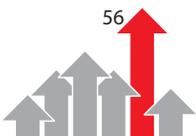
contributed 41,26,005 sq. mt. (44.41 mn. sq. ft.), Residential segment contributed 19,66,088 sq. mt. (21.16 mn. sq. ft.), Commercial contributed 1,66,046 sq. mt. (1.79 mn. sq. ft.), Retail/ DMRC contributed 1,28,777 sq. mt. (1.39 mn. sq. ft.) and Hospitality & IT Parks contributed 94,255 sq. mt. (1.01 mn. sq. ft.).

### AREA UNDER CONSTRUCTION



### OPERATIONAL HIGHLIGHTS, 2014-15

- Received bookings for 1,11,506 sq. mt. (1.20 mn. sq. ft.) of real estate at ₹ 18,992 lakhs, of which residential group housing constituted 11% at 12,503 sq. mt. (0.14 mn. sq. ft.), residential plots constituted 86% at 96,142 sq. mt. (1.04 mn. sq. ft.) and commercial property constituted 3% at 2,861 sq. mt. (0.03 mn. sq. ft.)
- Completed/ offered possession of 1,029 units in total, measuring 1,89,522 sq. mt. (2.04 mn. sq. ft.) of saleable/leasable area; of which, 32% constituted residential group housing at 60,566 sq. mt. (0.65 mn. sq. ft.), 57% residential plot at 1,08,437 sq. mt. (1.17 mn. sq. ft.) and 11% commercial/retail property at 20,538 sq. mt. (0.22 mn. sq. ft.)
- Entered into Leasing agreement with Metro Cash & Carry for an area of 6,039 sq. mt. (0.06 mn. sq. ft.) in DMRC – Seelampur Project, apart from the leasing of other commercial spaces at other metro stations in Delhi
- Got registered under 'Category-A' in Awas Bandhu – Housing & Urban Planning Department, Government of Uttar Pradesh, for implementation of Samajwadi Awas Yojna, under the Affordable Housing Policy in UP
- Received 3-Star category approval from India Tourism, Mumbai (Ministry of Tourism, Government of India), for our hotel project at Shirdi (capacity of 52 rooms), in Ahmednagar district of Maharashtra



### Completed Projects - Area in sq. mt. (mn. sq. ft.)

Sector	2013-14	2014-15
Residential	39,019 sq. mt. (0.42mn. sq. ft.)	60,566 sq. mt. (0.65 mn. sq. ft.)
Commercial	4,645 sq. mt. (0.05 mn. sq. ft.)	100 sq. mt. ( Nil mn. sq. ft.)
Retail	Nil	20,438 sq. mt. ( 0.22 mn. sq. ft.)
Township	3,24,229 sq. mt. (3.49 mn. sq. ft.)	1,08,437 sq. mt. (1.17 mn. sq. ft.)

### Business segment review

#### a. Residential segment

Parsvnath has become a strong brand name in the residential segment in north India. In this segment, the company offers high-rise apartments and row houses. Over the years, the company has successfully completed and delivered 20 residential projects aggregating to 8,61,825 sq. mt. (9.28 mn. sq. ft.) of total developable area. At present the company has 16 ongoing projects across the country with a total developable area of 19,66,088 sq. mt. (21.16 mn. sq. ft.) which is expected to be completed over the span of next 4 - 5 years.

#### Segment highlights, 2014-15

- Offered possession for an area of 60,566 sq. mt. (0.65 mn. sq. ft.) of 4 residential projects
- Sold an area of 12,503 sq. mt. (0.14 mn. sq. ft.) in residential projects totaling worth ₹ 6,840.00 lakhs

#### b. Integrated townships

Parsvnath has a wide portfolio of 14 integrated townships spread over an area of 50,86,441 sq. mt. (54.75 mn. sq. ft.). The townships have a wide variety of projects spanning from residential plots, houses, villas, floors, apartments, facilities for schools etc. The company sells the residential plots and houses in the townships. As on date, the Company has already developed 12,78,726 sq. mt. (13.76 mn. sq. ft.) of township projects.

#### Segment highlights, 2014-15

- Offered possession for 1,08,437 sq. mt. (1.17 mn. sq. ft.) of integrated townships

- Sold an area of 96,142 sq. mt. (1.04 mn. sq. ft.) worth ₹ 11,103.00 lakhs in integrated township projects
- Received an additional license for 12.37 hectares (30.572 acres) of land at Karnal Integrated Township in Haryana
- Received license in the name of M/s Ratan Parsvnath Developers (AOP) for development of an Integrated Township on 41.51 hectares (102.58 acres) of land at Kanpur, Uttar Pradesh

#### c. Commercial segment

The company has a significant amount of projects in the commercial segment. Over the years, the company has developed 12 commercial projects across 7 cities amounting to 70,788 sq. mt. (0.76 mn. sq. ft.) of leasable/ saleable area. At present, 9 commercial projects amounting to 1,66,046 sq. mt. (1.79 mn. sq. ft.) of leasable/saleable area is under construction, which the company expects to complete over a period of three years. The timely completion and leasing of these projects will provide stable cash flows to the company.

#### Segment highlights, 2014-15

- Sold 2,861 sq. mt. (0.03 mn. sq. ft.) of commercial projects totaling ₹ 1,049 lakhs spread across 4 cities
- Commenced the construction of a world class commercial complex, "The Parsvnath 27" at KG Marg, New Delhi with a total developable area of 14,864 sq. mt. (0.16 mn. sq. ft.) and saleable/ leasable area of 12,129 sq. mt. (0.13 mn. sq. ft.)
- Completed the construction of Phase – I of Red Fort Parsvnath Tower (20,438 sq. mt. / 0.22 mn. sq. ft.) at Bhai Veer Singh Marg, New Delhi; received all approvals for Phase – II of the project (6,039 sq. mt. / 0.07 mn. sq. ft.) and started the construction

#### d. DMRC malls

The Company has entered into concession agreements with Delhi Metro Rail Corporation Limited (DMRC) for developing 13 shopping malls near metro stations on Build-operate-transfer (BOT) basis. As on 31 March 2015, the company has completed construction of 11 malls aggregating 87,900 sq. mtr (0.95 mn. sq. ft.) of developable area. At present construction of 5 malls with developable area of 1,28,777 sq.



mtr (1.39 mn. sq. ft.) is going on. This will help the company generate significant cash flows in future.

**e. Special Economic Zones**

Parsvnath entered into the SEZ markets aggressively through its subsidiary company named Parsvnath Infra Limited. Through this subsidiary, the company develops both single product and multi-product SEZs. At present the company has four SEZs measuring an area of 27,45,284 sq. mt. (29.55 mn. sq. ft.) for development.

**f. Hospitality segment**

In the hospitality segment, Parsvnath is currently developing a hotel property at Shirdi through a 100% subsidiary, Parsvnath Hotels Limited (PHL). This hotel project, in the affordable hospitality segment, will be managed by a leading national hotel chain on completion.

**Recognitions**

Our passion and consistent efforts for providing cost-effective and holistic solutions for our customers while creating and adding value for our partners and stakeholders has helped us win numerous awards and recognitions.

- Selected as winner for **“Developer Of The Year - Integrated Township”** under Developers Awards by Estate Avenues on May 29, 2015
- Received award for being the **“Best Developer of Delhi NCR”** on June 27, 2014 at the Annual Estate Avenues - North India Real Estate Awards held at Chandigarh
- Received Prestigious Excellence Award for **“Innovative Marketing Concept of the Year”** on September 10, 2014 conducted by Exchange4media Group in New Delhi
- Received award for **“Best Developer (Commercial) of the Year”** in Real Estate Awards 2014 conducted by M/s Worldwide Achievers in New Delhi
- Received **“Realty Kings Award for Excellence”** 2014 for being Realty Giant of North India and **“Realty King Marketer”** of the year 2014 at Award Night Conclave by Think Media Inc.
- One of the residential project, Parsvnath La-Tropicana, New Delhi has been ranked among the **“Most Promising Projects of North India 2014-15”** by Estate Avenues on February 01, 2014

**SWOT Analysis**

<b>Strengths</b>	<b>Weakness</b>
<ul style="list-style-type: none"> <li>* Proven expertise in executing projects in the real estate sector for about two and a half decades across India</li> <li>* Robust presence across all segments of the sector such as Residential, Commercial, Integrated Townships, Commercial Complex, SEZs, Hospitality and Third Party Contracts</li> <li>* Diversified cash flow from DMRC assets</li> <li>* Expansive land banks in Delhi NCR with well executed plans</li> <li>* Clear focus on fast moving residential projects</li> <li>* Sharp focus on strategy to deleverage and strengthen balance sheet</li> <li>* Dynamic and solid leadership</li> <li>* Excellent customer relations</li> </ul>	<ul style="list-style-type: none"> <li>* Exposure to interest rate fluctuations due to large capital investments</li> <li>* Projects with long gestation periods</li> </ul>

<b>Opportunities</b>	<b>Threats</b>
<ul style="list-style-type: none"> <li>* Large unmet demand for properties in the residential sector</li> <li>* Demand for commercial space from the fast-growing IT/ITES and BSFI sectors</li> <li>* Investors preference for investing in real estate as a viable new asset class due to easier availability of funds</li> <li>* Reduction in interest rates leading to savings in interest service cost</li> <li>* Increasing popularity of integrated townships and the importance of supporting urban infrastructure by the government</li> <li>* Promotion of tourism which drives growth in the hospitality industry</li> <li>* Expansion into new geographies</li> </ul>	<ul style="list-style-type: none"> <li>* Real estate sector has not yet been given 'industry' status, despite its size and backward &amp; forward linkages</li> <li>* Volatility in availability of labour could lead to delay in execution of projects</li> <li>* Rising input cost impacts final prices and could reduce demand for new projects</li> <li>* Changes in lending policies by the banking sector could increase the cost of borrowing</li> </ul>

### Company Outlook

Looking forward, the company will remain committed to its focus on timely delivery of projects, draw up a detailed project development and execution roadmap and engage with other third parties to expedite construction of projects which are in progress. The company is optimistic that these strategic efforts of fast track construction, effective project management and timely delivery of projects will help it to achieve much better results in the ensuing quarters.

With respect to deleveraging, the company will continue to work towards asset monetization by divesting non-core assets including land, raise long term capital to reduce debt and expedite execution of projects to add better revenue. Further, the company will also focus on developing a portfolio of regular income yielding assets through a mix of commercial and other segments. In addition, the company's ability to bag contracts from DMRC and timely execution of the projects will ensure regular cash inflow and improve the prospects of getting more government projects.

The demand supply mismatch in the mid income and affordable residential housing segment offers immense opportunities to the company to utilize its forte of providing high quality, value for money offerings in these segments. The company is confident that its innovative marketing campaigns and strategies, ability to provide projects at

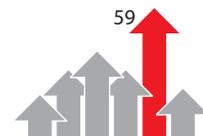
appealing price ranges and uncompromising attention to quality and details will make it stand out from the crowd and help in ensuring regular cash flows, even under tighter economic conditions. Further, the company will continue to operate in its existing market and also look out for exploring new avenues and opportunities for further addition of new projects.

### 4. SUBSIDIARIES AND ASSOCIATE COMPANIES

- Parsvnath Infra Limited (PIL)***

Parsvnath operates in the SEZ segment through Parsvnath Infra Limited (PIL), in which PDL holds 94.87% equity. PIL is currently focusing on an Information Technology SEZ at Kochi, Kerala and a Bio-technology SEZ at Hyderabad, Andhra Pradesh. The projects are at initial stages.
- Parsvnath MIDC Pharma SEZ Private Limited (PMPSP)***

PMPSP, a subsidiary of PIL, was incorporated to implement a pharmaceutical SEZ project in Maharashtra. However, after careful evaluation, PIL decided to surrender the project and refund of the installment of land premium paid has been received after certain deductions.



- **Parsvnath Landmark Developers Private Limited (PLDPL)**

Construction of the premium residential project “La Tropicana” at Civil Lines, Delhi, is in progress. The project was part funded by the J.P. Morgan Group.

- **Parsvnath Hotels Limited (PHL)**

The hotel project at Shirdi is under construction.

- **Primetime Realtors Private Limited (PRPL)**

The Company has received all the requisite approvals for construction of a commercial building on plot of land measuring 0.49 hectares situated at 27, Kasturba Gandhi Marg, New Delhi-110001, owned by PRPL and the construction is in progress.

- **Parsvnath Estate Developers Private Limited (PEDPL)**

The Company has tied up with Red Fort Capital (RFC), a leading international Private Equity Real Estate firm, to jointly develop “Red Fort Capital Parsvnath Towers”, a modern state of-the-art office-cum-commercial complex of international standards, located adjacent to Connaught Place on Bhai Veer Singh Marg. Construction has been carried out by Larsen & Toubro (L&T), and the building (Part A) has been leased out to various users such as State Bank of India, Axis Bank, Aditya Birla Management Corporation, Regus Connaught Place Business Centre etc.

- **Parsvnath Hessa Developers Private Limited (PHDPL)**

PHDPL is developing the premium luxury residential project “Parsvnath Exotica” at Gurgaon, Haryana. Handing over of the flats to the customers continued in a phased manner. On exit of the private equity investor during 2013-14, PHDPL has become a wholly owned subsidiary of the Company.

- **Parsvnath Buildwell Private Limited (PBPL)**

PBPL is implementing a premium residential project “Parsvnath Exotica - Ghaziabad” in Ghaziabad District, Uttar Pradesh, spread over an area of approx. 12.55 hectares. Private equity firm

SUN-Area Property Partners has invested ₹ 90 crores in the project.

- **Parsvnath Realcon Private Limited (PRPL)**

PRPL, a subsidiary of PBPL is operating as a project SPV for developing a luxury residential project at Subhash Nagar in West Delhi on land acquired from DMRC.

- **Parsvnath HB Projects Private Limited (PHBPL)**

PHBPL, a subsidiary of your company and a joint venture with HB Estate Developers Ltd., is developing a Hotel-cum- Multiplex-cum Shopping Mall Project viz., ‘Parsvnath Mall Matrix’ at Mohali in Punjab.

- **Parsvnath Film City Limited (PFCL)**

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 7 May, 2015.

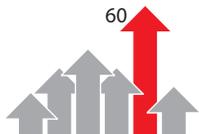
The Hon’ble Judge vide his judgement has decided the matter in favour of the Company and stated that the Arbitration Award is final and that there is no occasion to set aside the Award of the Arbitrator. Considering the facts and the discussions with Legal Counsel, the Management considers the above advance as good and fully recoverable.

- **Parsvnath Telecom Private Limited**

The Company has still not ventured into telecommunication related business and is still in the process of exploring the possibilities to undertake this business.

- **PDL Assets Limited**

The Company is still in the process of exploring various possibilities of undertaking asset management and asset holding activities, and shall venture into this business as and when suitable opportunities are identified.



- ***Parsvnath Promoters and Developers Private Limited (PPDPL)***

The residential project near Rani Jhansi Road, Delhi was assigned to Parsvnath Rail Land Project Pvt. Ltd. as approved by Rail Land Development Authority. The investments made by the foreign investors in this Company are in the process of transfer to Parsvnath Rail Land Project Private Limited.

- ***Parsvnath Rail Land Project Private Limited (PRLPPL)***

Parsvnath Rail Land Project Private Limited was incorporated for implementing the residential project near Rani Jhansi Road, Delhi, on land leased by 'Rail Land Development Authority' (RLDA) as a result of a successful bid by your Company. Your Company has tied up with Red Fort Capital Group, international private equity investors, for investment in the project and inked an agreement with two investment companies for setting up the project. The Company is in arbitration with RLDA for settling disputes regarding payment of lease premium and interest as stated in Development Agreement and acquisition of development rights over the project site. The Company is in the process of submitting the statement of claim with the Arbitration Tribunal.

- ***Amazon India Limited***

The Company has already developed a Residential Project, viz. Parsvnath Green Ville at Sohna Road, Gurgaon in Haryana and has handed over possession of flats to the respective allottees quite some time back. Large number of families is already living in the Complex.

- ***Homelife Real Estate Private Limited***

The Company is implementing a Township Project, viz. Parsvnath King City at Rajpura in Punjab. The development of the project has been done in three phases and possession of developed plots in Phases I & II have been handed over to the respective customers and major development

work in Phase III has already been completed and once the development is fully complete, the possession of plots in Phase III will also be handed over to the respective customers.

- ***Vardaan Buildtech Private Limited***

The Company is in the process of constructing a Commercial Mall at Sonapat in Haryana on the land owned by the Company. It is expected that it will take some more time for commencing the construction work.

- ***Palakkad Infrastructure Private Limited (PIPL)***

PIPL was set up as a joint venture with the Leela Group and Muthoot Group to implement an Information Technology/ Information Technology enabled services SEZ in Kerala. However, due to changes in government policy towards SEZs especially withdrawal of some tax concessions, and the prevailing economic environment, it has been decided not to go ahead with the SEZ project.

## 5. HUMAN RESOURCES

The one thing that sets us apart from the rest is the capabilities and commitment of our employees. At Parsvnath, we believe that the prudent management of talent is one of the important aspects of achieving success in a sector which is marked by growing competition and complexity. In line with this, we take measures to make sure that our employees get ample opportunities to grow both professionally as well as personally.

As of 31 March, 2015, the company has a talented and dedicated workforce of 579 employees.

## 6. MANAGING BUSINESS UNCERTAINTIES

Risk is the face of business uncertainty, affecting corporate performance and prospects. As a diversified enterprise, Parsvnath has a system-based approach to business risk management. The Company has internally instituted an integrated risk management framework, comprising risk identification, creation of an appropriate risk management structure and evaluation of performance.



Risk	Risk description	Impact	Mitigation
<b>Demand fluctuations</b>	Declining economic growth, decreasing consumer sentiments, and uncompetitive cost of projects, might result in decline in consumer spend across real estate verticals	Fall in demand for residential, commercial and retail projects	<ul style="list-style-type: none"> <li>* Diversified offering of comprehensive business portfolio which includes Integrated Townships, Group Housing, Commercial Complexes, Hotels, I.T. Parks, B.O.T. Projects, SEZs and third party contracts</li> <li>* Focus on development of mid-income and affordable Segment whose demand is less volatile</li> <li>* Pan-India presence ensures insulation from fluctuating demands</li> <li>* Open to new government policies that allow exposure into new segments such as infrastructure, BOT projects and third-party contracting</li> </ul>
<b>Rising input costs</b>	Rising input cost of materials will lead to higher cost of operations and higher cost of projects	Decline in revenues and profits	<ul style="list-style-type: none"> <li>* In-house execution of most of the projects</li> <li>* Outsource as and when required to expedite execution</li> <li>* large scale operations and long term supplier relationship ensures procurement of quality raw materials at reasonable rates</li> <li>* Prior planning of logistics and inventory ensures reduction of storage costs</li> </ul>
<b>Project execution</b>	Delay in execution of projects will lead to higher operational costs	Loss of trust and credibility among customers	<ul style="list-style-type: none"> <li>* Execution and delivery of projects within the stipulated time and outsource execution if required to meet the deadline</li> <li>* Deployment of dedicated teams for monitoring project progress</li> <li>* Migration to project based organization structure to enhance project flexibility resulting in improvement in construction quality</li> </ul>



Risk	Risk description	Impact	Mitigation
<b>Human resources</b>	Lack of talented people with prudent skills might affect the overall business objectives and operations	Inability to attract, retain and develop the right people	<ul style="list-style-type: none"> <li>* Strong human resource policy for attracting and retaining the best talent</li> <li>* Competitive remuneration plans and incentives</li> <li>* Well defined employee responsibilities with clear transparent individual accountabilities</li> <li>* Regular training &amp; development and reward &amp; recognitions programs</li> </ul>
<b>Sourcing of funds</b>	Real estate development is a capital intensive sector which requires timely availability of funds to execute projects faster	<ul style="list-style-type: none"> <li>* Delay in execution of projects</li> <li>* Increased cost of borrowing</li> <li>* Limit ability to refinance existing debt maturities and fund forward cash requirements</li> </ul>	<ul style="list-style-type: none"> <li>* Embark into commercial, third-party contract and BOT projects to generate recurring revenue stream and infuse liquidity</li> <li>* Monetizing assets by divesting non-core assets including land</li> <li>* Raising long-term capital to reduce the debt</li> </ul>

## 7. INTERNAL CONTROLS AND SYSTEMS

A comprehensive in-house Internal Audit Department has been set up to conduct regular audits to ensure the adequacy of the internal control system, adherence to management instructions and compliance to achieve the objective of maximum productivity and output. The scope of activities of this department includes safeguarding and protecting the Company's assets against unauthorized use or disposition, maintenance of proper accounting records and verification of authentication of all transactions. Also, in order to further strengthen our Internal Audit systems, an independent firm of Chartered Accountants has been appointed to carry out the internal audit of various project sites, commercial and other functions of the Company.

Having a sound reporting system with regard to compliance, the management can ensure that the Company follows best practices only. The Audit Committee and/or the Board of Directors periodically review audit plans, observations and recommendations of internal and external auditors with reference to significant risk areas and adequacy of internal controls.

## 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 welfare of the stakeholders of the Company forms the crux of the Company's Corporate Governance Policy. The Company's philosophy strives to ensure that its business strategies and plans prioritise the welfare of all stakeholders, while at the same time, maximising shareholders' value on a sustained basis.

The Board of Directors, Management and Employees of the Company consistently envisage attainment of the highest level of transparency, integrity and equity in all facets of the operations of the Company and also in its interactions with the stakeholders. The Company is committed to benchmark itself with the best standards of Corporate Governance, not only in form but also in spirit. Our Company is in compliance with the Corporate Governance guidelines as stipulated under Listing Agreement entered into with the stock exchanges. A report on the matters mentioned in the said clauses and the practices followed by the Company is detailed below.

## 2. Board of Directors

### A. Composition & Category

During the financial year 2014-15, the composition of the Board of Directors of the Company ("Board") has undergone a change pursuant to the appointment of Ms. Deepa Gupta, Additional Director (Non-Executive, Independent) with effect from March 30, 2015. The detailed composition of the Board is represented in Table 1 below. As on March 31, 2015, there were 7 (Seven) Directors on the Board including 4 (Four) Non-Executive Directors in compliance with the prescribed combination of Executive and Non-Executive Directors on the Board. As regards the presence of Independent Directors, the Company requires atleast half of the Board to be represented by Independent Directors, since the Board of Directors of the Company is headed by an Executive Chairman. All the 4 (Four) Non-Executive Directors of the Company are Independent and thereby, the composition of the Board of Directors is in compliance with the parameters prescribed under Clause 49 of the Listing Agreement.

**Table 1: Composition of the Board of Directors as on March 31, 2015**

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*	
					Membership(s)	Chairmanship(s)
<b>Executive Directors</b>						
1	Shri Pradeep Kumar Jain	00333486	Chairman	5	-	-
2	Shri Sanjeev Kumar Jain	00333881	Managing Director & CEO	6	3	-
3	Dr. Rajeev Jain	00433463	Director (Marketing)	6	1	-
<b>Non-Executive Independent Directors</b>						
4	Shri Ashok Kumar	00138677	Director	2	2	1
5	Shri Ramdas Janardhana Kamath <sup>1</sup>	00035386	Director	3	1	2
6	Dr. Pritam Singh	00057377	Director	2	4	1
7	Ms. Deepa Gupta <sup>2</sup>	02411637	Additional Director	-	-	-

<sup>1</sup> Resigned with effect from August 05, 2015.

<sup>2</sup> Appointed with effect from March 30, 2015.

# Excludes Private Companies, Foreign Companies and Companies registered under Section 8 of the Companies Act, 2013.

\* 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 all listed and/or unlisted Public Limited Companies only have been considered.



Subsequent to year end, Shri Mahendra Nath Verma has been appointed as an Additional Director (Non-Executive, Independent) on the Board with effect from May 25, 2015 and Shri Ramdas Janardhana Kamath resigned from the Board with effect from August 05, 2015 and accordingly, at present there are 7 (Seven) Directors on the Board including 4 (Four) Non-Executive Directors which is in compliance with the prescribed combination of Executive and Non-Executive Directors on the Board.

As mandated under the Clause 49 of the Listing Agreement, the expression 'Independent Director' shall mean a Non-Executive Director, other than a nominee Director of the Company:

- a) who, in the opinion of the Board, is a person of integrity and possesses relevant expertise and experience;
- b)
  - (i) who is or was not a promoter of the company or its holding, subsidiary or associate company;
  - (ii) who is not related to promoters or directors in the company, its holding, subsidiary or associate company;
- c) apart from receiving director's remuneration, has or had no material pecuniary relationship with the company, its holding, subsidiary or associate company, or their promoters, or directors, during the two immediately preceding financial years or during the current financial year;
- d) none of whose relatives has or had pecuniary relationship or transaction with the company, its holding, subsidiary or associate company, or their promoters, or directors, amounting to two percent or more of its gross turnover or total income or fifty lakh rupees or such higher amount as may be prescribed, whichever is lower, during the two immediately preceding financial years or during the current financial year;
- e) who, neither himself nor any of his relatives —
  - (i) holds or has held the position of a key managerial personnel or is or has been employee of the company or its holding, subsidiary or associate company in any of the three financial years immediately preceding the financial year in which he is proposed to be appointed;
  - (ii) is or has been an employee or proprietor or a partner, in any of the three financial years

immediately preceding the financial year in which he is proposed to be appointed, of —

- (A) a firm of auditors or company secretaries in practice or cost auditors of the company or its holding, subsidiary or associate company; or
  - (B) any legal or a consulting firm that has or had any transaction with the company, its holding, subsidiary or associate company amounting to ten percent or more of the gross turnover of such firm;
- (iii) holds together with his relatives two per cent or more of the total voting power of the company; or
  - (iv) is a Chief Executive or director, by whatever name called, of any non-profit organisation that receives twenty-five per cent or more of its receipts from the company, any of its promoters, directors or its holding, subsidiary or associate company or that holds two per cent or more of the total voting power of the company;
  - (v) is a material supplier, service provider or customer or a lessor or lessee of the company;
- f) who is not less than 21 years of age.

The maximum tenure of the independent directors is in compliance with the Companies Act, 2013 ("Act"). All the Independent Directors have confirmed that they meet the criteria as mentioned under clause 49 of the Listing Agreement and Section 149 of the Act. 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/corporate/investors-term.asp?investors=terms>.

As per the declarations received by the Company, none of the Directors is disqualified under Section 164 of the Act. None of the Directors of the Company is a member of more than ten Committees or acts as a Chairman of more than five Committees across all Public Limited Companies in which he holds the directorship. The Company is notified by the Directors, from time to time, the status of Committee positions they occupy in other companies. The independent Directors of the Company are not serving as independent director in more than 7 Listed Companies.



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

The Board met 6 (six) times on May 28, 2014, August 12, 2014, September 23, 2014, November 14, 2014, February 14, 2015 and March 23, 2015, during the financial year ended March 31, 2015. The attendance of each Director at the Board Meetings and at the last Annual General Meeting (AGM) held on September 23, 2014 of the Company is set out in Table 2 below:

**Table 2: Attendance of the Directors at the Board Meetings and at the last AGM**

S. No.	Name of the Directors	Number of Board Meetings attended	Attendance at AGM held on September 23, 2014
1	Shri Pradeep Kumar Jain	6	Y
2	Shri Sanjeev Kumar Jain	6	Y
3	Dr. Rajeev Jain	6	Y
4	Shri Ashok Kumar	6	Y
5	Shri Ramdas Janardhana Kamath <sup>1</sup>	3	N
6	Dr. Pritam Singh	3	N
7	Ms. Deepa Gupta <sup>2</sup>	-	-

<sup>1</sup> Resigned with effect from August 05, 2015.

\* Appointed with effect from March 30, 2015

## C. Separate Meeting of Independent Directors

During the financial year, a separate meeting of the Independent Directors was held, inter-alia, to review the performance of non-independent directors and the board as a whole, 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 management and the Board that is necessary for the Board to effectively and reasonably perform their duties.

## D. Information supplied to the Board & Statutory Compliance

The Board of Directors has complete access to all information available with the Company. The agenda notes prepared for the meetings of the Board of Directors cover all items specified in Annexure X to Clause 49 of the Listing Agreement 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:

- Report on statutory compliance with all applicable laws by the Company, as well as steps taken by the Company to rectify instances of non-compliance, if any;
- Minutes of the meetings of the Board of Directors of all the unlisted subsidiary companies of the Company; and
- Statement of all significant transactions and arrangements entered into by/with the unlisted subsidiary companies.

## E. Non-Executive Directors' compensation

The Non-Executive Directors were being paid a sitting fee of ₹ 20,000/-, which has been increased to ₹ 30,000/- with effect from February 14, 2015, for attending each meeting of the Board of Directors or Committees thereof. The sitting fee so paid by the Company is within the limits prescribed under the provisions of the Act, fixed by the Board of Directors and as per the Articles of Association of the Company and does not require approval of the shareholders or Central Government.

All pecuniary relationships and elements of remuneration package of Directors are disclosed in Table 3 below:



## F. Remuneration to Executive/ Non-Executive Directors

The below mentioned Table 3 gives the details of remuneration paid to Directors for the year ended March 31, 2015.

**Table 3: Remuneration paid to the Directors of the Company during Financial Year 2014-15**

S. No.	Name of the Director	No. of Shares held	Salary & Perquisites (₹/ Lacs)	Sitting Fees (₹/ Lacs)	Total Amount (₹/ Lacs)
1	Shri Pradeep Kumar Jain	113,916,669	85.00	-	85.00
2	Shri Sanjeev Kumar Jain	21,600	85.00	-	85.00
3	Dr. Rajeev Jain	16,000	85.00	-	85.00
4	Shri Ashok Kumar	2,000	-	5.90	5.90
5	Shri Ramdas Janardhana Kamath <sup>1</sup>	-	-	2.00	2.00
6	Dr. Pritam Singh	-	-	2.50	2.50
7	Ms. Deepa Gupta <sup>2</sup>	-	-	-	-

<sup>1</sup> Resigned with effect from August 05, 2015.

<sup>2</sup> Appointed with effect from March 30, 2015

### Notes:

- Shareholding figures are as on March 31, 2015. The Company has not issued any instruments that can be converted into equity shares. No Stock option has been granted to any of the Directors of the Company.
- The term of office of the Executive Directors shall remain valid for a period of five years from the respective dates of their appointment, which may be terminated by giving prior notice of six months in writing by either side. No severance fee is payable.
- The remuneration, by way of salary & perquisites, does not include leave encashment, gratuity and other retirement benefits.
- Shri Pradeep Kumar Jain, Shri Sanjeev Kumar Jain and Dr. Rajeev Jain are related to each other as brothers. This apart, none of the other Directors is inter-se related to each other.
- The Company pays rentals to Shri Pradeep Kumar Jain and Smt. Nutan Jain, wife of Shri Pradeep Kumar Jain, for the Car Parking Spaces/office flats taken on rent.

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

The details of the Equity Shares held by the Non-Executive Directors as on March 31, 2015 is given in Table 4 below.

**Table 4: Details of Equity Shares held by Non-Executive Directors as on March 31, 2015**

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

## H. 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 for Independent Directors of the Company are posted on the website of the Company and can be accessed at <http://www.parsvnath.com/corporate/investors-familiarisation-programs.asp?investors=fp>

## I. Code of Conduct

The Board of Directors, at its meeting held on February 14, 2015 has amended a 'Code of Conduct' applicable

to all Board members and senior management personnel of the Company, as per revised Clause 49 of Listing Agreement. This Code of Conduct is posted on the website of the Company ([www.parsvnath.com](http://www.parsvnath.com)). It incorporates duties of Independent Directors as laid down in the Act.

In compliance with Clause 49 of the Listing Agreement, annual affirmation of this Code of Conduct by all Board members and senior management personnel has been obtained and the certificate to this effect signed by the Managing Director & CEO is appended to this report.

## J. Performance Evaluation

Clause 49 of the Listing Agreement mandates that the Board shall monitor and review the Board



evaluation framework. The Act states that the formal annual evaluation needs to be done by the Board of its own performance and that of its Committees and individual directors. Schedule IV to the Act states that the performance evaluation of the Independent Directors shall be done by the entire Board, excluding the director being evaluated. Accordingly, the Board of Directors of the Company carried out the performance evaluation of all Directors of the Company.

### 3. Committees of the Board

#### A. Audit Committee

- (i) The Audit Committee of the Board of Directors of the Company is constituted in line with the provisions of Clause 49 of the Listing Agreement entered into with the stock exchanges 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 statement is 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 Director's Responsibility Statement to be included in the Board's report in terms of clause (c) of sub-section 3 of Section 134 of the Companies Act, 2013
    - 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. Qualifications 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. Review and monitor 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, 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 there on;
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. Establish a vigil mechanism for directors and employees to report genuine concerns in such manner as may be prescribed;
  19. To review the functioning of the Whistle Blower mechanism/Vigil mechanism;
  20. Approval of appointment of CFO;
  21. The Audit Committee may call for the comments of the auditors about internal control systems, the scope of audit, including the observations of the auditors and review of financial statement before their submission to the Board and may also discuss any related issues with the internal and statutory auditors and the management of the company;
  22. Carrying out any other function as is 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; and
    - The appointment, removal and terms of remuneration of the chief internal auditor.

- (iii) The Committee invites Group Chief Financial Officer, head of the Internal Audit Department and representative(s) of the Statutory Auditors and External Internal Auditors to attend the meetings of the Audit Committee on a regular basis.
- (iv) Composition and Meeting Details of the Audit Committee

As on March 31, 2015, the Audit Committee comprised of Shri Ramdas Janardhana Kamath (Chairman), Shri Sanjeev Kumar Jain, Shri Ashok Kumar and Dr. Pritam Singh. All members except Shri Sanjeev Kumar Jain are Non-Executive Independent Directors of the Company.

Subsequent to year end, the Audit Committee has been reconstituted twice by induction of Ms. Deepa Gupta and Shri Mahendra Nath Verma as members of the Committee at the Board Meeting held on May 25, 2015 and subsequently upon resignation of Shri Ramdas Janardhana Kamath from the Board with effect from August 05, 2015, on which date Shri Mahendra Nath Verma was appointed as the Chairman of the Committee.

All the members of the Audit Committee possess sound knowledge of accounts, audit, taxation etc. Shri V. Mohan, Sr. Vice President (Legal) & Company Secretary acts as the Secretary to the Audit Committee. The Committee met 5 (five) times with adequate quorum on May 28, 2014, August 12, 2014, November 14, 2014, February 12, 2015 and March 23, 2015 during the financial year ended March 31, 2015. The attendance of each member thereat is set out in Table 5 below:

**Table 5: Attendance of the Members at the Audit Committee Meetings**

S. No.	Name of the Member	Category	Number of Audit Committee Meetings attended
1	Shri Ramdas Janardhana Kamath <sup>1</sup>	Non-Executive, Independent	3
2	Shri Sanjeev Kumar Jain	Managing Director & CEO	5
3	Shri Ashok Kumar	Non-Executive, Independent	5
4	Dr. Pritam Singh	Non-Executive, Independent	4
5	Ms. Deepa Gupta <sup>2</sup>	Non-Executive, Independent	-

<sup>1</sup> Resigned with effect from August 05, 2015.

<sup>2</sup> Appointed with effect from March 30, 2015

**B. Nomination and Remuneration Committee**

- (i) The Board of Directors at its meeting held on May 28, 2014 has renamed the Remuneration Committee as Nomination and Remuneration Committee, pursuant to the requirements of Section 178 of the Act read with the Rules notified thereunder and Clause 49 of the Listing Agreement. The Committee's composition and terms of reference meet with the requirements of



the above mentioned provisions. It recommends/ reviews the remuneration package of the Executive Directors.

- (ii) 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. The remuneration paid to the Executive Directors is subject to the limits laid down under Sections 197, 198 and all other applicable provisions, if any, of the Act read with the Rules notified thereunder and Schedule V to the Act (erstwhile sections 198, 269 and 309 read with Schedule XIII to the Companies Act, 1956) 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.
- (iii) In accordance with Section 178 of the Act and Clause 49 of the Listing Agreement, the terms of Reference of the Committee, 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 and other employees.
  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 and carry out evaluation of every director's performance including Independent Directors.
  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, key managerial personnel 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 disclose remuneration policy and the evaluation criteria in the Annual Report of the Company
- (iv) Composition and Meeting Details of the Committee
- As on March 31, 2015, the Committee comprised of Dr. Pritam Singh (Chairman), Shri Ramdas Janardhana Kamath and Shri Ashok Kumar, all being Non-Executive Independent Directors.
- Subsequent to year end, the Committee has been reconstituted twice by induction of Shri Mahendra Nath Verma as member of the Committee at the Board Meeting held on May 25, 2015 and subsequently, upon resignation of Shri Ramdas Janardhana Kamath from the Board with effect from August 05, 2015.
- The Committee met 2 (two) times with adequate quorum on August 12, 2014 and March 23, 2015 during the financial year ended March 31, 2015. The attendance of each member thereat is set out in Table 6 below:

**Table 6: Attendance of the Members at the Nomination and Remuneration Committee Meetings**

S . No.	Name of the Member	Category	Number of Meetings attended
1	Dr. Pritam Singh	Non-Executive, Independent	2
2	Shri Ramdas Janardhana Kamath <sup>1</sup>	Non-Executive, Independent	1
3	Shri Ashok Kumar	Non-Executive, Independent	2

<sup>1</sup> Resigned with effect from August 05, 2015.

- (v) The Company does not have any employee stock option scheme.
  - (vi) Nomination & Remuneration Policy
- The Company's Nomination & Remuneration Policy for Directors, Key Managerial Personnel and other employees is annexed as Annexure I to the Board's Report.



The said policy is directed towards rewarding performance based on review of achievements periodically. The remuneration policy is in consonance with the existing industry practice.

### C. Stakeholders Relationship Committee

- (i) The Board of Directors at its meeting held on May 28, 2014 has renamed the Shareholders'/ Investors' Grievance Committee as Stakeholders Relationship Committee, pursuant to the requirements of Section 178 of the Act read with the Rules notified thereunder and Clause 49 of the Listing Agreement. The Committee addresses issues relating to the redressal of grievances of shareholders, debenture holders and other security holders including complaints related to transfer of shares, non-receipt of balance sheet, non- receipt of declared dividends and other related issues etc. Besides, the Committee also approves transfer of shares and re-materialization/split/consolidation of share certificates. In order to provide timely and efficient service to the shareholders, the Board of Directors has delegated the power to approve share transfers to Shri V. Mohan, Sr. Vice President (Legal) & Company Secretary.
- (ii) The Scope of the Stakeholders Relationship Committee has been revised by the Board of Directors at its meeting held on May 28, 2014 to meet the requirements of Section 178 of the Act read with the Rules notified thereunder and Clause 49 of the Listing Agreement.
- (iii) Composition and Meeting Details of the Committee

As on March 31, 2015, the Committee comprised of four Members, including two Executive Directors viz. Shri Sanjeev Kumar Jain and Dr. Rajeev Jain and two Non-Executive Independent Directors viz. Shri Ashok Kumar and Shri Ramdas Janardhana Kamath. Shri Ashok Kumar is the Chairman of the Committee and Shri V. Mohan, Sr. Vice President (Legal) & Company Secretary acts as the Secretary to the Committee and is the Compliance Officer.

Subsequent to year end, the Committee has been reconstituted upon resignation of Shri Ramdas Janardhana Kamath from the Board with effect from August 05, 2015.

During the financial year ended March 31, 2015, the Stakeholders' Relationship Committee met 22 (twenty two) times with adequate quorum on April 11, 2014, April 22, 2014, May 3, 2014, May 15, 2014, May 28, 2014, June 14, 2014, June

26, 2014, July 10, 2014, July 25, 2014, August 12, 2014, August 26, 2014, September 13, 2014, September 29, 2014, October 28, 2014, November 14, 2014, December 2, 2014, December 18, 2014, December 30, 2014, January 19, 2015, February 14, 2015, March 2, 2015 and March 19, 2015. The attendance of each member thereat is set out in Table 7 below:

**Table 7: Attendance of the Members at the Stakeholders Relationship Committee Meetings**

S. No.	Name of the Member	Number of Stakeholders Relationship Committee Meetings attended
1	Shri Ashok Kumar	10
2	Shri Sanjeev Kumar Jain	22
3	Dr. Rajeev Jain	22
4	Shri Ramdas Janardhana Kamath <sup>1</sup>	3

<sup>1</sup> Resigned with effect from August 05, 2015.

During the year under review, all the Seven (7) complaints received from the shareholders were properly resolved and/or replied by the Company/ Registrar & Share Transfer Agent (RTA) viz. M/s Link Intime India Private Limited.

SEBI Complaints Redress System (SCORES): SEBI vide its Circular No. CIR/OIAE/2/2011 dated June 03, 2011, has commenced processing of investor complaints on a centralised web based complaints redress system called SCORES. During the financial year 2014 -15, the Company has not received any investor complaints through the same.

### D. Corporate Social Responsibility Committee

In accordance with Section 135 of the Act read with the Rules notified thereunder, the Board of Directors of the Company at its meeting held on May 28, 2014, has constituted the Corporate Social Responsibility Committee which comprises three directors including two Executive Directors viz. Shri Pradeep Kumar Jain and Shri Sanjeev Kumar Jain and one Non-Executive Independent Director viz. Shri Ashok Kumar, who is also the Chairman of the Committee and Shri V. Mohan, Sr. Vice President (Legal) & Company Secretary acts as the Secretary to the Committee.

Subsequent to year end, the Committee has been re-constituted by the Board of Directors of the Company at its meeting held on May 25, 2015 by



induction of Shri Mahendra Nath Verma and Ms. Deepa Gupta as members of the Committee.

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

1. Formulation of Corporate Social Responsibility (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 Companies Act, 2013 and the relevant Rules made thereunder and any other applicable legislation and as directed by Board, from time to time.

During the financial year ended March 31, 2015, Corporate Social Responsibility Committee met 2 (two) times with adequate quorum on August 12, 2014 and February 14, 2015. The attendance of each member thereat is set out in Table 8 below:

**Table 8: Attendance of the Members at the Corporate Social Responsibility Committee Meetings**

S. No.	Name of the Member	Number of Corporate Social Responsibility Committee Meetings attended
1	Shri Ashok Kumar	2
2	Shri Pradeep Kumar Jain	2
3	Shri Sanjeev Kumar Jain	2

**E. Shares Committee**

Subsequent to the year end, the Board at its meeting held on May 25, 2015 has constituted Shares Committee comprising of three members viz. Shri Pradeep Kumar Jain, Shri Sanjeev Kumar Jain and Dr. Rajeev Jain. Shri Pradeep Kumar Jain is the Chairman of the Committee and Shri V. Mohan, Sr. Vice President (Legal) & Company Secretary acts as the Secretary to the Committee and is the Compliance Officer. It exercises the powers relating to 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 and the quorum shall be one third of the total members of the Committee or two, whichever is higher.

**4. General Body Meetings**

**A. Annual General Meetings (AGMs) & Special Resolutions passed therein 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
2013-14	Sri Sathya Sai International Centre, Pragati Vihar, Lodhi Road, New Delhi 110003	23.09.2014	3:00 P.M.
2012-13	Sri Sathya Sai International Centre, Pragati Vihar, Lodhi Road, New Delhi 110003	30.12.2013	11.00 A.M.
2011-12	Air Force Auditorium, Subroto Park, New Delhi 110010	22.09.2012	11.00 A.M.

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

Date of Meeting	Nature of Resolutions
23.09.2014	Borrowing by the Company for a sum not exceeding ₹ 5,000 Crores under Section 180(1)(c) of the Companies Act, 2013
23.09.2014	Creation of Charges on movable and immovable properties of the Company, both present and future, in connection with the borrowings of the Company for a sum not exceeding ₹ 5,000 Crores under Section 180 (1) (a) of the Companies Act, 2013
23.09.2014	Approval for Private Placement of Non-Convertible Debentures
22.09.2012	Raising of additional long-term funds through further issuance of Securities



**B. Extra-Ordinary General Meetings (EGMs) & Special Resolutions passed therein in the last three years**

There was no EGM held during the last three years.

**C. Postal Ballot Exercise**

During the year under review, the Company has not passed any resolution through the postal ballot exercise. None of the items to be transacted at the ensuing meeting is required to be passed by postal ballot.

**5. Disclosures**

**A. 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:**

During the period under review, the Company had not entered into any material transaction with any of its related parties. None of the transactions with any of related parties were in conflict with the Company's interest. The transactions entered into by the Company with its 'Related Parties' during the financial year 2014-15 are set out in Note No. 61 forming part of financial statements, given elsewhere in this Annual Report. These transactions were generally with the subsidiary and associate companies, based on considerations like synergy in operations, future growth strategy, optimization of resources etc. All Related Party Transactions were on an arm's length basis and in the ordinary course of business.

The Policy for determining material subsidiaries as approved by the Board of Directors may be accessed on the Company's website at the link: <http://www.parsvnath.com/corporate/investors-policydms.asp?investors=dms>.

**B. Accounting Treatment:**

The financial statements are prepared under the historical cost convention, on the accrual basis of accounting and in accordance with Generally Accepted Accounting Principles (GAAP) in India and comply with Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013 / Companies Act, 1956, as applicable.

**C. Risk Management:**

Risk evaluation and management is an ongoing process within the organization. The Company has in place a risk management framework under which risks are identified across all business processes of the Company on a continuous basis. Once identified, these risks are systematically categorized as strategic risks, business risks or reporting risks. The Board of Directors has approved a Risk Management Policy.

**D. Reconciliation of share capital audit:**

A qualified practicing Company Secretary carried out a share capital audit to reconcile the total admitted equity share capital with the National Securities Depository Limited (NSDL) and the Central Depository Services (India) Limited (CDSL) and the total issued and listed equity share capital. The audit report 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.

**E. "Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information" and "Code of Conduct to regulate, monitor and report trading by insiders under SEBI (Prohibition of Insider Trading) Regulations, 2015**

In compliance with SEBI (Prohibition of Insider Trading) Regulations, 2015 and SEBI Circular No. CIR/ISD/01/2015 dated May 11, 2015, the Company has formulated and published on its official website i.e. [www.parsvnath.com](http://www.parsvnath.com) "Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information" and "Code of Conduct to regulate, monitor and report trading by insiders". Further, the Board of Directors has appointed Shri V. Mohan, Sr. Vice President (Legal) & Company Secretary as 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.

**F. 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 and Whistle Blower Policy under which the employees are free to report violations of applicable laws and regulations. During the year



under review, no employee was denied access to the Audit Committee.

**G. 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 by any Stock Exchange or SEBI or any statutory authority during the last three years.

**H. Compliance with mandatory & non-mandatory requirements:** The Company complies with all the mandatory requirements as prescribed under Clause 49 of the Listing Agreement. The Company has adopted following non-mandatory requirements of the aforesaid Clause:

- a) The statutory financial statements of the Company are unqualified.
- b) Shri Pradeep Kumar Jain is the Chairman of the Company and Shri Sanjeev Kumar Jain is the Managing Director & CEO of the Company. The Company has complied with the requirement of having separate persons to the post of Chairman and Managing Director/ CEO.
- c) The Internal Auditors of the Company directly reports to the Audit Committee.

**6. Subsidiary Companies**

The Company had 15 subsidiary companies as on March 31, 2015, including one overseas subsidiary viz. Parsvnath Developers Pte. Ltd., incorporated in Singapore. During the year under review, Parsvnath Hospitality Holdings Ltd. (Singapore), subsidiary of Parsvnath Developers Pte. Ltd. has ceased to be step down subsidiary of the Company consequent upon the voluntary striking off of its name from the register of Accounting and Corporate Regulatory Authority (ACRA), Singapore with effect from January 20, 2015.

As at March 31, 2015, there is no "material non-listed Indian subsidiary" as defined under Clause 49 of the Listing Agreement.

The Audit Committee reviews the consolidated financial statements of the Company and the investments made by its unlisted subsidiary companies. The minutes of the board meetings along with a report on significant developments of the unlisted subsidiary companies are periodically placed before the Board of Directors of the Company.

**7. Means of Communication**

In accordance with Clause 54 of the Listing Agreement, the Company has maintained a functional website i.e.

www.parsvnath.com containing information about the Company viz., details of its business, financial information, shareholding pattern, management profile, compliance with corporate governance, details of the policies approved by the Company, contact information of the designated official of the Company who are responsible for assisting and handling investor grievances etc. The contents of the said website are updated from time to time.

The notice of Board Meetings, quarterly and annual financial results of the Company are normally published in The Financial Express (English/daily), Jansatta (Hindi/Daily) and also posted on the website of the Company (www.parsvnath.com). Presentations made to institutional investors/ analysts are also available on the website of the Company.

Further, in support of the "Green Initiative in the Corporate Governance" announced by The Ministry of Corporate Affairs (MCA), the Company sends all documents such as Notices for General Meetings, Annual Reports containing, inter-alia, Directors' Report, Auditors' Report etc. in electronic form.

**8. General Shareholder Information**

**A. Annual General Meeting**

- Day** : Wednesday
- Date** : September 30, 2015
- Time** : 3:30 p.m.
- Venue** : Sri Sathya Sai International Centre, Pragati Vihar, Lodhi Road, New Delhi- 110003

**B. Financial Calendar**

The tentative financial calendar for the ongoing financial year i.e. April 01, 2015 to March 31, 2016 is set out in Table 11 below:

**Table 11: Tentative schedule for the Financial Year 2015-16**

Activity	Schedule
Financial Reporting for the Quarter ended June 30, 2015	August 05, 2015
Financial Reporting for the Quarter ending September 30, 2015	On or before November 14, 2015
Financial Reporting for the Quarter ending December 31, 2015	On or before February 14, 2016
Financial Reporting for the Quarter/ Year ending March 31, 2016	On or before May 30, 2016



**C. Date of Book Closure**

The period of book closure is from Thursday, September 24, 2015 to Wednesday, September 30, 2015 (both days inclusive)

**D. Dividend Payment Date**

For the year 2014-15, since the Company has incurred losses, no dividend was recommended by the Board of Directors.

**E. Listing on Stock Exchanges**

The equity shares of the Company are listed on the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE). The Company has paid the annual listing fee for the financial year 2015-16 to NSE and BSE.

**F. Stock Code**

The codes assigned to the equity shares of the Company by NSDL/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 CNX Nifty for the financial year 2014-15 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, 2014	27.35	22,939.31	23.70	22,197.51
May, 2014	34.85	25,375.63	23.35	22,277.04
June, 2014	37.90	25,725.12	30.00	24,270.20
July, 2014	35.50	26,300.17	26.50	24,892.00
August, 2014	28.20	26,674.38	22.50	25,232.82
September, 2014	25.50	27,354.99	20.65	26,220.49
October, 2014	21.75	27,894.32	19.70	25,910.77
November, 2014	21.90	28,822.37	18.10	27,739.56
December, 2014	19.75	28,809.64	15.75	26,469.42
January, 2015	19.85	29,844.16	14.30	26,776.12
February, 2015	27.30	29,560.32	17.90	28,044.49
March, 2015	26.00	30,024.74	18.00	27,248.45



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

Month/Year	HIGH		LOW	
	Price (₹)	CNX Nifty	Price (₹)	CNX Nifty
April, 2014	27.30	6,869.85	23.70	6,650.40
May, 2014	34.80	7,563.50	23.30	6,638.55
June, 2014	37.90	7,700.05	29.75	7,239.50
July, 2014	35.50	7,840.95	26.35	7,422.15
August, 2014	28.05	7,968.25	22.45	7,540.10
September, 2014	25.50	8,180.20	20.60	7,841.80
October, 2014	21.85	8,330.75	19.65	7,723.85
November, 2014	21.85	8,617.00	18.00	8,290.25
December, 2014	19.70	8,626.95	15.75	7,961.35
January, 2015	19.85	8,996.60	14.20	8,065.45
February, 2015	27.50	8,941.10	17.85	8,470.50
March, 2015	26.50	9,119.20	17.90	8,269.15

**H. Registrar & Share Transfer Agent (RTA)****M/s Link Intime India Private Limited (Unit: Parsvnath Developers Limited)**

44, Community Centre, 2nd Floor,

Naraina Industrial Area, Phase- I, New Delhi 110 028

Phone: 011- 4141 0592/93/94, Fax: 011- 4141 0591, e-mail: delhi@linkintime.co.in

**I. Share Transfer System**

For registration of transfer of shares held in physical form, the share certificate(s) in original alongwith the share transfer deed(s) and other relevant documents should be submitted at the registered office of the Company or with its RTA. In case the documents are in order, the requests for registration of transfer of shares are placed either before the delegated authority or before the Stakeholders Relationship Committee, as the case may be, for approval.

Pursuant to Clause 47(c) of the Listing Agreement, 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.

**J. Distribution of Shareholding**

Table 15 and 16 list the shareholding pattern and distribution of the shareholding of the equity shares of the Company, in terms of categories of shareholders and size of holding respectively:



**Table 15: Shareholding Pattern as on March 31, 2015**

Category of Shareholders	Mode of Holding Shares		Total Shareholding	
	Physical	Demat	Number	%
Promoters	0	318,340,406	318,340,406	73.15
Bodies Corporate	0	38,375,493	38,375,493	8.82
Financial Institutions/Banks	0	614,455	614,455	0.14
Mutual Funds	0	1,820	1,820	0.00
Foreign Institutional Investors	0	40,579,270	40,579,270	9.32
NRIs	0	772,538	772,538	0.18
Individuals	34,330	34,287,112	34,321,442	7.89
Others	0	2,175,746	2,175,746	0.50
<b>Total</b>	<b>34,330</b>	<b>435,146,840</b>	<b>435,181,170</b>	<b>100</b>

**Table 16: Distribution of Shareholding as on March 31, 2015**

Range of Shareholding	Shareholders		Shareholding	
	Number	%	Number	%
Upto 250	176,706	87.52	11,268,552	2.59
From 251 to 500	13,335	6.61	5,030,921	1.16
From 501 to 1000	6,792	3.36	5,223,311	1.20
From 1001 to 2000	2,847	1.41	4,304,588	0.99
From 2001 to 3000	806	0.40	2,050,954	0.47
From 3001 to 4000	351	0.17	1,272,715	0.29
From 4001 to 5000	269	0.13	1,256,449	0.29
From 5001 to 10,000	374	0.19	2,779,664	0.64
10,001 and above	428	0.21	401,994,016	92.37
<b>Total</b>	<b>201,908</b>	<b>100</b>	<b>435,181,170</b>	<b>100</b>

**K. Dematerialization of shares**

Table 17 lists the number of equity shares of the Company held in dematerialised mode through National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) as on March 31, 2015:



**Table 17: Shares in Dematerialised mode as on March 31, 2015**

NSDL		CDSL		Total	
No. of Shares	% of Capital	No. of Shares	% of Capital	No. of Shares	% of Capital
347,611,192	79.88	87,535,648	20.11	435,146,840	99.99

**L. 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.

**M. Address for correspondence**

Company	Registrar & Share Transfer Agent (RTA)
Shri V. Mohan Sr. Vice President (Legal) & Company Secretary Parsvnath Developers Limited Parsvnath Tower Near Shahdara Metro Station, Shahdara, Delhi - 110032. CIN: L45201DL1990PLC040945 Phone: 011- 43050100/43010500 Fax: 011- 43050468/43050473 e-mail: investors@parsvnath.com Website: www.parsvnath.com	Link Intime India Private Limited (Unit: Parsvnath Developers Limited) 44, Community Centre, 2nd Floor, Naraina Industrial Area, Phase- I, New Delhi - 110 028. Phone: 011- 41410592/93/94 Fax: 011- 41410591 e-mail: delhi@linkintime.co.in Website: www.linkintime.co.in

**N. Status of Unclaimed Shares**

Pursuant to Clause 5A of the Equity Listing Agreement, the Company has opened a separate demat suspense account named as "Parsvnath Developers Limited – Unclaimed Securities Suspense Account" and credited the shares of the Company which are remaining unclaimed by the Shareholders under the Initial Public Offer (IPO).

The details of such unclaimed shares as on March 31, 2015 are set out in Table 18 below.

**Table 18: Unclaimed Shares\***

S. No.	Particulars	Number	
		Shareholders	Shares
1	Aggregate Number of Shareholders and the outstanding shares in the aforesaid suspense account lying at the beginning of the year i.e. as at April 1, 2014	370	18,478
2	Number of Shareholders who approached for transfer of shares from the said account during the year 2014-15	2	128
3	Number of Shareholders to whom shares were transferred from the said account during the year 2014-15	2	128
4	Aggregate Number of Shareholders and the outstanding shares in the said account lying at the end of the year i.e. as at March 31, 2015	368	18,350

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



Shareholders who have not so far received shares allotted to them in the IPO are requested to contact, by writing to the Company and/or to the RTA of the Company alongwith necessary documents.

**O. Transfer of Unpaid/Unclaimed amounts to Investor Education and Protection Fund:**

Pursuant to Sections 205A and 205C and other applicable provisions, if any, of the Companies Act, 1956, as amended from time to time, read with The Investor Education and Protection Fund (Awareness and Protection of Investors) Rules, 2001, all unclaimed/unpaid dividend, application money, principal amount of deposits and interest thereon, as applicable remaining unclaimed / unpaid for a period of seven years from the date they became due for payment, are required to be transferred to Investor Education and Protection Fund (IEPF) of the Central Government. After such transfer, no claims of the members whatsoever shall subsist on the said amount against the Company. Therefore, members who have not yet claimed their dividend declared for financial year 2007-08 are requested to encash their dividend warrant(s) on priority basis within the validity period.

Further, the particulars of unpaid/ unclaimed dividend, principal amount of deposits and interest thereon as on September 23, 2014 i.e. date of last Annual General Meeting of the Company has been uploaded

on Company's website [www.parsvnath.com](http://www.parsvnath.com) in compliance with the Investor Education and Protection Fund (Uploading of Information regarding unpaid and unclaimed amounts lying with Companies) Rules, 2012.

The information relating to outstanding dividend is set out in Table 19 below.

**Table 19: Information relating to outstanding dividend:**

<b>Financial Year</b>	<b>Date of declaration</b>	<b>Last date for claiming unpaid dividend</b>
2007-08	September 24, 2008	September 23, 2015

**9. CEO AND CFO CERTIFICATION**

The annual certificate required under Clause 49 (IX) of the Listing Agreement duly signed by the Managing Director & CEO and Group Chief Financial Officer 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 Chief Financial Officer also give quarterly certificate on financial results while placing the financial results before the Board in terms of Clause 41 of the Listing Agreement.



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

### DECLARATION REGARDING CODE OF CONDUCT

I, Sanjeev Kumar Jain, Managing Director & 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 the Financial Year ended 31 March, 2015, as required under Clause 49(II)(E) of the Listing Agreement with the Stock Exchanges.

Place: New Delhi  
Date: 19 August, 2015

Sd/-  
(SANJEEV KUMAR JAIN)  
Managing Director &  
Chief Executive Officer  
DIN : 00333881

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### INDEPENDENT AUDITOR’S CERTIFICATE ON CORPORATE GOVERNANCE

#### TO THE MEMBERS OF PARSVNATH DEVELOPERS LIMITED

We have examined the compliance of conditions of Corporate Governance by **PARSVNATH DEVELOPERS LIMITED**, for the year ended on 31 March, 2015, as stipulated in clause 49 of the Listing Agreement of the said Company with the stock exchanges.

The compliance of conditions of Corporate Governance is the responsibility of the Management. Our examination has been limited to a review of procedures and implementations thereof, adopted by the Company for ensuring compliance with the conditions of the Corporate Governance as stipulated in the said Clause. It is neither an audit nor an expression of opinion on the financial statements of the Company.

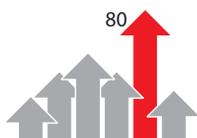
In our opinion and to the best of our information and according to the explanations given to us and based on the representations made by the Directors and the Management, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in Clause 49 of the above mentioned Listing Agreement.

We state that such compliance 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.

For **Deloitte Haskins & Sells**  
Chartered Accountants  
(Registration No.015125N)

Place: New Delhi  
Date: 19 August, 2015

Sd/-  
**Alka Chadha**  
Partner  
(Membership No. 93474)



# Independent Auditors' Report

## TO THE MEMBERS OF PARSVNATH DEVELOPERS LIMITED

### Report on the Standalone Financial Statements

We have audited the accompanying standalone financial statements of **PARSVNATH DEVELOPERS LIMITED** ("the Company"), which comprise the Balance Sheet as at 31 March, 2015, the Statement of Profit and Loss, the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory 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 Companies Act, 2013 ("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 and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes 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 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these standalone financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud

or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

### Opinion

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 Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March, 2015, and its loss and its cash flows for the year ended on that date.

### Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2015 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in the Annexure a statement on the matters specified in paragraphs 3 and 4 of the Order.
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, and the Cash Flow Statement 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 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, 2015 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2015 from



being appointed as a director in terms of Section 164 (2) of the Act.

- (f) 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 financial statements – Refer Note 29 to the 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 43 to the financial statements;
  - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

**For Deloitte Haskins & Sells**

Chartered Accountants  
(Firm's Registration No. 015125N)

Sd/-

**Alka Chadha**

Partner

(Membership No. 93474)

Place: New Delhi

Date: 25 May, 2015

**ANNEXURE TO THE INDEPENDENT AUDITORS' REPORT ON THE STANDALONE FINANCIAL STATEMENTS**

(Referred to in paragraph 1 under "Report on Other Legal and Regulatory Requirements" section of our report of even date)

- (i) In respect of its fixed assets:
- a) The Company has maintained proper records showing full particulars, including quantitative details and situation of the 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.

(ii) In respect of its inventory:

- a) Inventory comprises finished flats and projects under construction/development (work-in-progress). As explained to us, the inventories were physically verified during the year by the Management at reasonable intervals.
- b) In our opinion and according to the information and explanations given to us, having regard to the nature of inventory, the procedures of 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 reasonable and adequate in relation to the size of the Company and the nature of its business.
- c) In our opinion and according to the information and explanations given to us, the Company has maintained proper records of its inventories 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 such loans:

- a. In the absence of stipulations, the regularity of receipts of principal amounts and interest, wherever applicable has not been commented upon.
- b. There is no overdue amount in excess of ₹ 1 lakh remaining outstanding as at the year-end.

(iv) In our opinion and according to the information and explanations given to us, having regard to the explanations that land/development rights purchased are of special nature and suitable alternative sources are not readily available for obtaining comparable quotations, there is an adequate internal control system commensurate with the size of the Company and the nature of its business with regard to purchases of inventory and fixed assets and the sale of goods and services. During the course of our audit, we have not observed any major weakness in such internal control system.

(v) In our opinion and according to the information and explanations given to us, except for some delays in repayments during the year, the Company has complied with the provisions of Sections 73 to 76 or any other relevant provisions of the Companies Act, 2013 and the Companies (Acceptance of Deposits) Rules, 2014, as amended, with regard to the deposits accepted. According to the information and explanations given to us, no order has been passed by the Company Law Board or the National Company Law Tribunal or the Reserve Bank of India or any Court or any other Tribunal.



- (vi) 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 sub-section (1) of Section 148 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) The Company has been regular in depositing undisputed statutory dues in respect of Wealth tax. There have been delays in deposit of statutory dues in respect of Provident Fund, Employees' State Insurance, Income-tax, Sales Tax, Service Tax and Value Added Tax with the appropriate authorities.  
We are informed that the Company's operations during the year, did not give rise to any liability for Customs Duty and Excise Duty.
- b) There were no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income-tax, Sales Tax, Wealth Tax, Service tax, Value Added Tax, Cess and other material statutory dues in arrears as at 31 March, 2015 for a period of more than six months from the date they became payable.  
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 and Sales Tax which have not been deposited as on 31 March, 2015 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 demanded (₹ in lacs) |
|------------------------|----------------|--|------------------------------------|-----------------------------|
| UP Trade Tax Act, 1948 | Trade Tax      | Additional Commissioner (Appeals), Moradabad | 2006-2007                          | 294.76                      |
| Income Tax Act, 1961   | Income Tax     | Commissioner of Income Tax (Appeals)         | Financial year 2004-05 to 2011-12  | 1,007.26                    |
- There are no dues of Wealth Tax, Service Tax, Value Added Tax and Cess which have not been deposited as on 31 March, 2015 on account of disputes. We are informed that the Company's operations during the year, did not give rise to any liability for Customs Duty and Excise Duty.
- d) The Company has been regular in transferring amounts to the Investor Education and Protection Fund in accordance with the relevant provisions of the Companies Act, 1956 (1 of 1956) and Rules made thereunder within time.
- (viii) The Company does not have accumulated losses at the end of the financial year. The Company has incurred cash losses during the financial year covered by our audit. However, the Company had not incurred cash losses in the immediately preceding financial year.
- (ix) Based on the examination of the books of account and related records and according to the information and explanations given to us, 89 instances of delays were noted in repayment of dues to the banks ranging from 2 days to 90 days with amounts varying from ₹ 0.41 lacs to ₹ 600.00 lacs and 63 instances of delays were noted ranging from 5 days to 365 days with amounts varying from ₹ 3.60 lacs to ₹ 300.00 lacs in repayment of dues to financial institutions and 2 instances of delays were noted ranging from 19 days to 27 days for amounts varying from ₹ 42.85 lacs to ₹ 814.28 lacs in repayment of dues to debenture holders. There are 34 instances of overdues relating to earlier years for repayment to financial institution with amount varying from ₹ 10.53 lacs to ₹ 200.00 lacs.
- (x) In our opinion and according to the information and explanations given to us, the terms and conditions of the guarantees given by the Company for loans taken by others from banks and financial institutions are not, *prima facie*, prejudicial to the interests of the Company.
- (xi) 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 purposes for which they were obtained, other than temporary deployment pending application.
- (xii) 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 has been noticed or reported during the year.

**For Deloitte Haskins & Sells**  
Chartered Accountants  
(Firm's Registration No. 015125N)

Sd/-  
**Alka Chadha**  
Partner  
(Membership No. 93474)

Place: New Delhi  
Date: 25 May, 2015



# Balance Sheet as at 31 March, 2015

(₹ in lacs)

	Note No.	As at 31 March, 2015	As at 31 March, 2014
<b>I. EQUITY AND LIABILITIES</b>			
<b>1. Shareholders' funds</b>			
a. Share capital	3	21,759.06	21,759.06
b. Reserves and surplus	4	2,37,568.38	2,46,375.37
		<b>2,59,327.44</b>	<b>2,68,134.43</b>
<b>2. Non-current liabilities</b>			
a. Long-term borrowings	5	79,877.20	59,543.23
b. Other long-term liabilities	6	14,365.95	16,525.23
c. Long-term provisions	7	395.29	380.16
		<b>94,638.44</b>	<b>76,448.62</b>
<b>3. Current liabilities</b>			
a. Short-term borrowings	8	36,830.28	72,732.58
b. Trade payables	9	59,291.43	90,686.37
c. Other current liabilities	10	80,379.71	98,022.51
d. Short-term provisions	11	4,995.67	18,839.60
		<b>1,81,497.09</b>	<b>2,80,281.06</b>
		<b>5,35,462.97</b>	<b>6,24,864.11</b>
<b>II. ASSETS</b>			
<b>1. Non-current assets</b>			
a. Fixed assets			
- Tangible assets	12	11,445.38	11,690.37
- Capital work-in-progress		54,410.09	52,556.74
		65,855.47	64,247.11
b. Non-current investments	13	51,269.84	51,267.80
c. Deferred tax assets (net)	14	9,464.31	423.65
d. Long-term loans and advances	15	51,329.89	49,964.43
		<b>1,77,919.51</b>	<b>1,65,902.99</b>
<b>2. Current assets</b>			
a. Inventories	16	2,14,528.86	2,99,083.58
b. Trade receivables	17	60,816.43	57,811.64
c. Cash and cash equivalents	18	16,190.85	7,571.25
d. Short-term loans and advances	19	35,542.93	21,046.98
e. Other current assets	20	30,464.39	73,447.67
		<b>3,57,543.46</b>	<b>4,58,961.12</b>
		<b>5,35,462.97</b>	<b>6,24,864.11</b>

See accompanying notes forming part of the financial Statements 1 to 62

In terms of our report attached  
**For Deloitte Haskins & Sells**  
 Chartered Accountants

Sd/-  
**Alka Chadha**  
 Partner

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

Sd/-  
**Pradeep Kumar Jain**  
 Chairman

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

Sd/-  
**Sanjeev Kumar Jain**  
 Managing Director & CEO

Sd/-  
**V. Mohan**  
 Company Secretary

Place: New Delhi  
 Date: 25 May, 2015

Place: New Delhi  
 Date: 25 May, 2015



# Statement of Profit and Loss for the year ended 31 March, 2015

(₹ in lacs)

	Note No.	Year ended 31 March, 2015	Year ended 31 March, 2014
<b>1.</b> Revenue from operations	21	71,910.54	42,824.69
<b>2.</b> Other income	22	4,176.90	4,005.85
<b>3. Total revenue (1+2)</b>		<b>76,087.44</b>	<b>46,830.54</b>
<b>4. Expenses</b>			
a. Cost of land/ development rights		37,857.96	7,219.59
b. Cost of materials consumed	23	3,078.91	3,087.32
c. Purchases of stock-in-trade	24	-	28.29
d. Contract cost, labour and other charges		3,413.95	4,435.95
e. Changes in inventories of finished goods and work-in-progress	25	(11,729.53)	2,823.15
f. Employee benefits expense	26	3,558.01	4,403.18
g. Finance costs	27	14,845.63	13,147.25
h. Depreciation expense	12	390.75	1,242.76
i. Other expenses	28	6,030.15	5,884.97
<b>Total expenses</b>		<b>57,445.83</b>	<b>42,272.46</b>
<b>5. Profit before exceptional items and tax (3 - 4)</b>		<b>18,641.61</b>	<b>4,558.08</b>
<b>6.</b> Less: Exceptional items (See note 34)		46,971.24	-
<b>7. Profit/(loss) before tax (5 - 6)</b>		<b>(28,329.63)</b>	<b>4,558.08</b>
<b>8. Tax expense/(benefit):</b>			
a. Current tax expense		30.00	2,223.89
b. Tax adjustment for earlier years (see note 44)		(10,574.00)	-
c. Deferred tax charge/(credit)		(9,019.57)	(4.96)
<b>Net tax expense/(benefit)</b>		<b>(19,563.57)</b>	<b>2,218.93</b>
<b>9. Profit/(loss) for the year (7 - 8)</b>		<b>(8,766.06)</b>	<b>2,339.15</b>
<b>10. Earnings per share</b>			
(Face value ₹ 5 per equity share)			
Basic and diluted	59	(2.01)	0.54

See accompanying notes forming part of the financial Statements 1 to 62

In terms of our report attached  
For **Deloitte Haskins & Sells**  
Chartered Accountants

Sd/-  
**Alka Chadha**  
Partner

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

Sd/-  
**Pradeep Kumar Jain**  
Chairman  
  
Sd/-  
**M. C. Jain**  
Group Chief Financial Officer

Sd/-  
**Sanjeev Kumar Jain**  
Managing Director & CEO  
  
Sd/-  
**V. Mohan**  
Company Secretary

Place: New Delhi  
Date: 25 May, 2015

Place: New Delhi  
Date: 25 May, 2015



# Cash Flow Statement for the year ended 31 March, 2015

(₹ in lacs)

	Year ended 31 March, 2015	Year ended 31 March, 2014
<b>A. Cash flow from operating activities</b>		
Profit/(loss) before tax	(28,329.63)	4,558.08
Adjustments for:		
Depreciation expense	390.75	1,242.76
Profit on sale of fixed assets	(176.39)	(26.43)
Profit on sale of long-term investments	(24.75)	-
Finance costs	14,845.63	13,147.25
Interest income	(3,964.74)	(3,935.91)
Share of loss from AOPs	0.21	0.40
Operating profit/(loss) before working capital changes	(17,258.92)	14,986.15
Changes in working capital:		
Adjustments for (increase)/decrease in operating assets:		
Inventories	1,02,359.20	9,588.41
Trade receivables	(3,004.79)	4,819.77
Short-term loans and advances	(14,495.95)	1,875.48
Long-term loans and advances	(1,365.46)	(1,914.09)
Other current assets	45,478.18	(4,528.31)
Adjustments for increase/(decrease) in operating liabilities:		
Trade payables	(31,394.94)	(7,346.29)
Other current liabilities	(20,464.16)	10,889.49
Other long-term liabilities	(2,159.28)	79.59
Short-term provisions	(135.97)	(1.76)
Long-term provisions	15.13	64.43
Cash generated from operations	57,573.04	28,512.87
Net income tax paid	(4,229.95)	(2,723.60)
<b>Net cash flow from operating activities</b>	<b>A</b>	<b>53,343.09</b>
<b>B. Cash flow from investing activities</b>		
Capital expenditure on fixed assets (including capital work-in-progress and capital advances)	(2,189.60)	(4,578.57)
Proceeds from sale of fixed assets	304.86	126.53
(Increase)/decrease in bank balances not considered as cash and cash equivalents		
- Placed during the year	(23,779.46)	(9,577.84)
- Matured during the year	23,131.25	10,111.08
Purchase of Long-term investments		
- Subsidiaries	-	(7,788.36)
- Joint venture	(2.50)	-



# Cash Flow Statement for the year ended 31 March, 2015

(₹ in lacs)

		Year ended 31 March, 2015	Year ended 31 March, 2014
Redemption/sale of long-term investments			
- Subsidiaries		-	8.00
- Others		25.00	1,550.00
Interest received		1,469.84	1,501.21
<b>Net cash flow used in investing activities</b>	<b>B</b>	<b>(1,040.61)</b>	<b>(8,647.95)</b>
<b>C. Cash flow from financing activities</b>			
Finance costs paid		(39,566.53)	(21,715.30)
Proceeds from / (repayment of) working capital borrowings		1,355.95	(94.42)
Proceeds from other short-term borrowings		4,397.71	30,265.17
Repayment of other short-term borrowings		(41,655.96)	(19,576.17)
Proceeds from long-term borrowings		45,880.00	13,450.00
Repayment of long-term borrowings		(14,742.26)	(20,213.70)
<b>Net cash flow used in financing activities</b>	<b>C</b>	<b>(44,331.09)</b>	<b>(17,884.42)</b>
<b>D. Net increase/(decrease) in Cash and cash equivalents</b>	<b>A+B+C</b>	<b>7,971.39</b>	<b>(743.10)</b>
<b>E. Cash and cash equivalents at the beginning of the year</b>		<b>794.80</b>	<b>1,537.90</b>
<b>F. Cash and cash equivalents at the end of the year</b>		<b>8,766.19</b>	<b>794.80</b>
<b>Cash and cash equivalents at the end of the year comprise:</b>			
i. Cash on hand		87.61	68.43
ii. Cheques and drafts on hand		6.50	-
iii. Balances with banks			
- In current accounts		8,002.08	637.37
- In deposit accounts		670.00	89.00
		<b>8,766.19</b>	<b>794.80</b>

See accompanying notes forming part of the financial Statements

1 to 62

In terms of our report attached  
For **Deloitte Haskins & Sells**  
Chartered Accountants

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

Sd/-  
**Alka Chadha**  
Partner

Sd/-  
**Pradeep Kumar Jain**  
Chairman  
  
Sd/-  
**M. C. Jain**  
Group Chief Financial Officer

Sd/-  
**Sanjeev Kumar Jain**  
Managing Director & CEO  
  
Sd/-  
**V. Mohan**  
Company Secretary

Place: New Delhi  
Date: 25 May, 2015

Place: New Delhi  
Date: 25 May, 2015



# Notes forming part of the financial statements

## Note 1: Corporate information

**PARSVNATH DEVELOPERS LIMITED** ("the Company") is 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 & commercial complexes, multistoried buildings, flats, houses, apartments, shopping malls, IT parks, hotels, SEZ, etc.

## Note 2: Significant Accounting Policies

### a. Basis of accounting and preparation of financial statements

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act") / Companies Act, 1956 ("the 1956 Act"), as applicable. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year, except for change in the accounting policy for depreciation (see note 45).

### b. Use of estimates

The preparation of the financial statements in conformity with Indian GAAP requires the Management to make 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 the 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.

### c. Inventories

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

- i. Completed unsold inventory is valued at lower of cost and net realisable value. Cost is 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. Cost comprises cost of land (including development rights), internal development cost, external development charges, materials, services, overheads related to projects under construction and apportioned borrowing costs.

### d. Cash and cash equivalents (for purposes of Cash flow statement)

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances and highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

### e. Cash flow statement

Cash flows are reported using the indirect method, whereby profit / (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

### f. Fixed assets

Fixed assets are carried at cost less accumulated depreciation. The cost of fixed assets comprises its purchase price, directly attributable expenditure on making the asset ready for its intended use, other incidental expenses and interest on borrowings attributable to acquisition or construction of qualifying fixed assets, up to the date the asset is ready for its intended use. Subsequent expenditure on fixed assets after its purchase/completion is capitalised only if such expenditure results in an increase in the future benefits from such assets beyond its previously assessed standard of performance.

### g. Capital work-in-progress

Projects under which tangible fixed assets are not ready for their intended use and other capital work-in-progress are carried at cost, comprising direct cost, related incidental expenses and attributable borrowing costs.



## Notes forming part of the financial statements

### h. Pre-operative expenditure pending allocation

Pre-operative expenditure incurred in relation to construction of fixed assets in respect of projects which are yet to commence commercial operations pending allocation includes:

- i. Incidental expenditure during construction period comprising payment to and provision for employees, professional fees and other directly attributable expenses pending allocation to fixed assets on completion of the Project.
- ii. Borrowing costs net of interest income pending allocation to fixed assets on completion of the Project.

### i. Depreciation

- i. Depreciation on tangible fixed assets has been provided on the 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 whose case the life of the assets 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:

Buildings	60 years
Plant and machinery	8 years
Office equipment	5 years
Shuttering and scaffolding	6 years
Furniture and fixtures	8 years
Vehicles	8 years
Computers	3 years

- ii. Cost of building on land held on lease/license basis is amortised over the period of license of project facility on straight line basis.

### j. Revenue recognition

- i. Revenue from real estate projects including integrated townships is recognised on the 'Percentage of Completion Method' of accounting. Revenue is recognised, in relation to the sold areas only, on the basis of percentage of actual

cost incurred thereon including land as against the total estimated cost of the project under execution subject to such actual costs being 30% or more of the total estimated cost. The estimates of saleable area and costs are revised periodically by the management. The effect of such changes to estimates is recognised in the period such changes are determined.

In accordance with Revised Guidance Note issued by the Institute of Chartered Accountants of India (ICAI), on 'Accounting for Real Estate Transactions (Revised 2012)', revenue recognition for all real estate projects commencing on or after 1 April, 2012 or where the revenue is recognised for the first time on or after 1 April, 2012, revenue is recognised on percentage of completion method if (a) Critical approvals for commencement of the project have been obtained (b) actual construction and development cost (excluding land cost) incurred is 25% or more of the estimated cost, (c) At least 25% of the saleable project area is secured by contracts or agreements with buyers and (d) At least 10% of the total revenue as per sales agreement or any other legally enforceable document are realised as at the reporting date. However, there was no such project during the year.

- ii. In case of joint development projects, revenue is recognised 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 agreement to sell is executed resulting in transfer of all significant risk and rewards of ownership and possession is handed over 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 of the year. The stage of completion of the contract is measured by reference to the proportion that contract cost incurred for work performed up to



## Notes forming part of the financial statements

the reporting date bears to the estimated total contract cost for each contract.

- vi. Any expected loss on real estate projects or construction contracts is recognised as an expense when it is probable that the total cost will exceed the total revenue.
- vii. 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.
- viii. Income from licence fee is recognised on accrual basis in accordance with the terms of agreement with the sub-licensees.
- ix. Income from rent is recognised on accrual basis in accordance with the terms of agreement with the lessee.
- x. Income from maintenance charges is recognised on accrual basis.
- xi. Interest income is recognised on accrual basis on a time proportion basis.
- xii. Dividend income is recognised when the Company's right to receive dividend is established.

### k. Cost of construction/development

Cost of construction/development (including cost of land/development rights) incurred is charged to the Statement of Profit and Loss based on the proportionate area in respect of which revenue is recognised as per policy in 'j' above. Adjustments, if required, are made on completion of the respective projects.

### l. Unbilled receivables

Unbilled receivables represent revenue recognised on 'Percentage of Completion Method' less amount due from customers as per payment plans adopted by them.

### m. Foreign currency transactions and translations

- i. Transactions in foreign currencies entered into by the Company are accounted 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.

- ii. Foreign currency monetary items of the Company, outstanding at the balance sheet date are restated at the year-end rates. Non-monetary items of the Company are carried at historical cost.
- iii. 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.

### n. Investments

Long-term investments are carried individually at cost less provision for diminution, other than temporary, in the value of such investments. Current investments are carried individually, at the lower of cost and fair value. Cost of investments include acquisition charges such as brokerage, fees and duties.

### o. Employee benefits

Employee benefits include provident fund, employee state insurance scheme, gratuity and compensated absences.

#### i. 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.

#### ii. Defined benefit plan

For defined benefit plans 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 each balance sheet date. Actuarial gains and losses are recognised in the Statement of Profit and Loss in the period in which they occur. Past service cost is recognised immediately to the extent that the benefits are already vested and otherwise is amortised on a straight-line basis over the average period until the benefits become vested. The employee benefit obligation recognised in the Balance Sheet represents the present value of the defined benefit obligation as adjusted for unrecognised past service cost.



## Notes forming part of the financial statements

### iii. Short-term employee benefits

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service. Cost of short-term compensated absences is accounted when employees render the services that increase their entitlement of future compensated absences.

### iv. Long-term employee benefits

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of the defined benefit obligation as at the balance sheet date on the basis of actuarial valuation.

### p. Borrowing cost

Borrowing costs include interest and amortisation of ancillary costs incurred. Costs in connection with the borrowing of funds to the extent not directly related to the acquisition of qualifying assets are charged to the Statement of Profit and Loss over the tenure of the loan. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset up to the date of capitalisation of such asset are added to the cost of the assets.

Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity of the qualifying asset is interrupted.

### q. Segment reporting

The Company identifies primary segments based on the dominant source, nature of risks and returns and the internal organisation and management structure. The operating segments are the segments for which separate financial information is available and for which operating profit / loss amounts are evaluated regularly by the executive Management in deciding how to allocate resources and in assessing performance.

### r. Leases

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognised as operating leases. Lease rentals under operating leases are recognised in the Statement of Profit and Loss on a straight-line basis over the lease term.

Assets given under operating leases are included in fixed assets. Lease income is recognised in the Statement of Profit and Loss on a straight line basis over the lease term. Costs, including depreciation are recognised as expense in the Statement of Profit and Loss.

### s. Earnings per share

Basic earnings per share is computed by dividing the profit after tax by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit after tax 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.

### t. Taxes on income

Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the applicable tax rates and the provisions of the Income Tax Act, 1961 and other applicable tax laws.

Deferred tax is recognised on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax is measured using the tax rates and the tax laws enacted or substantively enacted as at the reporting date. Deferred tax liabilities are recognised for all timing differences. Deferred tax assets are recognised for timing differences of items other than unabsorbed depreciation and carry forward losses only to the extent that reasonable certainty exists that sufficient future taxable income will be available



## Notes forming part of the financial statements

against which these can be realised. However, if there are unabsorbed depreciation and carry forward of losses, deferred tax assets are recognised only if there is virtual certainty supported by convincing evidence that there will be sufficient future taxable income available to realise the assets. Deferred tax assets and liabilities are offset if such items relate to taxes on income levied by the same governing tax laws and the Company has a legally enforceable right for such set off. Deferred tax assets are reviewed at each balance sheet date for their realisability.

Current and deferred tax relating to items directly recognised in reserves are recognised in reserves and not in the Statement of Profit and Loss.

### u. Accounting for joint ventures

- i. Jointly controlled operations – The Company's share of revenue, expenses, assets and liabilities are included in the financial statements as revenue, expenses, assets and liabilities respectively.
- ii. Jointly controlled entities – The Company's investment in jointly controlled entities is reflected as investment and accounted for in accordance with the Company's accounting policy of Investments (see note 2 n above).

### v. Impairment of assets

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment. If any indication of impairment exists, the recoverable amount of such assets is estimated and impairment is recognised, if the carrying amount of these assets exceeds their recoverable amount. The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting

the future cash flows to their present value based on an appropriate discount factor. When there is indication that an impairment loss recognised for an asset in earlier accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognised in the Statement of Profit and Loss.

### w. Provisions and contingencies

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding employee benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes. Contingent assets are not recognised in the financial statements.

### x. Service tax input credit

Service tax input credit is accounted for in the books in the period in which the underlying service received is accounted and when there is reasonable certainty in availing / utilising the credits.

### y. Operating cycle

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.



## Notes forming part of the financial statements

### Note 3: Share Capital

Particulars	As at 31 March, 2015		As at 31 March, 2014	
	Number of shares	₹ in lacs	Number of shares	₹ in lacs
<b>a. Authorised</b>				
i. Equity shares of ₹ 5 each	60,00,00,000	30,000.00	60,00,00,000	30,000.00
ii. Preference shares of ₹ 10 each	5,00,00,000	5,000.00	5,00,00,000	5,000.00
	<b>65,00,00,000</b>	<b>35,000.00</b>	<b>65,00,00,000</b>	<b>35,000.00</b>
<b>b. Issued, subscribed and fully paid up</b>				
i. Equity shares of ₹ 5 each	43,51,81,170	21,759.06	43,51,81,170	21,759.06
	<b>43,51,81,170</b>	<b>21,759.06</b>	<b>43,51,81,170</b>	<b>21,759.06</b>

Refer notes (i) to (iii) below:

#### i. Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the year:

Particulars	Year ended 31 March, 2015		Year ended 31 March, 2014	
	Number of shares	₹ in lacs	Number of shares	₹ in lacs
<b>Equity shares of ₹ 5 each, fully paid up:</b>				
i. Outstanding at the beginning of the year	43,51,81,170	21,759.06	43,51,81,170	21,759.06
ii. Issued during the year	-	-	-	-
iii. Outstanding at the end of the year	<b>43,51,81,170</b>	<b>21,759.06</b>	<b>43,51,81,170</b>	<b>21,759.06</b>

#### ii. 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.

#### iii. Details of equity shares held by each shareholder holding more than 5% shares in the Company:

Name of shareholder	As at 31 March, 2015		As at 31 March, 2014	
	Number of shares held	% holding	Number of shares held	% holding
<b>Equity shares of ₹ 5 each, fully paid up:</b>				
i. Pradeep Kumar Jain & Sons (HUF)	11,20,16,571	25.740	11,69,16,571	26.866
ii. Pradeep Kumar Jain	11,39,16,669	26.177	11,37,97,153	26.149
iii. Parasnath and Associates Private Limited	4,72,77,992	10.864	4,72,77,992	10.864
iv. Nutan Jain	4,50,45,974	10.351	4,49,08,974	10.320
v. Fidelity Securities Fund Fidelity Blue Chip Growth Fund	2,17,71,340	5.003	2,17,71,340	5.003



## Notes forming part of the financial statements

### Note 4: Reserves and surplus

Particulars	(₹ in lacs)	
	As at 31 March, 2015	As at 31 March, 2014
<b>a. Securities premium account</b>		
i. Opening/closing balance	1,40,711.41	1,40,711.41
<b>b. Debenture redemption reserve</b>		
i. Opening balance	1,500.00	3,500.00
ii. Less: transferred to surplus in Statement of Profit and Loss	-	2,000.00
iii. Closing balance	1,500.00	1,500.00
<b>c. General reserve</b>		
i. Opening/closing balance	7,960.00	7,960.00
<b>d. Surplus in Statement of Profit and Loss</b>		
i. Opening balance	96,203.96	91,864.81
ii. Less: depreciation on fixed assets with nil remaining useful life (net of deferred tax) (see note 45)	40.93	-
iii. Add/(less): profit/(loss) for the year	(8,766.06)	2,339.15
iv. Add: transferred from debenture redemption reserve	-	2,000.00
	87,396.97	96,203.96
	<b>2,37,568.38</b>	<b>2,46,375.37</b>

### Note 5: Long-term borrowings

Particulars	(₹ in lacs)			
	As at 31 March, 2015		As at 31 March, 2014	
	Non-current	Current	Non-current	Current
<b>Secured:</b>				
<b>a. Debentures</b>				
i. 18.00% Non-convertible redeemable debentures (Series XII)	-	128.57	128.57	171.43
ii. 18.00% Non-convertible redeemable debentures (Series XIII)	-	2,442.86	2,442.86	3,257.14
iii. 13.00% Non-convertible redeemable debentures (Series XIV)	35,500.00	-	-	-
	35,500.00	2,571.43	2,571.43	3,428.57
<b>b. Term loans</b>				
i. From banks	-	10,497.84	10,789.61	2,890.00
ii. From financial institutions/ others	44,377.20	14,400.03	46,182.19	10,346.96
	44,377.20	24,897.87	56,971.80	13,236.96
	<b>79,877.20</b>	<b>27,469.30</b>	<b>59,543.23</b>	<b>16,665.53</b>
Less: Amount disclosed under "Other current liabilities" (Refer Note 10)	-	27,469.30	-	16,665.53
	<b>79,877.20</b>	<b>-</b>	<b>59,543.23</b>	<b>-</b>



## Notes forming part of the financial statements

### i. Details of terms of repayment and securities provided in respect of secured debentures are as under:

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
a. 13% NCDs of ₹ 35,500 lacs were issued during the year ended 31 March 2015. The NCDs are secured by (a) Pledge of equity shares of the Company held by the promoters (b) first charge by way of mortgage over the property situated in Parsvnath City, Daruhera and Rahukhedi, Indore (c) first charge by way of mortgage over project land at Rohini and Jodhpur (d) second charge on receivables of the projects at (i) Azadpur Metro Station, (ii) Games Village Metro Station, (iii) Seelampur Metro Station (Annexe), (iv) Seelampur Metro Station (Station Box), (v) Inderlok Metro Station (Annexe), (vi) Inderlok Metro Station (Station Box), (vii) Kashmere Gate Metro Station (Station Box), and (viii) Shahdara Metro Station and (e) personal guarantee of Chairman. These NCDs are redeemable in 4 quarterly instalments commencing from July, 2018 and ending in April, 2019.	35,500.00	-
b. 18% NCDs of ₹ 300 lacs were issued during the year ended 31 March, 2014. The NCDs are secured by 1st pari-passu charge by way of registered mortgage over development rights of Exotica, Gurgaon Project, all unsold units of the project developed/being developed by the Company, Parsvnath Hessa Developers Private Limited and Parsvnath Sharmistha Realtors Private Limited, charge on receivables of the project and personal guarantee of Chairman, Managing Director and a whole-time Director of the Company. These NCDs are redeemable in 7 quarterly installments commencing from June, 2014 and ending in December, 2015.	128.57	300.00
c. 18% NCDs of ₹ 5,700 lacs were issued during the year ended 31 March, 2014. The NCDs are secured by 1st pari-passu charge by way of equitable mortgage over development rights of Exotica, Gurgaon Project, all unsold units of the project developed/being developed by the Company, Parsvnath Hessa Developers Private Limited and Parsvnath Sharmistha Realtors Private Limited, charge on receivables of the project and personal guarantee of Chairman, Managing Director and a whole-time Director of the Company. These NCDs are redeemable in 7 quarterly installments commencing from June, 2014 and ending in December, 2015.	2,442.86	5,700.00
	<b>38,071.43</b>	<b>6,000.00</b>

### ii. Details of terms of repayment and securities provided in respect of secured term loans are as under:

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
a. Term loan from a bank 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 6 quarterly installments commencing from November, 2014 and ending in February, 2016.	10,497.84	12,499.61
b. Term loan from a financial institution is secured by equitable mortgage of project land at Indore and Kurukshetra, charge on receivables of project 'Pragati' Dharuhera and personal guarantee of Chairman. The term loan is repayable in 57 monthly installments commencing from October, 2012 and ending in June, 2017.	13,642.56	13,642.56



## Notes forming part of the financial statements

Particulars	(₹ in lacs)	
	As at 31 March, 2015	As at 31 March, 2014
c. Term loan from a non-banking financial Company is secured by equitable mortgage of property at Hauz Khas, pledge of 150 lacs (fixed) equity shares of the Company held by the promoters, cross default clause with other loans from the lender, personal guarantee of Chairman, Managing Director and a whole-time Director of the Company and charge on receivables of project Sonapat Group Housing II through an escrow account. The term loan is repayable in 30 monthly installments commencing from August, 2013 and ending in January, 2016.	2,319.73	5,022.59
d. Term loan from a financial institution is secured by pledge of equity shares of the Company held by the promoters and pari-passu charge by way of equitable mortgage of commercial land at Goa and Jodhpur and personal guarantee of Chairman, Managing Director and a whole-time Director of the Company. The term loan is repayable in 36 monthly installments commencing from March, 2015 and ending in February, 2018.	1,945.00	2,000.00
e. Term loans from a non-banking financial company are secured by (1) equitable mortgage of (a) project land at K.G. Marg, New Delhi, (b) Group Housing and commercial land at Derabassi, (c) Land at Alipur, New Delhi and (2) charge on receivables of the projects through escrow mechanism at (a) K.G. Marg, New Delhi, (b) Parsvnath City, Dharuhera, (c) Parsvnath Royale, Punchkula (d) Group Housing, commercial and plotted area at Derabassi (e) plotted area of Narayan City, Jaipur, (f) plotted area of Paliwal city, Panipat and (3) Cross collateralisation of the securities with other loans from the lender and personal guarantee of Chairman, Managing Director and a Whole-time Director of the Company. The term loan is repayable in monthly installments commencing from July, 2014 and ending in July, 2021.	35,099.99	34,400.00
f. Term loan from a non-banking financial company is secured by (a) registered mortgage of project land at Bohar, Rohtak (b) equitable mortgage of project land at Rajpura, Patiala (c) charge on receivables of both the projects through escrow mechanism, and (d) Cross collateralisation of the securities with others loans from the lender and personal guarantee of Chairman, Managing Director and a whole-time Director of the Company. The term loan is repayable in 57 monthly installments commencing from November, 2013 and ending in July, 2018.	139.95	1,120.00
g. Term loans from a non-banking financial company are secured by (1) extension of equitable mortgage of (a) project land at K.G. Marg, New Delhi, (b) development rights of Group Housing at Sonapat, (c) Plots, Commercial area and Group Housing land at Derabassi, and (2) charge on receivables of the projects through escrow mechanism at (a) K.G. Marg, New Delhi, (b) Parsvnath City, Dharuhera, (c) Parsvnath Royale, Punchkula (d) Group Housing, commercial and plotted area at Derabassi (e) plotted area of Narayan City, Jaipur, (f) plotted area of Paliwal city, Panipat, (g) plotted area at Rohtak, (h) plotted area at Rajpura and (3) Cross collateralisation of the securities with other loans from the lender and personal guarantee of Chairman, Managing Director and a Whole-time Director of the Company. The term loan is repayable in monthly instalments commencing from May, 2017 and ending in August, 2022.	5,630.00	-
h. Term loan from two banks and a financial institution under consortium arrangement was secured by pari-passu charge by way of (a) equitable mortgage of land at Saharanpur, (b) 2nd pari-passu charge over receivables of commercial space at Akshardham project and charge over receivables of Saharanpur land, and (c) corporate guarantee of land owning companies. The term loan was repayable in quarterly installments commencing from December, 2010 and ending in March, 2016. Loan has been fully repaid during the year.	-	1,524.00
	<b>69,275.07</b>	<b>70,208.76</b>



## Notes forming part of the financial statements

### iii. Details of long term borrowings guaranteed by some of the directors:

Particulars	(₹ in lacs)	
	As at 31 March, 2015	As at 31 March, 2014
a. Debentures	38,071.43	6,000.00
b. Term loans from banks	10,497.84	12,499.61
c. Term loans from financial institutions/others	58,777.23	56,185.15
	<b>1,07,346.50</b>	<b>74,684.76</b>

### iv. The rate of interest applicable on long term borrowings are as under:

Particulars	Outstanding amount	Rate of interest per annum
	₹ in lacs	%
a. Debentures	38,071.43	13.00% to 18.00%
b. Term loans from banks	10,497.84	16.50%
c. Term loans from financial institutions/others	58,777.23	13.50% to 19.97%

### v. The Company has defaulted in repayment of loans and interest in respect of the following:

Particulars	As at 31 March, 2015		As at 31 March, 2014	
	Period of default	₹ in lacs	Period of default	₹ in lacs
a. Term loans from banks				
- Principal	-	-	1 to 31 days	178.00
- Interest	-	-	1 day	194.71
			31 to 59 days	6.29
b. Term loans from financial institutions/others				
- Principal	31 to 365 days	3,300.00	31 to 365 days	2,016.80
	Above 365 days	1,650.00	Above 365 days	300.00
- Interest	1 to 32 days	201.05	1 to 89 days	1,654.73
	-	-	90 to 179 days	533.28
	-	-	180 to 336 days	1,273.18

### Note 6: Other long-term liabilities

Particulars	(₹ in lacs)	
	As at 31 March, 2015	As at 31 March, 2014
a. Trade / security deposits received	9,467.74	10,699.75
b. Advances from customers	4,898.21	5,825.48
	<b>14,365.95</b>	<b>16,525.23</b>

### Note 7: Long-term provisions

Particulars	(₹ in lacs)	
	As at 31 March, 2015	As at 31 March, 2014
a. Provision for employee benefits:		
i. Provision for gratuity	297.19	284.65
ii. Provision for compensated absences	98.10	95.51
	<b>395.29</b>	<b>380.16</b>



## Notes forming part of the financial statements

### Note 8: Short-term borrowings

Particulars	(₹ in lacs)	
	As at 31 March, 2015	As at 31 March, 2014
<b>Secured:</b>		
a. Loans repayable on demand		
i. From banks - Cash Credit	9,657.60	10,151.65
ii. From banks - Overdraft	1,850.00	-
	11,507.60	10,151.65
b. Term loans		
i. From banks	-	500.00
ii. From Financial Institutions/ Others	23,776.10	55,619.57
	23,776.10	56,119.57
c. Others (against vehicles)		
i. From banks	403.24	361.67
ii. From others	9.79	18.98
	413.03	380.65
	<b>35,696.73</b>	<b>66,651.87</b>
<b>Unsecured:</b>		
a. Loans repayable on demand		
i. From other parties	483.98	4,392.47
b. Loans and advances from related parties	649.57	42.72
c. Fixed deposits		
i. From Public	-	1,588.05
ii. From Shareholders	-	57.47
	-	1,645.52
	<b>1,133.55</b>	<b>6,080.71</b>
	<b>36,830.28</b>	<b>72,732.58</b>

#### i. Details of securities provided in respect of short-term borrowings from banks - cash credit are as under:

a. Cash Credit is secured by first pari-passu charge over current assets of the Company excluding those assets specifically charged to other Banks/Financial Institutions and equitable mortgage of land and building at Moradabad and Greater Noida and personal guarantee of Chairman, Managing Director and a whole-time Director of the Company.	4,984.50	5,194.70
b. Cash Credit is secured by first pari-passu charge over current assets of the Company excluding those assets specifically charged to other Banks/Financial Institutions, equitable mortgage of commercial land at Panipat & Sonapat and personal guarantee of Chairman, Managing Director and a whole-time Director of the Company.	2,439.13	2,529.45
c. Cash Credit is secured by first pari-passu charge over current assets of the Company excluding those assets specifically charged to other Banks/Financial Institutions, equitable mortgage of commercial land at Dharuhera, personal guarantee of Chairman, Managing Director and a whole-time Director of the Company and corporate guarantee of Land owning companies.	1,355.36	1,409.97
d. Cash Credit is secured by first pari-passu charge over current assets of the Company excluding those assets specifically charged to other Banks/Financial Institutions, equitable mortgage of project land at Rajpura and commercial space at Saharanpur, pledge of term deposit of ₹ 207 lacs, personal guarantee of Chairman, Managing Director and a whole-time Director of the Company and corporate guarantee of a land owning company.	878.61	1,017.53
	<b>9,657.60</b>	<b>10,151.65</b>



## Notes forming part of the financial statements

Particulars	(₹ in lacs)	
	As at 31 March, 2015	As at 31 March, 2014
<b>ii. Details of securities provided in respect of short-term borrowings from banks - Overdraft are as under:</b>		
a. The overdraft from a bank is secured by way of pledge of fixed deposits with the bank.	1,850.00	-
	<b>1,850.00</b>	<b>-</b>
<b>iii. Details of securities provided in respect of term loans from banks and financial institutions/others are as under:</b>		
a. Term Loan from a financial institution is secured by pledge of equity shares of the Company held by the promoters and mortgage of project land at Sonapat, mortgage of project land at K-Block, Sector-18, Noida and charge on receivables of the said project through escrow accounts, personal guarantee of Chairman, Managing Director and a whole-time Director of the Company and corporate guarantee of land owning companies.	4,427.00	6,500.00
b. Term loan from a non-banking financial company is secured by pledge of equity shares of the Company held by the promoters, registered mortgage of project land at Sonapat, personal guarantee of Chairman and cross collateral clause with another term loan from the same non-banking financial company.	2,969.36	2,969.36
c. Term loan from a financial institution is secured against Keyman Insurance Policy taken by the Company.	801.84	670.21
d. Term loan from a financial institution is secured by pari-passu charge by way of equitable mortgage of commercial lands at Goa and Jodhpur, pledge of equity shares of the Company held by the promoters and personal guarantee of Chairman, Managing Director and a whole-time Director of the Company.	425.53	1,080.00
e. Term loan from a non-banking financial company is secured by equitable mortgage of project land at Parsvnath Pratibha, phase -I, Moradabad and charge on its receivables through escrow mechanism, personal guarantee of Chairman and cross collateral clause with another term loan from the same non-banking financial company.	1,641.26	2,800.00
f. Term loan from a non-banking financial company is secured by pledge of equity shares of the Company held by the promoters, equitable mortgage of project land at Rohtak and Sonapat and charge on its receivables through escrow mechanism, pledge of equity shares of land owing Companies, equitable mortgage of land at City Centre, Bhiwadi, charge on receivables of Avalon Bhiwadi project and personal guarantee of Chairman.	13,511.11	15,200.00
g. Term loan from a bank is secured by first pari-passu charge over current assets of the Company excluding those assets specifically charged to other Banks / Financial Institutions, equitable mortgage of project land at Rajpura and commercial space at Saharanpur, pledge of term deposit of ₹ 207 lacs, personal guarantee of Chairman, Managing Director and a whole-time Director of the Company and corporate guarantee of a land owning company.	-	10.00
h. Term loan from a non-banking financial company is secured by equitable mortgage of property including land and building of project land at Karnal, personal guarantee of Chairman and corporate guarantee of land owning company.	-	2,400.00
i. Term loans from non-banking financial companies are secured by pledge of equity shares of the Company held by the promoters, mortgage of project land of 'Parsvnath Mall' at Rohini, charge on its receivables through escrow account and personal guarantee of Chairman.	-	21,500.00
j. Term loans from non-banking financial companies are secured by pledge of equity shares of the Company held by the promoters, mortgage of land of project 'Pleasant - II' at Dharuhera, charge on its receivables and personal guarantee of Chairman.	-	2,500.00



## Notes forming part of the financial statements

(₹ in lacs)

Particulars	As at	As at
	31 March, 2015	31 March, 2014
k. Term loan from a bank is secured by equitable mortgage of plot at Sanwar, Indore, personal guarantee of Chairman, Managing Director and a whole-time Director of the Company and corporate guarantee of a land owning company.	-	490.00
	<b>23,776.10</b>	<b>56,119.57</b>

#### iv. Details of securities provided in respect of vehicle loans from banks and others are as under:

a. Loan taken from a bank for vehicles is secured by way of hypothecation of specific vehicles financed and personal guarantee of Chairman.	403.24	361.67
b. Loan taken from a non-banking financial company for a vehicle is secured by way of hypothecation of specific vehicle financed.	9.79	18.98
	<b>413.03</b>	<b>380.65</b>

#### v. Details of short-term borrowings guaranteed by some of the directors:

a. Loans repayable on demand from banks	9,657.60	10,151.65
b. Term loans from banks and financial institutions/others	22,974.26	55,449.36
c. Loans repayable on demand from other parties	-	300.00
d. Vehicle loans from a bank	403.24	361.67
	<b>33,035.10</b>	<b>66,262.68</b>

#### vi. The rate of interest applicable on short-term borrowings are as under:

Particulars	Outstanding Amount	Rate of interest per annum
	₹ in lacs	%
a. Cash credit loans	9,657.60	14.75 % to 17.85%
b. Overdraft against fixed deposits	1,850.00	9.50%
c. Loans from financial institutions	4,852.53	17.50%
d. Loan from a financial institutions	801.84	9.00%
e. Loans from non banking financial companies	18,121.73	17.25% to 19.00%
f. Loans and advances from related parties	649.57	12.00% to 18.00%
g. Loans repayable on demand from other parties	483.98	12.00% to 18.00%
h. Vehicle loans from bank	403.24	10.45% to 10.70%
i. Vehicle loans from others	9.79	8.04%

#### vii. The Company has defaulted in repayment of loans and interest in respect of the following:

Particulars	As at 31 March, 2015		As at 31 March, 2014	
	Period of default	₹ in lacs	Period of default	₹ in lacs
a. Term loans from banks				
- Principal	-	-	83 days	10.00
- Interest	-	-	1 day	3.66
b. Term loans from financial institutions/others				
- Principal	-	-	31 to 81 days	1,536.70
- Interest	-	-	1 to 89 days	1,748.03
			90 to 179 days	1,076.68
			180 to 336 days	157.05



## Notes forming part of the financial statements

### Note 9: Trade payables

(₹ in lacs)

Particulars	As at	
	31 March, 2015	31 March, 2014
a. Other than acceptances:		
i. Trade payables for goods and services	54,909.85	53,992.69
ii. Trade payables for land	4,381.58	36,693.68
	<b>59,291.43</b>	<b>90,686.37</b>

### Note 10: Other current liabilities

(₹ in lacs)

Particulars	As at	
	31 March, 2015	31 March, 2014
a. Current maturities of long-term debt (Refer Note 5)	27,469.30	16,665.53
b. Interest accrued but not due on borrowings	667.57	2,633.00
c. Interest accrued and due on borrowings	201.05	6,647.61
d. Unclaimed dividends	23.57	38.11
e. Other payables		
i. Statutory dues (Contributions to PF, Withholding Tax, Sales Tax, VAT, Service Tax, etc.)	512.62	3,236.00
ii. Interest accrued but not due on others	2,514.75	2,084.67
iii. Trade / security deposits received	11,794.01	30,546.32
iv. Advances from customers	37,070.24	36,029.38
v. Book overdraft - banks	126.60	141.89
	<b>80,379.71</b>	<b>98,022.51</b>

### Note 11: Short-term provisions

(₹ in lacs)

Particulars	As at	
	31 March, 2015	31 March, 2014
a. Provision for employee benefits:		
i. Provision for gratuity	40.40	134.37
ii. Provision for compensated absences	12.09	54.09
	<b>52.49</b>	<b>188.46</b>
b. Provision - others:		
i. Provision for tax (net of advance tax ₹ 35,862.88 lacs; as at 31 March, 2014 ₹ 31,632.93 lacs)	4,943.18	18,651.14
	<b>4,995.67</b>	<b>18,839.60</b>



# Notes forming part of the financial statements

**Note 12: Fixed assets**

Description	Gross block		Accumulated depreciation			Net block			
	As at 1 April, 2014	As at 31 March, 2015	As at 1 April, 2014	For the year adjustment recorded against reserves (see note 45)	Deduction/ adjustment 31 March, 2015	As at 31 March, 2015	As at 31 March, 2014		
<b>TANGIBLE ASSETS:</b>									
Land and building (Owned):									
Own use	2,121.58	2,058.68	559.92	(249.27)	-	6.05	304.60	1,754.08	1,561.66
	(2,124.86)	(2,121.58)	(481.96)	(79.37)	-	(1.41)	(559.92)	(1,561.66)	(1,642.90)
Given under operating lease	62.24	62.24	19.97	(11.05)	-	-	8.92	53.32	42.27
	(62.24)	(62.24)	(17.74)	(2.23)	-	-	(19.97)	(42.27)	(44.50)
Buildings on leasehold land:									
Own use	80.00	80.00	20.91	4.00	-	-	24.91	55.09	59.09
	(80.00)	(80.00)	(14.61)	(6.30)	-	-	(20.91)	(59.09)	(65.39)
Given under operating lease	12,208.28	12,247.05	3,349.33	335.32	-	-	3,684.65	8,562.40	8,858.95
	(12,217.40)	(12,208.28)	(2,691.83)	(677.61)	-	(20.11)	(3,349.33)	(8,858.95)	(9,525.57)
Plant and machinery (Owned)	3,563.26	3,074.30	3,237.20	155.99	-	432.10	2,961.09	113.21	326.06
	(3,563.26)	(3,563.26)	(3,097.47)	(139.73)	-	-	(3,237.20)	(326.06)	(465.79)
Shuttering and scaffolding (Owned)	4,120.49	4,120.49	4,007.14	112.38	-	-	4,119.52	0.97	113.35
	(4,121.27)	(4,120.49)	(3,932.30)	(75.59)	-	(0.75)	(4,007.14)	(113.35)	(188.97)
Furniture and fixtures (Owned)	1,351.78	1,351.48	1,228.88	39.82	-	0.30	1,268.40	83.08	122.90
	(1,349.80)	(1,351.78)	(1,176.53)	(52.35)	-	-	(1,228.88)	(122.90)	(173.27)
Vehicles (Owned)	1,234.48	1,455.86	688.62	19.01	10.67	56.09	662.21	793.65	545.86
	(1,240.14)	(1,234.48)	(988.40)	(181.83)	-	(481.61)	(688.62)	(545.86)	(251.74)
Office equipment (Owned)	598.79	3.84	540.57	(17.65)	51.35	0.79	573.48	28.34	58.22
	(596.18)	(2.69)	(515.80)	(24.85)	-	(0.08)	(540.57)	(58.22)	(80.38)
Computers (Owned)	430.89	1.43	428.88	2.20	-	11.74	419.34	1.24	2.01
	(431.55)	(0.21)	(430.89)	(2.90)	-	(0.86)	(428.88)	(2.01)	(4.71)
<b>Total</b>	<b>25,771.79</b>	<b>336.25</b>	<b>14,081.42</b>	<b>390.75</b>	<b>62.02</b>	<b>507.07</b>	<b>14,027.12</b>	<b>11,445.38</b>	<b>11,690.37</b>
Previous year	(25,786.70)	(590.01)	(13,343.48)	(1,242.76)	-	(504.82)	(14,081.42)	(11,690.37)	(12,443.22)

Note: Figures in brackets relates to previous year



## Notes forming part of the financial statements

### Note 13: Non-current investments

(At Cost)

Particulars	(₹ in lacs)	
	As at 31 March, 2015	As at 31 March, 2014
<b>A. Trade Investments (Unquoted)</b>		
<b>a. Investment in equity shares of:</b>		
<b>i. Subsidiaries</b>		
a. Parsvnath Landmark Developers Private Limited * \$ 25,60,000 (Previous Year 25,60,000) Equity Shares of ₹ 10/- each fully paid-up	3,590.98	3,590.98
b. Parsvnath Infra Limited 2,60,49,400 (Previous year 2,60,49,400) Equity Shares of ₹ 10/- each fully paid-up	2,604.94	2,604.94
c. Parsvnath Film City Limited 17,50,000 (Previous year 17,50,000) Equity Shares of ₹ 10/- each fully paid-up	175.00	175.00
d. PDL Assets Limited 60,000 (Previous year 60,000) Equity Shares of ₹ 10/- each fully paid-up	6.00	6.00
e. Parsvnath Hotels Limited 54,00,000 (Previous year 54,00,000) Equity Shares of ₹ 10/- each fully paid-up	1,350.00	1,350.00
f. Parsvnath Telecom Private Limited 10,30,000 (Previous year 10,30,000) Equity Shares of ₹ 10/- each fully paid-up	103.00	103.00
g. Parsvnath Developers Pte. Limited 4,56,920 (Previous year 4,56,920) Equity Shares of SGD 1 each fully paid-up	145.49	145.49
h. Primetime Realtors Private Limited \$ 10,000 (Previous year 10,000) Equity Shares of ₹ 10/- each fully paid-up	1.00	1.00
i. Parsvnath Hessa Developers Private Limited \$ 49,60,040 (Previous year 49,60,040) Equity Shares of ₹ 10/- each fully paid-up	11,755.90	11,755.90
j. Parsvnath Promoters and Developers Private Limited* 1,69,326 (previous year 1,69,326) Equity Shares of ₹ 10/- each fully paid-up	1,657.99	1,657.99
k. Parsvnath Estate Developers Private Limited * \$ 37,75,000 (previous year 37,75,000) Class 'A' Equity Shares of ₹ 10/- each fully paid-up	377.50	377.50
l. Parsvnath Buildwell Private Limited* 5,01,000 (Previous year 5,01,000) Class 'A' Equity Shares of ₹ 10/- each fully paid-up	50.10	50.10
m. Parsvnath Buildwell Private Limited* 90,000 (Previous year 90,000) Class 'C' Equity Shares of ₹ 10/- each fully paid-up	180.00	180.00



## Notes forming part of the financial statements

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
n. Parsvnath Rail Land Project Private Limited % # @ 1,20,000 (Previous year 1,20,000) Equity Shares of ₹ 10/- each fully paid-up	1,145.00	1,145.00
o. Parsvnath HB Projects Private Limited 25,000 (Previous year 25,000) Equity Shares of ₹ 10/- each fully paid-up	2.50	2.50
	23,145.40	23,145.40
<b>ii. Associates</b>		
a. Amazon India Limited 25,000 (Previous year 25,000) Equity Shares of ₹ 10/- each fully paid-up	212.50	212.50
b. Home Life Real Estate Private Limited 7,75,000 (Previous year 7,75,000) Equity Shares of ₹ 10/- each fully paid-up	77.50	77.50
c. Vardaan Buildtech Private Limited 16,000 (Previous year 16,000) Equity Shares of ₹ 10/- each fully paid-up	1.60	1.60
	291.60	291.60
<b>iii. Other entities</b>		
a. Nakshatra Residency Private Limited 5,000 (Previous year 5,000) Equity Shares of ₹ 10/- each fully paid-up	0.50	0.50
b. Aadi Best Consortium Private Limited 1,000 (Previous year 1,000) Equity Shares of ₹ 10/- each fully paid-up	0.10	0.10
c. Honey Builders Limited Nil (Previous year 2,500) Equity Shares of ₹ 10/- each fully paid-up	-	0.25
	0.60	0.85
<b>Total (a)</b>	<b>23,437.60</b>	<b>23,437.85</b>
<b>b. Investment in preference shares of:</b>		
<b>i. Subsidiaries</b>		
a. Parsvnath Buildwell Private Limited 4,84,170 (previous year 4,84,170) 0.000001% Optionally Convertible Preference Shares of ₹ 100/- each fully paid-up	9,683.40	9,683.40
<b>Total (b)</b>	<b>9,683.40</b>	<b>9,683.40</b>
<b>c. Investment in debentures of:</b>		
<b>i. Subsidiaries</b>		
a. Parsvnath Promoters and Developers Private Limited 9,34,30,096 (previous year 9,34,30,096) 16.00% Optionally convertible Debentures of ₹ 10/- each fully paid-up	9,343.01	9,343.01
b. Parsvnath Estate Developers Private Limited \$ 1,63,53,500 (previous year 1,63,53,500) 15.50% Optionally convertible Debentures of ₹ 10/- each fully paid-up	1,635.35	1,635.35
c. Parsvnath Buildwell Private Limited 10,83,593 (previous year 10,83,593) 15.50% Fully Convertible Debentures of ₹ 100/- each fully paid-up	1,083.59	1,083.59



## Notes forming part of the financial statements

Particulars	(₹ in lacs)	
	As at 31 March, 2015	As at 31 March, 2014
d. Parsvnath Hessa Developers Private Limited \$ 45,00,000 (previous year 45,00,000) 14.00% Fully Convertible Debentures of ₹ 100/- each fully paid-up	669.27	669.27
e. Parsvnath Rail Land Project Private Limited # 3,09,634 (previous year 3,09,634) 17.50% Series 'B' Optionally convertible Debentures of ₹ 1040/- each fully paid-up	3,220.19	3,220.19
<b>Total (c)</b>	<b>15,951.41</b>	<b>15,951.41</b>
<b>d. Investment in share warrants of:</b>		
<b>i. Subsidiaries</b>		
a. Parsvnath Estate Developers Private Limited \$ 46,01,500 (previous year 46,01,500) Share Warrants of ₹ 10/- each fully paid-up	460.15	460.15
<b>Total (d)</b>	<b>460.15</b>	<b>460.15</b>
<b>e. Investment in Association of Persons (AOP):</b>		
<b>i. Ratan Parsvnath Developers (AOP)</b>	631.32	629.03
<b>Total (e)</b>	<b>631.32</b>	<b>629.03</b>
<b>Total - Trade investments (A) (a+b+c+d+e)</b>	<b>50,163.88</b>	<b>50,161.84</b>
<b>B. Other Investments (Unquoted)</b>		
<b>a. Investment in equity shares of :</b>		
<b>i. Other entities</b>		
a. Delhi Stock Exchange Limited 14,96,500 (Previous year 14,96,500) Equity Shares of ₹ 1/- each fully paid- up	1,047.55	1,047.55
b. Jaipur Stock Exchange Limited 3,24,500 (Previous year 3,24,500) Equity Shares of ₹ 1/- each fully paid-up	58.41	58.41
<b>Total - Other Investments (B)</b>	<b>1,105.96</b>	<b>1,105.96</b>
<b>Total Non-Current Investments (A+B)</b>	<b>51,269.84</b>	<b>51,267.80</b>
Aggregate amount of quoted investments	-	-
Market value of quoted investments	-	-
Aggregate amount of unquoted investments	<b>51,269.84</b>	<b>51,267.80</b>

\* Investment in these shares are subject to non disposal undertakings furnished in favour of Investors for investments made in the respective companies.

% 49% of shares are subject to non disposal undertaking furnished in favour of a non-banking financial Company towards securities against loan taken which has been repaid during the year.

# Parsvnath Rail Land Project Private Limited is considered as a Subsidiary on the basis of Voting Power in the said Company.

\$ The securities have been pledged with banks / non-banking financial companies / debenture trustees towards securities against loans taken / debentures issued.

@ 5,100 shares have been pledged with a non-banking financial Company towards securities against loan taken which has been repaid during the year.



## Notes forming part of the financial statements

### Note 14: Deferred tax assets (net)

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
<b>Tax effect of items constituting deferred tax assets</b>		
a. Provision for gratuity, compensated absences, other employee benefits etc.	239.64	284.93
b. Difference between carrying amount of fixed assets in the financial statements and the income tax return	-	138.72
c. Unabsorbed depreciation and business loss carried forward (see note below)	9,360.82	-
	<b>9,600.46</b>	<b>423.65</b>
<b>Less: Tax effect of items constituting deferred tax liabilities</b>		
a. Difference between carrying amount of fixed assets in the financial statements and the income tax return	136.15	-
<b>Deferred tax assets (net)</b>	<b>9,464.31</b>	<b>423.65</b>

#### Note:

The Company has recognised deferred tax assets on its unabsorbed depreciation and business losses carried forward. Based on flat/plot sale agreements executed with the customers against which Company has also received advances, as disclosed in Note 10 of the financial statements, for which revenue will get recognised in future years on percentage completion method, as there is virtual certainty as on the date of the balance sheet, that there will be sufficient taxable income available to realise such assets in near future. Accordingly the Company has created deferred tax assets on its carried forward unabsorbed depreciation and business losses.

### Note 15: Long-term loans and advances

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
(Unsecured, considered good)		
a. Security deposits	3,625.96	3,691.27
b. Advances for land purchase to related parties	12,787.45	15,480.07
c. Advances for land purchase to others	15,652.95	11,910.56
d. Loans and advances to related parties	3,804.26	3,074.39
e. Upfront fee paid for projects (Unamortised)	13,972.74	14,700.88
f. Prepaid expenses	1,486.53	1,107.26
	<b>51,329.89</b>	<b>49,964.43</b>

### Note 16: Inventories

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
(At lower of cost and net realisable value)		
a. Work-in-progress (projects)	2,10,585.07	2,95,054.30
b. Finished flats	3,943.79	4,029.28
	<b>2,14,528.86</b>	<b>2,99,083.58</b>



## Notes forming part of the financial statements

### Note 17: Trade receivables

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
(Unsecured, considered good)		
a. Outstanding for a period exceeding six months from the date they were due for payment (see note 41)	31,868.31	31,816.72
b. Other trade receivables	28,948.12	25,994.92
	<b>60,816.43</b>	<b>57,811.64</b>

Note:

Other trade receivables include ₹ 12,738.76 lacs (previous year ₹ 13,888.26 lacs) on account of receivables which have not yet become due for payment.

### Note 18: Cash and cash equivalents

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
<b>A. Cash and cash equivalents:</b>		
a. Cash on hand	87.61	68.43
b. Cheques and drafts on hand	6.50	-
c. Balances with banks		
i. In current accounts	8,002.08	637.37
ii. In deposit accounts	670.00	89.00
Total Cash and cash equivalents (as per AS-3 Cash Flow Statement) (A)	8,766.19	794.80
<b>B. Other bank balances:</b>		
a. Deposits with banks held as margin money or security against borrowings or guarantees	7,401.09	6,738.34
b. Balances with banks in earmarked accounts		
i. Unpaid dividend accounts	23.57	38.11
Total Other bank balances (B)	7,424.66	6,776.45
<b>Total Cash and cash equivalents (A+B)</b>	<b>16,190.85</b>	<b>7,571.25</b>

Note:

Balances with banks include deposits amounting to ₹ Nil (Previous year ₹ 933.22 lacs), which have a maturity of more than 12 months from the balance sheet date.



## Notes forming part of the financial statements

### Note 19: Short-term loans and advances

Particulars	(₹ in lacs)	
	As at 31 March, 2015	As at 31 March, 2014
(Unsecured, considered good)		
a. Advances for land purchase to related parties	-	3,068.50
b. Advances for land purchase to others	6,230.37	4,898.91
c. Loans and advances to related parties	7,412.66	6,611.11
d. Loans and advances to employees	19.20	14.64
e. Security deposits	1,484.70	1,200.18
f. Prepaid expenses	3,054.70	2,184.39
g. Balances with government authorities		
i. CENVAT credit receivable	959.17	691.35
h. Others		
i. Advances to suppliers	1,758.83	1,530.90
ii. Amount due from directors (see note 40)	173.14	-
iii. Others (see note 34)	14,450.16	847.00
	<b>35,542.93</b>	<b>21,046.98</b>

### Note 20: Other current assets

Particulars	(₹ in lacs)	
	As at 31 March, 2015	As at 31 March, 2014
a. Unbilled receivables	20,468.03	64,601.40
b. Accruals		
i. Interest accrued on deposits with banks	310.85	283.08
ii. Interest accrued on investments	8,235.51	5,768.38
c. Others		
i. Receivables on sale of fixed assets / investments	1,450.00	2,794.81
	<b>30,464.39</b>	<b>73,447.67</b>

### Note 21: Revenue from operations

Particulars	(₹ in lacs)	
	Year ended 31 March, 2015	Year ended 31 March, 2014
a. Revenue from sale of properties (see note 2(j))	70,002.07	39,681.82
<b>Sub-total (a)</b>	<b>70,002.07</b>	<b>39,681.82</b>
b. Sale of services		
i. Income from construction contracts	-	129.38
ii. Management fee	-	603.54
iii. Licence fee income	1,572.24	1,875.70
iv. Rent income	65.04	83.59
v. Maintenance charges income	58.44	95.89
<b>Sub-total (b)</b>	<b>1,695.72</b>	<b>2,788.10</b>
c. Other operating revenues		
i. Sale of scrap	32.17	40.66
ii. Others	180.58	314.11
<b>Sub-total (c)</b>	<b>212.75</b>	<b>354.77</b>
<b>Total (a+b+c)</b>	<b>71,910.54</b>	<b>42,824.69</b>



## Notes forming part of the financial statements

### Note 22: Other income

Particulars	(₹ in lacs)	
	Year ended 31 March, 2015	Year ended 31 March, 2014
a. Interest income		
i. Interest income on deposits with banks	639.22	584.53
ii. Interest income from customers/others	584.27	621.29
iii. Interest income from long-term investments in subsidiaries	2,741.25	2,730.09
	<b>3,964.74</b>	<b>3,935.91</b>
b. Profit on sale of fixed assets	176.39	26.43
c. Profit on sale of long-term investments	24.75	-
d. Other non-operating income		
i. Miscellaneous income	11.02	43.51
	<b>4,176.90</b>	<b>4,005.85</b>

### Note 23: Cost of materials consumed

Particulars	(₹ in lacs)	
	Year ended 31 March, 2015	Year ended 31 March, 2014
Construction material	3,078.91	3,087.32
	<b>3,078.91</b>	<b>3,087.32</b>

### Note 24: Purchases of stock-in-trade

Particulars	(₹ in lacs)	
	Year ended 31 March, 2015	Year ended 31 March, 2014
Finished flats	-	28.29
	-	<b>28.29</b>

### Note 25: Changes in inventories of finished goods and work-in-progress

Particulars	(₹ in lacs)	
	Year ended 31 March, 2015	Year ended 31 March, 2014
a. Inventories at the beginning of the year:		
i. Work-in-progress (projects)	2,95,054.30	2,87,641.52
Less: Liability for land payment reversed during the year	-	6,765.26
	2,95,054.30	2,80,876.26
ii. Finished flats	4,029.28	5,574.70
	<b>2,99,083.58</b>	<b>2,86,450.96</b>
b. Add: Finance costs allocated to inventory of work-in-progress (see note (i) to note 27)	17,804.48	15,455.77
c. Less: Project discontinued during the year (see note 34)	1,14,088.73	-
d. Inventories at the end of the year:		
i. Work-in-progress (projects)	2,10,585.07	2,95,054.30
ii. Finished flats	3,943.79	4,029.28
	<b>2,14,528.86</b>	<b>2,99,083.58</b>
<b>Net (increase) /decrease (a+b-c-d)</b>	<b>(11,729.53)</b>	<b>2,823.15</b>



## Notes forming part of the financial statements

### Note 26: Employee benefits expense

Particulars	(₹ in lacs)	
	Year ended 31 March, 2015	Year ended 31 March, 2014
a. Salaries and wages	3,404.22	4,260.06
b. Contributions to provident fund	52.29	38.94
c. Staff welfare expenses	101.50	104.18
	<b>3,558.01</b>	<b>4,403.18</b>

### Note 27: Finance costs

Particulars	(₹ in lacs)	
	Year ended 31 March, 2015	Year ended 31 March, 2014
a. Interest expense on:		
i. Borrowings	25,713.82	23,261.38
ii. Others		
- To customers / others	3,309.84	2,472.55
- Interest on delayed/deferred payment of income tax and other statutory liabilities	1,676.18	1,899.63
b. Other borrowing costs	1,950.27	969.46
	<b>32,650.11</b>	<b>28,603.02</b>
Less: Finance costs allocated to inventory of work-in-progress (see note (i) below)	17,804.48	15,455.77
	<b>14,845.63</b>	<b>13,147.25</b>

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 see note 25).



## Notes forming part of the financial statements

### Note 28: Other expenses

Particulars	(₹ in lacs)	
	Year ended 31 March, 2015	Year ended 31 March, 2014
a. Power and fuel charges	893.75	756.45
b. Rent including lease rentals	1,379.01	1,300.61
c. Repairs and maintenance		
i. Building	55.26	75.62
ii. Machinery	47.82	24.14
iii. Others	252.97	351.47
d. Insurance	144.15	146.96
e. Rates and taxes	313.41	163.66
f. Postage and telephone expenses	96.42	123.09
g. Travelling and conveyance	220.09	195.23
h. Printing and stationery	68.45	100.81
i. Advertisement and business promotion	162.22	719.78
j. Sales commission	1,022.61	416.83
k. Vehicle running and maintenance	85.55	107.17
l. Rebate and discount	364.80	589.77
m. Legal and professional charges	610.62	557.32
n. Payment to auditors (see note below)	72.42	71.69
o. Project consultancy fees	44.98	65.80
p. Share of loss from AOP	0.21	0.40
q. Miscellaneous expenses	195.41	118.17
	<b>6,030.15</b>	<b>5,884.97</b>
<b>Note:</b>		
<b>Payment to auditors comprise:</b>		
i. To statutory auditors		
a. Statutory audit fee	33.00	33.00
b. Tax audit fee	3.00	3.00
c. Limited reviews fee	24.00	24.00
d. Certification and other services	-	2.00
e. Reimbursement of out-of-pocket expenses	1.78	1.80
f. Service tax on above	7.64	7.89
	69.42	71.69
ii. To cost auditor	3.00	-
	<b>72.42</b>	<b>71.69</b>



## Notes forming part of the financial statements

### Note 29: Contingent liabilities (to the extent not provided for)

Particulars	(₹ in lacs)	
	As at 31 March, 2015	As at 31 March, 2014
a. Claims against the Company not acknowledged as debt*:		
i. Demand for payment of stamp duty	822.00	904.10
ii. Customer complaints pending in courts	11,131.52	10,444.78
iii. Civil cases against the Company	63.31	61.05
iv. Income tax demand	807.26	667.88
v. Trade tax demand	294.76	1,771.40
vi. Licence fee to DMRC (see note 31)	2,262.55	1,104.27
vii. Others	9.07	9.07
b. Security/performance guarantees issued by the banks to Government authorities on behalf of a group company, for which the Company has provided counter guarantee	15.06	15.06
c. Corporate guarantees issued on behalf of subsidiary companies in respect of loans taken by them:		
i. Sanctioned amount	36,268.00	41,268.00
ii. Outstanding amount	26,926.67	31,926.67
d. Corporate guarantees issued on behalf of other Company in respect of loans taken by it:		
i. Sanctioned amount	-	11,000.00
ii. Outstanding amount	-	11,000.00

### Note 30: Commitments

Particulars	(₹ in lacs)	
	As at 31 March, 2015	As at 31 March, 2014
a. Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances)	17,008.97	15,909.09

### Note 31:

The Company has entered into concession agreements with Delhi Metro Rail Corporation Limited (DMRC) for various projects on Build-Operate-Transfer (BOT) basis. In two of such projects, the Company was unable to commercially utilise the properties due to (a) lack of clarity between DMRC and MCD with respect to authority for sanction of building plans for Tis Hazari Project; and (b) non-submission of certain documents by DMRC as required by the sanctioning authority for Netaji Subhash Place Project. In view of these delays, the Company

has sought concessions from DMRC and has invoked the Arbitration clause of the respective concession agreements in case of these two projects.

In case of another project, viz. Welcome Metro 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 clarification regarding FAR availability on the property development area and final approved revised layout plan from MCD.

Pending arbitration award/necessary clarifications and documents, the Company has not provided for recurring licence fees for the above Projects accumulated to ₹ 2,262.55 lacs (previous Year ₹ 1,104.27 lacs) 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.



## Notes forming part of the financial statements

In case of another project, viz Seelampur Plot, the sanction of building plans by Municipal Corporation of Delhi (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.

### Note 32:

Pursuant to Investment Agreement dated 21 December, 2010 entered into between the Company, Parsvnath Buildwell Private Limited (PBPL), Parsvnath 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 ongoing 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. Further the Company has given the following undertakings to PBPL:

- The project shall be completed within the agreed completion schedule. Construction cost for completion of project shall not exceed the amount set out in the agreement and the project revenue from sold area shall be at least the amount set out in the agreement.
- In case of delays in completion of the project, any penalties or compensation payable to customers shall be borne by the Company.
- The Company shall not, directly or indirectly, create any encumbrance over or transfer any Equity securities held by it in PBPL during the lock in period (till completion of project) except for securing construction loan.

### Note 33:

The Company had entered into a Memorandum of Understanding (MOU) dated 22 December, 2010 with Parsvnath Realcon Private Limited (PRPL), 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:

- It shall complete the project within the completion schedule and construction cost as set out in the Agreement.
- The project revenues from the sold area shall be at least the amount set out in the Agreement
- 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.

### Note 34:

The Company had entered into a Development Agreement (DA) with Chandigarh Housing Board (CHB) for the development of residential, commercial and other related infrastructure facilities as an integrated project ('the project') on land admeasuring 123.79 acres situated at Rajiv Gandhi Technology Park, Chandigarh.

Owing to various factors such as delay in handing over unencumbered land and consequent non-determination of start of development period, delay in approval of drawings, etc. and various other issues, disputes had arisen between the Company and CHB. Consequently, the Company had invoked the arbitration clause in the DA.

Arbitration proceedings after following due process under the law have been concluded and the Hon'ble Sole Arbitrator has pronounced the Award in January, 2015 which was accepted by the Company and the CHB. Pursuant to the arbitration award, the project has been discontinued during the year and has been surrendered to CHB. The loss of ₹ 46,971.24 lacs incurred on surrender of project has been written off and shown as 'Exceptional Item' in the Statement of Profit and Loss.

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 approx. ₹ 14,602 lacs. Consequently, the Company has 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 has now become non-functionary and therefore



## Notes forming part of the financial statements

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 CPC before the Additional District Judge cum MACT, Chandigarh and the Court has issued notice to CHB for filing its reply and also called for the Arbitral Record from the Sole Arbitrator. Pending decision of the Additional District Judge, the amount of ₹ 14,045 lacs (net of tax deducted at source) has been shown as recoverable and included under short-term loans and advances in Note 19.

### Note 35:

The Company had given an advance of ₹ 4,825.69 lacs to one of its subsidiaries viz., Parsvnath Film City Limited (PFCL) for execution of Multimedia-cum-Film City Project at Chandigarh. PFCL has deposited ₹ 4,775.00 lacs 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 possession of the said land to PFCL in terms of the Development Agreement, PFCL accordingly invoked the arbitration clause seeking refund of 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 lacs 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 7 May, 2015.

The Hon'ble Judge vide his judgement has decided the matter in favour of the Company and stated that the Arbitration Award is final and that there is no occasion to set aside the Award of the Arbitrator. Considering the facts and the discussions with Legal Counsel, the Management considers the above advance as good and fully recoverable.

### Note 36:

The Company had executed an 'Amended and Restated Investment and Security Holders' Agreement' dated 14 September, 2010 with one of its Subsidiaries, Parsvnath Estate Developers Private Limited (PEDPL), two Overseas Investment Entities (Investors) and others for development of an office complex on a plot of land admeasuring 15,583.83

sq. mtrs. situated at Bhai Veer Singh Marg, New Delhi, on the terms and conditions as contained in the Agreement and as amended from time to time. The Rights in the said plot have been allotted on 'Build Operate Transfer' (BOT) basis to the Company by Delhi Metro Rail Corporation Ltd. (DMRC). These Rights have been assigned by the Company in favour of PEDPL for implementation of the Project on obtaining approval of DMRC.

The Phase I of the project has been completed and capitalised during the year and PEDPL has commenced its commercial operations during the year.

### Note 37:

The Company had executed a 'PDL Support Agreement' in favour of Parsvnath Landmark Developers Private Limited (PLDPL) and J.P. Morgan Advisors India Private Limited (JP Morgan) being the Security Trustees for the Term Loan of ₹ 14,000.00 lacs given by JP Morgan to PLDPL. In terms of the said Agreement, the Company has given an Undertaking for completion of construction of 'La Tropicana' Project, New Delhi, within the amount set out in the Agreement and within the Completion Schedule, as stated therein. Any escalation in the construction cost is to be funded by the Company. Further, the Company has also undertaken that it shall maintain at all times not less than 78% of the Ownership interest and voting rights in PLDPL.

### Note 38:

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. 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 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 Company has executed an 'Investment and Security Holders' Agreement dated 20 December 2012 with PRLPPL and two overseas Investment entities (Investors) in relation to the project. Subsequently, the Company has executed an 'Amended and Restated Investment and Security Holders Agreement' on 21 August, 2013 with PRLPPL alongwith aforesaid Investors for financing of the project.



## Notes forming part of the financial statements

### Note 39:

The Company had entered into a Joint Development Agreement on 21 November, 2012 with Honey Builders Limited (HBL) for the purpose of joint development of a residential plotted township (Project) situated at Sohna Road, Gurgaon on the lands owned / development rights held by the Company and HBL.

However, pursuant to the Collaboration Agreement dated 17 September, 2014 entered amongst the Company, HBL along with the Land Owning Companies and Supertech Limited (SL), the Development and Sales Rights over the project land has been transferred to SL.

### Note 40: Managerial remuneration

The Company has reversed managerial remuneration amounting to ₹ 173.14 lacs paid in excess of the limits specified under the Companies Act, 2013 which amounts are being held in trust by the directors. The Company intends to obtain shareholders approval in the ensuing Annual General Meeting and file applications with the Central Government to obtain requisite approvals.

### Note 41:

Trade receivables include ₹ 31,868.31 lacs (Previous year ₹ 31,816.72 lacs) 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.

### Note 42:

In the opinion of the Board of directors, current assets and long-term loans and advances do have a value on realisation in the ordinary course of business at least equal to the amount at which they are stated.

### Note 43:

The Company has other commitments, for purchases orders which are issued after considering requirements as per operating cycle for purchase of goods and services, in normal course of business. The Company does not have any long-term contracts including derivative contracts for which there are any material foreseeable losses.

### Note 44:

Pursuant to the Income Tax assessment order dated 26 March, 2015, excess provision for Income Tax amounting

to ₹ 10,574.00 lacs has been written back in respect of the assessment year 2012-13.

### Note 45: Depreciation

Effective 1 April, 2014, the Company has reviewed and revised the useful life of fixed assets, generally in accordance with the provisions of Schedule II to the Companies Act, 2013 for the purpose of providing depreciation on its fixed assets. The carrying amount of fixed assets as on 1 April, 2014 is depreciated over the revised remaining useful life. The carrying amount of fixed assets with revised useful life as nil, has been charged to opening reserves as on 1 April, 2014 in accordance with transitional provision specified in Schedule II to the Companies Act, 2013. Further, to rationalise the method of computation of depreciation, the Company has changed the method of depreciation from Written Down Value (WDV) method to Straight Line Method (SLM) for all the fixed assets. The effect of change in method of depreciation from WDV to SLM has been applied retrospectively and differential amount has been charged/credited to the Statement of Profit and Loss.

Consequent to the adoption of revised policy of depreciation, and in accordance with requirements of Accounting Standard 6 'Depreciation Accounting', the difference between accumulated depreciation as of 31 March, 2014 recomputed on SLM method as above and the corresponding accumulated depreciation in the books amounting to ₹ 867.89 lacs has been written back and credited to the Statement of Profit and Loss for the year ended 31 March, 2015. The carrying amount of fixed assets, whose revised remaining useful life is determined as Nil as at 1 April, 2014 amounting to ₹ 40.93 Lacs (net of deferred tax of ₹ 21.09 Lacs) has been charged to opening balance of 'Surplus in Statement of Profit and Loss'. Had the Company followed the earlier method of depreciation of fixed assets, the charge to the statement of Profit and Loss for the year ended 31 March, 2015 would have been higher by 90.00 Lacs, with consequential impact on net block of fixed assets and loss before tax.

### Note 46: Corporate social responsibility

In terms of provisions of section 135 of the Companies Act, 2013, the Company was required to spend an amount of ₹ 238.38 lacs on activities relating to Corporate Social Responsibilities (CSR). The Company has framed the CSR policy in accordance with the scheme, however no amount was spent during the year on CSR activities.



## Notes forming part of the financial statements

### Note 47:

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 clause 32 of listing agreement with stock exchanges is as under:

(₹ in lacs)		
Name of the Company	Amount outstanding as on 31 March, 2015	Maximum amount outstanding during the year
<b>Subsidiary Companies</b>		
Parsvnath Film City Limited	4,825.69 (4,822.89)	4,825.69 (4,822.89)
Parsvnath Hotels Limited	361.56 (80.33)	364.10 (482.97)
Parsvnath Promoters and Developers Private Limited	- (-)	- (4,364.20)
Parsvnath HB Projects Private Limited	3,442.70 (2,994.07)	3,442.70 (2,994.07)
Parsvnath Rail Land Project Private Limited	1,611.46 (619.89)	1,611.46 (638.13)
Parsvnath Buildwell Private Limited	- (41.22)	41.22 (44.72)
Parsvnath Landmark Developers Private Limited	148.15 (316.92)	316.92 (359.00)
Parsvnath Realcon Private Limited	32.59 (5.74)	32.59 (5.96)
Parsvnath Estate Developers Private Limited	794.77 (804.44)	804.44 (1,073.66)

Figures in brackets relates to the previous year.

Note: All the above loans and advances (except loan to Parsvnath HB Projects Private Limited) are non-interest bearing and are repayable on demand.

### Note 48:

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.

### Note 49:

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 Capital-Work-in-

Progress. Details of incidental expenditure incurred during construction in respect of these capital projects debited to capital work-in-progress are as under:

(₹ in lacs)		
Particulars	Year ended 31 March, 2015	Year ended 31 March, 2014
i. Salaries and wages	10.19	36.94
ii. Contribution to provident and other funds	0.28	0.53
iii. Legal and professional charges	5.62	10.97
iv. Licence fee	374.87	495.63
v.. Miscellaneous expenses	19.66	42.78
	<b>410.62</b>	<b>586.85</b>

### Note 50: Disclosure under section 22 of the Micro, Small and Medium Enterprises Development Act, 2006

(₹ in lacs)		
Particulars	As at 31 March, 2015	As at 31 March, 2014
a. Principal amount remaining unpaid to any supplier as at the end of the year	67.42	149.49
b. Interest due thereon remaining unpaid to any supplier as at the end of the year	14.60	-
c. The amount of interest paid along with the amount of the payment made to the suppliers beyond the appointed date	89.39	-
d. The amount of interest due and payable for the year	14.60	-
e. The amount of interest accrued and remaining unpaid at the end of the year	14.60	-
f. The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid.	-	-

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the management. This has been relied upon by the auditors.



## Notes forming part of the financial statements

### Note 51:

The Company has no outstanding derivative or foreign currency exposure as at the end of the current year and previous year.

### Note 52:

#### (a) Expenditure in foreign currency

Particulars	Year ended	
	31 March, 2015	31 March, 2014
Travelling	8.52	5.08
Legal and professional charges	155.16	228.41
Exhibition/Advertisement expenses	0.09	3.29
Fees and subscription	6.15	6.21
Maintenance charges	12.59	11.23
	<b>182.51</b>	<b>254.22</b>

#### (b) Imported and indigenous material consumed

Particulars	Year ended		Year ended	
	31 March, 2015	%	31 March, 2014	%
	(₹ in lacs)		(₹ in lacs)	
Indigenous	3,078.91	100%	3,087.32	100%
<b>Total</b>	<b>3,078.91</b>	<b>100.00</b>	<b>3,087.32</b>	<b>100.00</b>

### Note 53: Details of contract revenue and costs

In accordance with the Accounting Standard 7 on 'Construction Contracts', details of contracts revenue and cost is as under:

Particulars	Year ended	
	31 March, 2015	31 March, 2014
a. Contract revenue recognised during the year	-	129.38
b. Aggregate of contract costs incurred and recognised profits in respect of contracts in progress up to the year end	-	13,742.82
c. Advances received for contracts in progress	-	120.76
d. Retention money for contracts in progress	-	72.80
e. Amount due from customers for contract work	603.82	738.85

### Note 54: Employee benefit plans

#### Defined contribution plans

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 Company recognised ₹ 52.29 lacs (Previous year ₹ 38.94 lacs) for Provident Fund and ESI contributions in the Statement of Profit and Loss. The contributions payable to these plans by the Company are at the rates specified in the rules of the scheme.

#### Defined benefit plan

Gratuity is a defined benefit plan covering eligible employees. The plan provides for a lump sum payment to vested employees on retirement, death while in employment or termination of employment of an amount equivalent to 15 days salary for each completed year of service. Vesting occurs on completion of five years of service.

Disclosure as required under Accounting Standard – 15 (Revised) on "Employee Benefits" in respect of defined benefit plan is as under:

#### i. Change in defined benefit obligations

Particulars	Year ended	
	31 March, 2015	31 March, 2014
Present value of obligations as at the beginning of the year	419.02	370.17
Interest cost	33.52	29.62
Current service cost	39.69	56.01
Benefits paid	(74.66)	(42.05)
Actuarial (gains)/losses on obligations	(79.98)	5.27
Present value of obligations as at the end of the year	<b>337.59</b>	<b>419.02</b>

ii. The fair value of plan assets is Nil since defined benefit plans are wholly unfunded as on 31 March, 2015.

#### iii. Amounts recognised in the balance sheet

Particulars	Year ended	
	31 March, 2015	31 March, 2014
Present value of defined benefit obligations as at the end of the year	337.59	419.02
Amount recognised in the balance sheet	<b>337.59</b>	<b>419.02</b>



## Notes forming part of the financial statements

### iv. Expenses recognised/ (reversed) in the Statement of Profit and Loss

Particulars	(₹ in lacs)	
	31 March, 2015	31 March, 2014
Current service cost	39.69	56.01
Interest cost	33.52	29.62
Actuarial (gains) / losses	(79.98)	5.27
Expenses recognised / (reversed) in the Statement of Profit and Loss *	<b>(6.77)</b>	<b>90.90</b>

\* included in the head "Salaries and wages" in note 26.

### v. Balance sheet reconciliation

Particulars	(₹ in lacs)	
	31 March, 2015	31 March, 2014
Net liability at the beginning of the year	419.02	370.17
Expense recognised / (reversed) as above	(6.77)	90.90
Benefits paid	(74.66)	(42.05)
Amount recognised in the balance sheet	<b>337.59</b>	<b>419.02</b>

### vi. Principal actuarial assumptions

Particulars	(₹ in lacs)	
	31 March, 2015	31 March, 2014
	(%)	(%)
<b>(a) Economic assumptions</b>		
Discount rate	8.00	8.00
Salary escalation	4.00	3.50
<b>(b) Demographic assumptions</b>		
Retirement age	70	60
Mortality table	IALM (2006-08)	IALM (2006-08)
<b>Ages</b>		
	<b>Withdrawal Rate (%)</b>	<b>Withdrawal Rate (%)</b>
Upto 30 years	3.00	3.00
From 31 to 44 years	2.00	2.00
Above 44 years	1.00	1.00

The discount rate is based on the prevailing market yields of Government of India securities as at the balance sheet date for the estimated term of the obligations.

The estimates of future salary increases considered in the actuarial valuation takes into account the inflation, seniority, promotion, increments and other relevant factors on long-term basis.

### vii. Experience adjustment

Particulars	(₹ in lacs)				
	31.03.15	31.03.14	31.03.13	31.03.12	31.03.11
Defined benefit obligation	337.59	419.02	370.17	345.85	318.55
Plan assets	-	-	-	-	-
Surplus/ (deficit)	(337.59)	(419.02)	(370.17)	(345.85)	(318.55)
Experience (gains) / losses on plan liabilities	(79.98)	5.27	20.41	27.13	25.52

### viii. Actuarial assumptions for long-term compensated absences

Particulars	31 March,	
	2015	2014
	(%)	(%)
<b>(a) Economic assumptions</b>		
Discount rate	8.00	8.00
Salary escalation	4.00	3.50
<b>(b) Demographic assumptions</b>		
Retirement age	70	60
Mortality table	IALM (2006-08)	IALM (2006-08)
<b>Ages</b>		
	<b>Withdrawal Rate (%)</b>	<b>Withdrawal Rate (%)</b>
Upto 30 years	3.00	3.00
From 31 to 44 years	2.00	2.00
Above 44 years	1.00	1.00

The discount rate is based on the prevailing market yields of Government of India securities as at the balance sheet date for the estimated term of the obligations.

The estimates of future salary increases considered in the actuarial valuation takes into account the inflation, seniority, promotion, increments and other relevant factors on long-term basis.

### Note 55: Details of borrowing costs capitalised during the year

Particulars	(₹ in lacs)	
	Year ended 31 March, 2015	Year ended 31 March, 2014
Fixed assets/capital work-in-progress	909.16	2,853.91
Inventory	17,804.48	15,455.77



## Notes forming part of the financial statements

### Note 56: Segment information

The Company is predominantly engaged in the business of Real Estate, thus operates in a single business segment. The Company is operating in India, which is considered as single geographical segment. Accordingly no disclosure is required under AS-17.

### Note 57: Leasing arrangements as lessee

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. Of the license fees of ₹ 1,139.52 Lacs (Previous Year ₹ 1,214.03 lacs) paid/payable by the Company during the year, ₹ 764.65 lacs (Previous year ₹ 718.40 lacs) has been charged to the Statement of Profit and Loss and ₹ 374.87 lacs (Previous Year ₹ 495.63 Lacs) has been capitalised. The total of future minimum license payments are as follows:

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
a. Not later than one year	4,071.77	3,837.00
b. Later than one year but not later than five years	16,628.75	16,328.66
c. Later than five years	1,49,473.37	1,51,192.67
<b>Total</b>	<b>1,70,173.89</b>	<b>1,71,358.33</b>

Upfront fee paid by the Company has not been considered as lease charges.

The Company has recognised lease charges of ₹ 375.16 lacs (previous year ₹ 343.00 lacs) in respect of other cancellable leases in the Statement of Profit and Loss.

### Note 58: Operating leases as lessor

The Company has given certain buildings and facilities under non-cancellable operating leases. The future minimum lease payments in respect of these leases as at 31 March, 2015 are:

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
<b>Minimum lease payments receivable</b>		
i. Not later than one year	454.25	780.87
ii. Later than one year but not later than five years	2,743.57	2,337.90
iii. Later than five years	795.94	14,198.56
<b>Total</b>	<b>3,993.76</b>	<b>17,317.33</b>
<b>Licence income recognised in the Statement of Profit and Loss</b>	<b>1,572.24</b>	<b>1,875.70</b>

### Note 59: Earnings per share

The earnings considered in ascertaining the Company's EPS comprises the profit / (loss) available for shareholders (i.e. profit / (loss) after tax and statutory / regulatory appropriations). The number of shares used in computing basic EPS is the weighted average number of shares outstanding during the year.

Particulars	Unit	Year ended 31 March, 2015	Year ended 31 March, 2014
a. Net Profit/(loss) attributable to equity shareholders	₹ in lacs	(8,766.06)	2,339.15
b. Weighted average number of equity shares outstanding during the year	No. in lacs	4,351.81	4,351.81
c. Basic and diluted earnings per share	₹	(2.01)	0.54
d. Nominal value of equity shares	₹	5.00	5.00

### Note 60: Jointly controlled entity

Company's interest and share in joint venture in the nature of jointly controlled entity is as follows:

#### a. Particulars of joint controlled entity

(₹ in lacs)

Name of Joint controlled entity	Nature of project	Ownership interest	Country of incorporation / residence
i. Ratan Parsvnath Developers AOP (RPDAOP)	Real estate	50.00% (50.00%)	India

#### b. Financial interest of the Company in jointly controlled entity is as under:

(₹ in lacs)

Particulars	31 March, 2015	31 March, 2014
<b>Company's share of:</b>		
Assets	419.97	382.66
Liabilities	48.05	13.90
Income	-	-
Expenditure	0.21	0.40
Tax	-	-
Capital commitment	-	-
Contingent liabilities	-	-

Note: The Company's share of assets, liabilities, income and expenditure has been included on the basis of audited financial information of its joint venture.



# Notes forming part of the financial statements

## Note 61: 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
- Parsvnath Hotels Limited
- Parsvnath Retail Limited (upto 4 September, 2013)
- PDL Assets Limited
- Parsvnath Developers Pte. Ltd. (Overseas subsidiary -Singapore)
- Primetime Realtors Private Limited
- Parsvnath Estate Developers Private Limited
- Parsvnath Promoters And Developers Private Limited
- Parsvnath Hessa Developers Private Limited
- Parsvnath Hospitality Holding Ltd., Singapore (upto 20 January, 2015) \*  
(Subsidiary of Parsvnath Developers Pte. Limited, Singapore)
- Parsvnath MIDC Pharma SEZ Private Limited  
(Subsidiary of Parsvnath Infra Limited)
- Parsvnath Buildwell Private Limited
- Parsvnath Realcon Private Limited  
(Subsidiary of Parsvnath Buildwell Private Limited)
- Parsvnath Rail Land Project Private Limited #
- Parsvnath HB Projects Private Limited  
# Subsidiary by virtue of Accounting Standard (AS-21) on 'Consolidated Financial Statements'  
\*Ceased to be a Subsidiary during the year.
- Congenial Real Estates Private Limited
- Coral Buildwell Private Limited
- Cyanea Real Estate Private Limited
- Dae Realtors Private Limited
- Dai Real Estates Private Limited
- Deborah Real Estate Private Limited
- Deleena Developers Private Limited
- Dhiren Real Estates Private Limited
- Elixir Infrastructure Private Limited
- Enormity Buildcon Private Limited
- Farhad Realtors Private Limited
- Gauranga Realtors Private Limited
- Gauresh Buildwell Private Limited
- Gem Buildwell Private Limited
- Generous Buildwell Private Limited
- Himsagar Infrastructure Private Limited
- Homelife Real Estate Private Limited \*\*
- Izna Realcon Private Limited
- Jaguar Buildwell Private Limited
- Janak Finance & Leasing Private Limited
- Jodhpur Infrastructure Private Limited
- K. B. Realtors Private Limited
- Kalyani Pulp Private Limited(upto 3 February, 2015)\*
- Laban Real Estates Private Limited
- Label Real Estates Private Limited
- Lakshya Realtors Private Limited.
- Landmark Malls and Towers Private Limited
- Landmark Township Planners Private Limited
- LSD Realcon Private Limited
- Madhukanta Real Estate Private Limited
- Magic Promoters Private Limited
- Mirage Buildwell Private Limited
- Mahanidhi Buildcon Private Limited
- Nanocity Haryana Infrastructure Limited (upto 20 March, 2014)
- Navneet Realtors Private Limited
- New Hind Enterprises Private Limited
- Nilanchal Realtors Private Limited
- Noida Marketing Private Limited
- Oni Projects Private Limited
- P.S. Realtors Private Limited
- Paavan Buildcon Private Limited
- Panchvati Buildwell Private Limited
- Parasnath And Associates Private Limited
- Parsvnath Dehradun Info Park Private Limited
- Parsvnath Indore Info Park Private Limited
- Parsvnath Gurgaon Info Park Private Limited
- Parsvnath Realty Ventures Limited

#### ii. Entities over which the Company, subsidiary companies or key management personnel or their relatives, exercise significant influence

- Aahna Realtors Private Limited
- Adela Buildcon Private Limited
- Afra Infrastructure Private Limited
- Ajit Board Private Limited (upto 13 January, 2015) \*
- Amazon India Limited \*\*
- Arunachal Infrastructure Private Limited
- Ashirwad Realtors Private Limited
- Bae Buildwell Private Limited
- Baidehi Infrastructure Private Limited
- Balbina Real Estates Private Limited
- Banita Buildcon Private Limited
- Bliss Infrastructure Private Limited
- Brinly Properties Private Limited
- Charushila Buildwell Private Limited



## Notes forming part of the financial statements

- Parasnath Travels & Tours Private Limited
  - Parsvnath Biotech Private Limited
  - Parsvnath Knowledge Park Private Limited
  - Parsvnath Cyber City Private Limited
  - Parsvnath Retail Limited
  - Parikrama Infrastructure Private Limited
  - Pearl Propmart Private Limited
  - Perpetual Infrastructure Private Limited
  - Pradeep Kumar Jain & Sons (HUF)
  - Prasadhi Developers Private Limited
  - Prastut Real Estate Private Limited
  - Prosperity Infrastructures Private Limited
  - Rangoli Buildcon Private Limited
  - Rangoli Infrastructure Private Limited
  - Sadgati Buildcon Private Limited
  - Samiksha Realtors Private Limited
  - Sapphire Buildtech Private Limited
  - Scorpio Realtors Private Limited
  - Silverstreet Infrastructure Private Limited
  - Snigdha Buildwell Private Limited
  - Springdale Realtors Private Limited
  - Stupendous Buildtech Private Limited
  - Suksma Buildtech Private Limited
  - Sumeru Developers Private Limited
  - Sureshwar Properties Private Limited (upto 1 April, 2013)
  - Timebound Contracts Private Limited
  - Vardaan Buildtech Private Limited \*\*
  - Vinu Promoters Private Limited (upto 31 March, 2014)
  - Parsvnath Developers (GMBT) Private Limited
  - Parsvnath Developers (SBBT) Private Limited
  - Jarul Promoters & Developers Private Limited
  - Baasima Buildcon Private Limited
  - Vital Buildwell Private Limited
- \* Ceased to be a related party during the year  
\*\* Associates of the Company

### iii. Joint Ventures

- Ratan Parsvnath Developers(AOP)
- Palakkad Infrastructure Private Limited

### 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)

### b. Transactions/balances outstanding with related parties:

(₹ in lacs)					
Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
<b>(i) Transactions during the year</b>					
<b>Management fee income#</b>					
Parsvnath Hessa Developers Private Limited	-	-	-	-	-
	7.78	-	-	-	7.78
Parsvnath Estate Developers Private Limited	-	-	-	-	-
	580.21	-	-	-	580.21
	-	-	-	-	-
	<b>587.99</b>	-	-	-	<b>587.99</b>
# Net of Service Tax, where applicable					
<b>Interest income on debentures</b>					
Parsvnath Estate Developers Private Limited	253.48	-	-	-	253.48
	253.48	-	-	-	253.48
Parsvnath Promoters And Developers Private Limited	1,126.28	-	-	-	1,126.28
	1,494.87	-	-	-	1,494.87
Parsvnath Buildwell Private Limited	167.96	-	-	-	167.96
	167.96	-	-	-	167.96



## Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Parsvnath Rail Land Project Private Limited	563.53	-	-	-	563.53
	344.30	-	-	-	344.30
Parsvnath Hessa Developers Private Limited	630.00	-	-	-	630.00
	469.48	-	-	-	469.48
	<b>2,741.25</b>	-	-	-	<b>2,741.25</b>
	<b>2,730.09</b>	-	-	-	<b>2,730.09</b>
<b>Interest income on advances</b>					
Parsvnath Estate Developers Private Limited	154.09	-	-	-	154.09
	122.79	-	-	-	122.79
Parsvnath HB Projects Private Limited	305.75	-	-	-	305.75
	274.39	-	-	-	274.39
	<b>459.84</b>	-	-	-	<b>459.84</b>
	<b>397.18</b>	-	-	-	<b>397.18</b>
<b>Share of profit/(loss) from AOP</b>					
Ratan Parsvnath Developers AOP	-	-	(0.21)	-	(0.21)
	-	-	(0.40)	-	(0.40)
<b>Unsecured loan received</b>					
Pradeep Kumar Jain	-	-	-	35.09	35.09
	-	-	-	1,101.36	1,101.36
Pradeep Kumar Jain & Sons (HUF)	-	1,015.52	-	-	1,015.52
	-	226.17	-	-	226.17
Parasnath And Associates Private Limited	-	-	-	-	-
	-	1,341.39	-	-	1,341.39
	-	<b>1,015.52</b>	-	<b>35.09</b>	<b>1,050.61</b>
	-	<b>1,567.56</b>	-	<b>1,101.36</b>	<b>2,668.92</b>
<b>Unsecured loan repaid</b>					
Pradeep Kumar Jain	-	-	-	7.60	7.60
	-	-	-	1,187.06	1,187.06
Pradeep Kumar Jain & Sons (HUF)	-	436.16	-	-	436.16
	-	191.80	-	-	191.80
Parasnath And Associates Private Limited	-	-	-	-	-
	-	1,442.08	-	-	1,442.08
	-	<b>436.16</b>	-	<b>7.60</b>	<b>443.76</b>
	-	<b>1,633.88</b>	-	<b>1,187.06</b>	<b>2,820.94</b>



## Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
<b>Advances given</b>					
Parsvnath Film City Limited	2.80	-	-	-	2.80
	1.14	-	-	-	1.14
Parsvnath Estate Developers Private Limited	138.68	-	-	-	138.68
	1,133.48	-	-	-	1,133.48
Parsvnath Landmarks Developers Private Limited	-	-	-	-	-
	316.92	-	-	-	316.92
Parsvnath Rail Land Project Private Limited	991.57	-	-	-	991.57
	619.89	-	-	-	619.89
Parsvnath Realcon Private Limited	30.12	-	-	-	30.12
	5.74	-	-	-	5.74
Parsvnath Hotels Limited	281.23	-	-	-	281.23
	-	-	-	-	-
Parsvnath HB Projects Private Limited	173.44	-	-	-	173.44
	337.94	-	-	-	337.94
Parsvnath Buildwell Private Limited	-	-	-	-	-
	41.22	-	-	-	41.22
	<b>1,617.84</b>	-	-	-	<b>1,617.84</b>
	<b>2,456.33</b>	-	-	-	<b>2,456.33</b>
<b>Advance received</b>					
Parsvnath Buildwell Private Limited	-	-	-	-	-
	1.07	-	-	-	1.07
Parsvnath Infra Limited	241.00	-	-	-	241.00
	-	-	-	-	-
	<b>241.00</b>	-	-	-	<b>241.00</b>
	<b>1.07</b>	-	-	-	<b>1.07</b>
<b>Advance received back during the year</b>					
Parsvnath Realcon Private Limited	3.27	-	-	-	3.27
	-	-	-	-	-
Parsvnath Landmark Developers Private Limited	168.77	-	-	-	168.77
	-	-	-	-	-
Parsvnath Estate Developers Private Limited	148.35	-	-	-	148.35
	439.53	-	-	-	439.53
Parsvnath Promoters And Developers Private Limited	-	-	-	-	-
	4,364.20	-	-	-	4,364.20



## Notes forming part of the financial statements

(₹ in lacs)					
Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Parasnath and Associates Private Limited	-	3,068.50	-	-	3,068.50
	-	-	-	-	-
Parsvnath Hotels Limited	-	-	-	-	-
	372.64	-	-	-	372.64
Parsvnath Buildwell Private Limited	41.22	-	-	-	41.22
	-	-	-	-	-
Associates (each having less than 10% of transactions)	-	306.63	-	-	306.63
	-	821.93	-	-	821.93
	<b>361.61</b>	<b>3,375.13</b>	-	-	<b>3,736.74</b>
	<b>5,176.37</b>	<b>821.93</b>	-	-	<b>5,998.30</b>
<b>Advances repaid</b>					
Ashirwad Realtors Private Limited	-	3.61	-	-	3.61
	-	-	-	-	-
Parsvnath Landmark Developers Private Limited	911.28	-	-	-	911.28
	-	-	-	-	-
Parsvnath Buildwell Private Limited	76.80	-	-	-	76.80
	-	-	-	-	-
	<b>988.08</b>	<b>3.61</b>	-	-	<b>991.69</b>
	-	-	-	-	-
<b>Interest paid (Expense)</b>					
Parasnath And Associates Private Limited	-	-	-	-	-
	-	20.43	-	-	20.43
Pradeep Kumar Jain	-	-	-	0.82	0.82
	-	-	-	5.27	5.27
Pradeep Kumar Jain & Sons (HUF)	-	20.62	-	-	20.62
	-	1.82	-	-	1.82
Parsvnath Estate Developers Private Limited	52.40	-	-	-	52.40
	59.40	-	-	-	59.40
Parsvnath Buildwell Private Limited	1.27	-	-	-	1.27
	1.27	-	-	-	1.27
Parsvnath Rail Land Project Private Limited	-	-	-	-	-
	15.60	-	-	-	15.60
Parsvnath Hessa Developers Private Limited	0.64	-	-	-	0.64
	0.64	-	-	-	0.64
	<b>54.31</b>	<b>20.62</b>	-	<b>0.82</b>	<b>75.75</b>
	<b>76.91</b>	<b>22.25</b>	-	<b>5.27</b>	<b>104.43</b>



## Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
<b>Rent paid (Expense)</b>					
Pradeep Kumar Jain	-	-	-	5.76	5.76
	-	-	-	5.76	5.76
Nutan Jain	-	-	-	36.27	36.27
	-	-	-	35.87	35.87
Pradeep Kumar Jain & Sons (HUF)	-	6.53	-	-	6.53
	-	6.53	-	-	6.53
	-	<b>6.53</b>	-	<b>42.03</b>	<b>48.56</b>
	-	<b>6.53</b>	-	<b>41.63</b>	<b>48.16</b>
<b>Reimbursement of expenses (Paid)</b>					
Home Life Real Estate Private Limited	-	-	-	-	-
	-	0.31	-	-	0.31
Parsvnath Buildwell Private Limited	27.78	-	-	-	27.78
	-	-	-	-	-
Parsvnath Hessa Developers Private Limited	-	-	-	-	-
	23.20	-	-	-	23.20
	<b>27.78</b>	-	-	-	<b>27.78</b>
	<b>23.20</b>	<b>0.31</b>	-	-	<b>23.51</b>
<b>Reimbursement of expenses (received)</b>					
Home Life Real Estate Private Limited	-	<b>5.19</b>	-	-	<b>5.19</b>
	-	-	-	-	-
<b>Purchase of development rights</b>					
Silverstreet Infrastructure Private Limited	-	401.07	-	-	401.07
	-	982.41	-	-	982.41
Ashirwad Realtors Private Limited	-	-	-	-	-
	-	467.84	-	-	467.84
Dhiren Real Estates Private Limited	-	187.02	-	-	187.02
	-	214.53	-	-	214.53
Afra Infrastructure Private Limited	-	355.91	-	-	355.91
	-	-	-	-	-
Prosperity Infrastructure Private Limited	-	1,108.20	-	-	1,108.20
	-	-	-	-	-
Banita Buildcon Private Limited	-	707.50	-	-	707.50
	-	-	-	-	-



## Notes forming part of the financial statements

(₹ in lacs)					
Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Associates (each having less than 10% of transactions)	-	87.46	-	-	87.46
	-	485.66	-	-	485.66
	-	<b>2,847.16</b>	-	-	<b>2,847.16</b>
	-	<b>2,150.44</b>	-	-	<b>2,150.44</b>
<b>Investments made in equity Shares / capital contribution</b>					
Ratan Parsvnath Developers (AOP)	-	-	2.50	-	2.50
	-	-	-	-	-
Parsvnath Rail Land Project Private Limited	-	-	-	-	-
	1,144.00	-	-	-	1,144.00
	-	-	<b>2.50</b>	-	<b>2.50</b>
	<b>1,144.00</b>	-	-	-	<b>1,144.00</b>
<b>Investments made in debentures</b>					
Parsvnath Rail Land Project Private Limited	-	-	-	-	-
	<b>3,220.19</b>	-	-	-	<b>3,220.19</b>
<b>Sale of investments/shares</b>					
New Hind Enterprises Private Limited	-	-	-	-	-
	-	4.00	-	-	4.00
Parasnath And Associates Private Limited	-	-	-	-	-
	-	4.00	-	-	4.00
	-	-	-	-	-
	-	<b>8.00</b>	-	-	<b>8.00</b>
<b>Advance paid for purchase of land / Property</b>					
Lakshya Realtors Private Limited	-	50.00	-	-	50.00
	-	-	-	-	-
Banita Buildcon Private Limited	-	50.00	-	-	50.00
	-	-	-	-	-
LSD Realcon Private Limited	-	52.00	-	-	52.00
	-	-	-	-	-
Brinly Properties Private Limited	-	48.00	-	-	48.00
	-	-	-	-	-
Bae Buildwell Private Limited	-	80.25	-	-	80.25
	-	-	-	-	-
Dhiren Real Estates Private Limited	-	100.00	-	-	100.00
	-	-	-	-	-



## Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Label Real Estates Private Limited	-	49.00	-	-	49.00
	-	-	-	-	-
Parasnath And Associates Private Limited	-	-	-	-	-
	-	3,068.50	-	-	3,068.50
Associates (each having less than 10% of transaction)	-	31.92	-	-	31.92
	-	10.35	-	-	10.35
	-	<b>461.17</b>	-	-	<b>461.17</b>
	-	<b>3,078.85</b>	-	-	<b>3,078.85</b>
<b>Refund of security deposits</b>					
Parsvnath Hessa Developers Private Limited	384.38	-	-	-	384.38
	544.19	-	-	-	544.19
Parsvnath Landmark Developers Private Limited	460.00	-	-	-	460.00
	-	-	-	-	-
Parsvnath Estate Developers Private Limited	100.00	-	-	-	100.00
	-	-	-	-	-
	<b>944.38</b>	-	-	-	<b>944.38</b>
	<b>544.19</b>	-	-	-	<b>544.19</b>
<b>Security deposit received</b>					
Parsvnath Rail Land Project Private Limited	-	-	-	-	-
	200.00	-	-	-	200.00
Parsvnath Hessa Developers Private Limited	374.50	-	-	-	374.50
	2,947.07	-	-	-	2,947.07
	<b>374.50</b>	-	-	-	<b>374.50</b>
	<b>3,147.07</b>	-	-	-	<b>3,147.07</b>
<b>Managerial remuneration</b>					
Pradeep Kumar Jain	-	-	-	85.00	85.00
	-	-	-	360.79	360.79
Sanjeev Kumar Jain	-	-	-	85.00	85.00
	-	-	-	132.40	132.40
Rajeev Jain	-	-	-	85.00	85.00
	-	-	-	96.40	96.40
	-	-	-	<b>255.00</b>	<b>255.00</b>
	-	-	-	<b>589.59</b>	<b>589.59</b>
<b>Corporate guarantee given for</b>					
Parsvnath Rail Land Project Private Limited	-	-	-	-	-
	5,000.00	-	-	-	5,000.00



## Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Parsvnath Estate Developers Private Limited	-	-	-	-	-
	12,000.00	-	-	-	12,000.00
	-	-	-	-	-
	17,000.00	-	-	-	17,000.00
<b>Corporate guarantee received</b>					
Parsvnath Hotels Limited	2,000.00	-	-	-	2,000.00
	1,500.00	-	-	-	1,500.00
<b>(ii) Balances at the year end</b>					
<b>Trade receivables</b>					
Parsvnath Landmark Developers Private Limited	0.54	-	-	-	0.54
	0.54	-	-	-	0.54
Parsvnath Realcon Private Limited	300.00	-	-	-	300.00
	300.00	-	-	-	300.00
Parsvnath Estate Developers Private Limited	1,001.60	-	-	-	1,001.60
	1,001.60	-	-	-	1,001.60
	1,302.14	-	-	-	1,302.14
	1,302.14	-	-	-	1,302.14
<b>Interest accrued on investments</b>					
Parsvnath Buildwell Private Limited	332.27	-	-	-	332.27
	181.10	-	-	-	181.10
Parsvnath Estate Developers Private Limited	1,043.16	-	-	-	1,043.16
	815.02	-	-	-	815.02
Parsvnath Promoters And Developers Private Limited	5,053.52	-	-	-	5,053.52
	4,039.87	-	-	-	4,039.87
Parsvnath Hessa Developers Private Limited	989.52	-	-	-	989.52
	422.53	-	-	-	422.53
Parsvnath Rail Land Project Private Limited	817.04	-	-	-	817.04
	309.86	-	-	-	309.86
	8,235.51	-	-	-	8,235.51
	5,768.38	-	-	-	5,768.38
<b>Advances for land purchase / Property</b>					
Brinly Properties Private Limited	-	2,039.00	-	-	2,039.00
	-	1,991.00	-	-	1,991.00



## Notes forming part of the financial statements

						(₹ in lacs)
Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total	
Generous Buildwell Private Limited	-	1,937.95	-	-	1,937.95	
	-	1,937.95	-	-	1,937.95	
Parasnath And Associates Private Limited	-	-	-	-	-	
	-	3,068.50	-	-	3,068.50	
LSD Realcon Private Limited	-	1,584.91	-	-	1,584.91	
	-	1,532.91	-	-	1,532.91	
Associates (each having less than 10% of balance outstanding)	-	7,225.59	-	-	7,225.59	
	-	10,018.21	-	-	10,018.21	
	-	<b>12,787.45</b>	-	-	<b>12,787.45</b>	
	-	<b>18,548.57</b>	-	-	<b>18,548.57</b>	
<b>Short-term / long-term loans and advances</b>						
Parsvnath Rail Land Project Private Limited	1,611.46	-	-	-	1,611.46	
	619.89	-	-	-	619.89	
Parsvnath Landmark Developers Private Limited	148.15	-	-	-	148.15	
	316.92	-	-	-	316.92	
Parsvnath Film City Limited	4,825.69	-	-	-	4,825.69	
	4,822.89	-	-	-	4,822.89	
Parsvnath Realcon Private Limited	32.59	-	-	-	32.59	
	5.74	-	-	-	5.74	
Parsvnath Hotels Limited	361.56	-	-	-	361.56	
	80.33	-	-	-	80.33	
Parsvnath HB Projects Private Limited	3,442.70	-	-	-	3,442.70	
	2,994.07	-	-	-	2,994.07	
Parsvnath Estate Developers Private Limited	794.77	-	-	-	794.77	
	804.44	-	-	-	804.44	
Parsvnath Buildwell Private Limited	-	-	-	-	-	
	41.22	-	-	-	41.22	
	<b>11,216.92</b>	-	-	-	<b>11,216.92</b>	
	<b>9,685.50</b>	-	-	-	<b>9,685.50</b>	
<b>Amount due from Directors</b>						
Pradeep Kumar Jain	-	-	-	151.74	151.74	
	-	-	-	-	-	
Sanjeev Kumar Jain	-	-	-	21.40	21.40	
	-	-	-	-	-	
	-	-	-	<b>173.14</b>	<b>173.14</b>	
	-	-	-	-	-	



## Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
<b>Security deposit (assets)</b>					
Nutan Jain	-	-	-	11.36	11.36
	-	-	-	11.36	11.36
<b>Trade / Other payables</b>					
Parsvnath Infra Limited	207.28	-	-	-	207.28
	354.12	-	-	-	354.12
Primetime Realtors Private Limited	2.56	-	-	-	2.56
	2.66	-	-	-	2.66
Parsvnath Buildwell Private Limited	38.68	-	-	-	38.68
	10.91	-	-	-	10.91
Pradeep Kumar Jain (HUF)	-	1.89	-	-	1.89
	-	0.91	-	-	0.91
Nutan Jain	-	-	-	5.80	5.80
	-	-	-	2.72	2.72
Pradeep Kumar Jain	-	-	-	1.56	1.56
	-	-	-	0.26	0.26
Parsvnath Hessa Developers Private Limited	1,942.20	-	-	-	1,942.20
	1,508.39	-	-	-	1,508.39
Timebound Contracts Private Limited	-	-	-	-	-
	-	125.34	-	-	125.34
Associates (each having less than 10% of balance outstanding)	-	12.82	-	-	12.82
	-	16.43	-	-	16.43
	<b>2,190.72</b>	<b>14.71</b>	-	<b>7.36</b>	<b>2,212.79</b>
	<b>1,876.08</b>	<b>142.68</b>	-	<b>2.98</b>	<b>2,021.74</b>
<b>Advances from customers</b>					
Parsvnath Landmark Developers Private Limited	4,143.72	-	-	-	4,143.72
	5,055.00	-	-	-	5,055.00
Parsvnath Hotels Limited	490.11	-	-	-	490.11
	490.11	-	-	-	490.11
Parsvnath Buildwell Private Limited	573.20	-	-	-	573.20
	650.00	-	-	-	650.00
Parsvnath Infra Limited	241.00	-	-	-	241.00
	-	-	-	-	-
	<b>5,448.03</b>	-	-	-	<b>5,448.03</b>
	<b>6,195.11</b>	-	-	-	<b>6,195.11</b>



## Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
<b>Unsecured loans</b>					
Pradeep Kumar Jain	-	-	-	30.35	30.35
	-	-	-	2.86	2.86
Pradeep Kumar Jain & Sons (HUF)	-	619.22	-	-	619.22
	-	39.86	-	-	39.86
	-	<b>619.22</b>	-	<b>30.35</b>	<b>649.57</b>
	-	<b>39.86</b>	-	<b>2.86</b>	<b>42.72</b>
<b>Interest payable</b>					
Pradeep Kumar Jain	-	-	-	-	-
	-	-	-	4.74	4.74
Pradeep Kumar Jain & Sons (HUF)	-	-	-	-	-
	-	1.63	-	-	1.63
Parasnath And Associates Private Limited	-	-	-	-	-
	-	18.37	-	-	18.37
	-	-	-	-	-
	-	<b>20.00</b>	-	<b>4.74</b>	<b>24.74</b>
<b>Security deposits (liability)</b>					
Parsvnath Estate Developers Private Limited	4,160.00	-	-	-	4,160.00
	4,260.00	-	-	-	4,260.00
Parsvnath Buildwell Private Limited	13.74	-	-	-	13.74
	13.74	-	-	-	13.74
Parsvnath Landmark Developers Private Limited	-	-	-	-	-
	460.00	-	-	-	460.00
Parsvnath Hessa Developers Private Limited	7,049.97	-	-	-	7,049.97
	7,059.85	-	-	-	7,059.85
Parsvnath Rail Land Project Private Limited	2,893.25	-	-	-	2,893.25
	2,893.25	-	-	-	2,893.25
	<b>14,116.96</b>	-	-	-	<b>14,116.96</b>
	<b>14,686.84</b>	-	-	-	<b>14,686.84</b>
<b>Interest accrued on margin money deposit</b>					
Parsvnath Buildwell Private Limited	3.72	-	-	-	3.72
	2.57	-	-	-	2.57
Parsvnath Hessa Developers Private Limited	1.74	-	-	-	1.74
	1.16	-	-	-	1.16
	5.46	-	-	-	5.46
	3.73	-	-	-	3.73



## Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
<b>Corporate guarantee given for loans</b>					
Parsvnath Hotels Limited	1,260.00	-	-	-	1,260.00
	1,260.00	-	-	-	1,260.00
Parsvnath Landmark Developers Private Limited	4,666.67	-	-	-	4,666.67
	4,666.67	-	-	-	4,666.67
Parsvnath Estate Developers Private Limited	21,000.00	-	-	-	21,000.00
	21,000.00	-	-	-	21,000.00
Parsvnath Rail Land Project Private Limited	-	-	-	-	-
	5,000.00	-	-	-	5,000.00
	<b>26,926.67</b>	-	-	-	<b>26,926.67</b>
	<b>31,926.67</b>	-	-	-	<b>31,926.67</b>
<b>Corporate guarantee given for</b>					
Home Life Real Estate Private Limited	-	<b>15.06</b>	-	-	<b>15.06</b>
	-	<b>15.06</b>	-	-	<b>15.06</b>
<b>Corporate guarantee given by</b>					
Parsvnath Infra Limited	22,500.00	-	-	-	22,500.00
	22,500.00	-	-	-	22,500.00
Parsvnath Hotels Limited	16,500.00	-	-	-	16,500.00
	14,500.00	-	-	-	14,500.00
	<b>39,000.00</b>	-	-	-	<b>39,000.00</b>
	<b>37,000.00</b>	-	-	-	<b>37,000.00</b>
<b>Guarantee for loans</b>					
Chairman and whole-time Directors	-	-	-	<b>140,381.60</b>	<b>140,381.60</b>
	-	-	-	<b>140,947.44</b>	<b>140,947.44</b>
<b>Investments held</b>					
Parsvnath Landmark Developers Private Limited (Equity shares)	3,590.98	-	-	-	3,590.98
	3,590.98	-	-	-	3,590.98
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 Telecom Private Limited (Equity shares)	103.00	-	-	-	103.00
	103.00	-	-	-	103.00



## Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Parsvnath Hotels Limited (Equity shares)	1,350.00 <i>1,350.00</i>	-	-	-	1,350.00 <i>1,350.00</i>
PDL Assets Limited (Equity shares)	6.00 <i>6.00</i>	-	-	-	6.00 <i>6.00</i>
Parsvnath Developers Pte. Limited (Equity shares)	145.49 <i>145.49</i>	-	-	-	145.49 <i>145.49</i>
Primetime Realtors Private Limited (Equity shares)	1.00 <i>1.00</i>	-	-	-	1.00 <i>1.00</i>
Parsvnath Promoters And Developers Private Limited (Equity shares)	1,657.99 <i>1,657.99</i>	-	-	-	1,657.99 <i>1,657.99</i>
Parsvnath Estate Developers Private Limited (Equity shares)	377.50 <i>377.50</i>	-	-	-	377.50 <i>377.50</i>
Parsvnath Hessa Developers Private Limited (Equity shares)	11,755.90 <i>11,755.90</i>	-	-	-	11,755.90 <i>11,755.90</i>
Amazon India Limited (Equity shares)	-	212.50 <i>212.50</i>	-	-	212.50 <i>212.50</i>
Home Life Real Estate Private Limited (Equity shares)	-	77.50 <i>77.50</i>	-	-	77.50 <i>77.50</i>
Vardaan Buildtech Private Limited (Equity shares)	-	1.60 <i>1.60</i>	-	-	1.60 <i>1.60</i>
Ratan Parsvnath Developers (AOP) (Equity shares)	-	-	631.32 <i>629.03</i>	-	631.32 <i>629.03</i>
Parsvnath Buildwell Private Limited (Equity shares and Preference shares)	9,913.50 <i>9,913.50</i>	-	-	-	9,913.50 <i>9,913.50</i>
Parsvnath Buildwell Private Limited (Debentures)	1,083.59 <i>1,083.59</i>	-	-	-	1,083.59 <i>1,083.59</i>
Parsvnath Promoters And Developers Private Limited (Debentures)	9,343.01 <i>9,343.01</i>	-	-	-	9,343.01 <i>9,343.01</i>
Parsvnath Estate Developers Private Limited (Debentures)	1,635.35 <i>1,635.35</i>	-	-	-	1,635.35 <i>1,635.35</i>
Parsvnath Estate Developers Private Limited (Share warrants)	460.15 <i>460.15</i>	-	-	-	460.15 <i>460.15</i>
Parsvnath Rail Land Project Private Limited (Equity shares)	1,145.00 <i>1,145.00</i>	-	-	-	1,145.00 <i>1,145.00</i>



## Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Parsvnath HB Projects Private Limited (Equity shares)	2.50				2.50
	<i>2.50</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>2.50</i>
Parsvnath Rail Land Project Private Limited (Debentures)	3,220.19				3,220.19
	<i>3,220.19</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>3,220.19</i>
Parsvnath Hessa Developers Private Limited (Debentures)	669.27				669.27
	<i>669.27</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>669.27</i>
	<b>49,240.36</b>	<b>291.60</b>	<b>631.32</b>	<b>-</b>	<b>50,163.28</b>
	<i>49,240.36</i>	<i>291.60</i>	<i>629.03</i>	<i>-</i>	<i>50,160.99</i>

**Note:** Figures in italics represents previous year figures

### Note 62: Previous year's figures

Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification/disclosure.

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

Sd/-  
**Pradeep Kumar Jain**  
Chairman

Sd/-  
**Sanjeev Kumar Jain**  
Managing Director & CEO

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

Sd/-  
**V. Mohan**  
Company Secretary

Place: New Delhi  
Date: 25 May, 2015



# Independent Auditors' Report

## TO THE MEMBERS OF PARSVNATH DEVELOPERS LIMITED

### Report on the Consolidated Financial Statements

We have audited the accompanying consolidated financial statements of **PARSVNATH DEVELOPERS LIMITED** (hereinafter referred to as "the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") its associates and jointly controlled entities, comprising of the Consolidated Balance Sheet as at 31 March, 2015, the Consolidated Statement of Profit and Loss, the Consolidated Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

### Management's Responsibility for the Consolidated Financial Statements

The Holding Company's Board of Directors is responsible for the preparation of these consolidated financial statements in terms of the requirements of the Companies Act, 2013 (hereinafter referred to as "the Act") that give a true and fair view of the consolidated financial position, consolidated financial performance and consolidated cash flows of the Group including its associates and jointly controlled entities in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. The respective Board of Directors of the companies included in the Group and of its associates and jointly controlled entities are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group 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 the 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.

### Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. While conducting the audit, we have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Holding Company's preparation of the consolidated financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the Holding Company has an adequate internal financial controls system over financial reporting in place and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Holding Company's Board of Directors, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence obtained by us and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matter paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

### Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the consolidated state of affairs of the Group, its associates and jointly controlled entities as at 31 March, 2015, and their consolidated loss and their consolidated cash flows for the year ended on that date.

### Other Matter

We did not audit the financial statements of seven subsidiaries and two jointly controlled entities, whose financial statements reflect total assets of ₹ 13,239.71 lacs as at 31 March, 2015, total revenue of ₹ 11.15 lacs and net cash flows amounting to ₹ 8.75 lacs 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



profit of ₹ 1.96 lacs for the year ended 31 March, 2015, as considered in the consolidated financial statements, in respect of three 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, jointly controlled entities and associates, and our report in terms of sub-section (3) and (11) of section 143 of the Act, in so far as it relates to the aforesaid subsidiaries, jointly controlled entities and associates, is based solely on the reports of other auditors.

Our opinion on the consolidated financial statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matter with respect to our reliance on the work done and the report of the other auditors.

### Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2015 ("the Order") issued by the Central Government of India in terms of sub-section (11) Section 143 of the Act, based on the comments in the auditor's reports of the holding company, subsidiary companies, associate companies and jointly controlled company incorporated in India, we give in the Annexure 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, 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 and the reports of other auditors.
  - (c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss, and the Consolidated Cash Flow Statement 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 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 of the Holding Company as on 31 March, 2015 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors of its subsidiary companies, associate companies and jointly controlled company incorporated in India, none of the directors of the Group companies, its associate companies and jointly controlled company incorporated in India is disqualified as on 31 March, 2015 from being appointed as a director in terms of Section 164 (2) of the Act.

(f) 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 consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group, its associates and jointly controlled entities - Refer Note 30 to the consolidated financial statements;
- ii. The Group, its associates and jointly controlled entities did not have any material foreseeable losses on long-term contracts including derivative contracts - Refer Note 44 to the consolidated financial statements;
- iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Holding Company. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the subsidiary companies, associate companies and jointly controlled company incorporated in India.

### For Deloitte Haskins & Sells

Chartered Accountants

(Firm's Registration No. 015125N)

Sd/-

**Alka Chadha**

Partner

(Membership No. 93474)

Place: New Delhi

Date: 25 May, 2015



## **Annexure to the Independent Auditors' Report on the Consolidated Financial Statements**

(Referred to in paragraph 1 under "Report on Other Legal and Regulatory Requirements" section of our report of even date)

Our reporting on the Order includes five subsidiary companies, one jointly controlled company and three associate companies incorporated in India, to which the Order is applicable, which have been audited by other auditors and our report in respect of these entities is based solely on the reports of the other auditors, to the extent considered applicable for reporting under the Order in the case of the consolidated financial statements.

- (i) In respect of the fixed assets of the Holding Company, subsidiary companies, associate companies and jointly controlled company incorporated in India:
- a) The respective entities have 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 of the respective entities in accordance with a regular programme of verification which, in our opinion and the opinion of the other auditors, provides for physical verification of all the fixed assets at reasonable intervals. According to information and explanations given to us and the other auditors, no material discrepancies were noticed on such verification.
- (ii) In respect of the inventories of the Holding Company, subsidiary companies, associate companies and jointly controlled company incorporated in India:
- a) Inventories comprise finished flats and projects under construction/development (work-in-progress). As explained to us and the other auditors, the inventories were physically verified during the year by the Management of the respective entities at reasonable intervals.
  - b) In our opinion and the opinion of the other auditors and according to the information and explanations given to us and the other auditors, having regard to the nature of inventory, the procedures of physical verification by way of verification of title deeds, site visits by the Management of the respective entities and certification of extent of work completion by competent persons, are reasonable and adequate in relation to the size of the respective entities and the nature of their business.
- c) In our opinion and the opinion of the other auditors and according to the information and explanations given to us and the other auditors, the respective entities have maintained proper records of their inventories and no material discrepancies were noticed on physical verification.
- (iii) According to the information and explanations given to us and other auditors, the Holding Company and subsidiary companies incorporated in India have granted unsecured loans to companies covered in the Register maintained under Section 189 of the Companies Act, 2013. In respect of such loans:
- a. In the absence of stipulations, the regularity of receipts of principal amounts and interest, wherever applicable has not been commented upon.
  - b. There is no overdue amount in excess of ₹ 1 lac remaining outstanding as at the year-end.
- According to the information and explanations given to us and the other auditors, associate companies and jointly controlled company incorporated in India have not granted any loans secured or unsecured to companies, firms or other parties covered in the Register maintained under Section 189 of the Companies Act, 2013 by the respective companies.
- (iv) In our opinion and the opinion of the other auditors and according to the information and explanations given to us and the other auditors, having regard to the explanations that land/development rights purchased are of special nature and suitable alternative sources are not readily available for obtaining comparable quotations, there is an adequate internal control system in the Holding Company, subsidiary companies, associate companies and jointly controlled company incorporated in India commensurate with the size of the respective companies and the nature of their business with regard to purchases of inventory and fixed assets and the sale of goods and services. During the course of our and the other auditors audit, no major weakness in such internal control system has been observed.
- (v) In our opinion and according to the information and explanations given to us, except for some delays in repayments during the year, the Holding Company has complied with the provisions of Sections 73 to 76 or any other relevant provisions of the Companies Act, 2013 and the Companies (Acceptance of Deposits) Rules, 2014, as amended, with regard to the deposits accepted. According to the information and explanations given to us, no order



has been passed by the Company Law Board or the National Company Law Tribunal or the Reserve Bank of India or any Court or any other Tribunal. According to the information and explanations given to us and the other auditors, subsidiary companies, associate companies and jointly controlled company incorporated in India have not accepted any deposits.

(vi) According to the information and explanations given to us and the other auditors, in our opinion and the opinion of the other auditors, the Holding Company, subsidiary companies, associate companies and jointly controlled company incorporated in India, wherever applicable, have, *prima facie*, made and maintained the prescribed cost records pursuant to the Companies (Cost Records and Audit) Rules, 2014, as amended prescribed by the Central Government under sub-section (1) of Section 148 of the Companies Act, 2013. Neither we nor the other auditors have, however, 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 and other auditors, in respect of statutory dues of the Holding Company, subsidiary companies, associate companies and jointly controlled company incorporated in India:

a) The Holding Company has been regular in depositing undisputed statutory dues in respect of Wealth Tax. There have been delays in deposit of statutory dues by the respective companies in respect of Provident Fund, Employees State Insurance, Income-tax, Sales Tax, Service Tax and Value Added Tax applicable to the respective companies with the appropriate authorities.

As informed to us and other auditors, the operations of the respective companies, did not give rise to any liability for Customs Duty and Excise Duty.

b) There were no undisputed amounts payable by the respective companies in respect of Provident Fund, Employees State Insurance, Income-tax, Sales Tax, Wealth Tax, Service Tax, Value Added Tax, Cess and other material statutory dues in arrears as at 31 March, 2015 for a period of more than six months from the date they became payable except Provident Fund dues amounting to ₹ 2.07 lacs and tax deducted at source amounting to ₹ 97.71 lacs in respect of two subsidiary companies.

As informed to us and the other auditors, the operations of the respective companies, did not give rise to any liability for Customs Duty and Excise Duty.

c) Details of dues of Income-tax and Sales Tax which have not been deposited as on 31 March, 2015 on account of disputes by the aforesaid companies are given below:

Name of statute	Nature of dues	Forum where the dispute is pending	Period to which the amount relates	Amount demanded (₹ in lacs)
UP Trade Tax Act, 1948	Trade Tax	Additional Commissioner (Appeals), Moradabad	2006-2007	294.76
Income Tax Act, 1961	Income-tax	Commissioner of Income Tax (Appeals)	Financial year 2004-05 to 2011-12	1,007.26
Income Tax Act, 1961	Income Tax	Commissioner of Income Tax (Appeals)	Financial year 2009-10	3.04

There are no dues of Wealth Tax, Service Tax, Value Added Tax and Cess which have not been deposited as on 31 March, 2015 on account of disputes by the aforesaid companies. As informed to us and other auditors, the operations of the respective companies, did not give rise to any liability for Customs Duty and Excise Duty.

d) The Holding Company has been regular in transferring amounts to the Investor Education and Protection Fund in accordance with the relevant provisions of the Companies Act, 1956 (1 of 1956) and Rules made thereunder within time. According to the information and explanations given to us and the other auditors, there are no amounts that are due to be transferred by the subsidiary companies, associate companies and jointly controlled company incorporated in India to the Investor Education and Protection Fund in accordance with the relevant provisions of the Companies Act, 1956 and rules framed thereunder.

(viii) The Group, its associates and jointly controlled entities does not have consolidated accumulated losses at the end of the financial year. The Group, its associates and jointly controlled entities have incurred cash losses on a consolidated basis during the financial year covered by



our audit. However, the Group, its associates and jointly controlled entities had not incurred cash losses on a consolidated basis in the immediately preceding financial year.

- (ix) In our opinion and the opinion of the other auditors and according to the information and explanations given to us and the other auditors, 89 instances of delays were noted in repayment of dues to the banks ranging from 2 days to 90 days with amounts varying from ₹ 0.41 lacs to ₹ 600.00 lacs and 72 instances of delays were noted ranging from 1 day to 365 days with amounts varying from ₹ 3.60 lacs to ₹ 1,166.67.00 lacs in repayment of dues to financial institutions and 8 instances of delays were noted ranging from 1 day to 540 days for amounts varying from ₹ 42.85 lacs to ₹ 814.28 lacs in repayment of dues to debenture holders by the Holding Company and one subsidiary company incorporated in India. There are 34 instances of overdue by the holding company relating to earlier years for repayment to financial institution with amount varying from ₹ 10.53 lacs to ₹ 200.00 lacs.

In our opinion and the opinion of the other auditors and according to the information and explanations given to us and the other auditors, the other subsidiary companies, associate companies and jointly controlled companies incorporated in India have not defaulted in the repayment of dues to financial institutions, banks and debenture holders, to the extent applicable to them.

- (x) In our opinion and opinion of the other auditors and according to the information and explanations given to us and the other auditors, the terms and conditions of the guarantees given by the Holding Company and subsidiary companies incorporated in India for loans taken by others from bank and financial institutions are not, *prima facie*, prejudicial to the interests of the Group, its associates and jointly controlled companies.

According to the information and explanations given to the other auditors the associate companies and jointly

controlled company incorporated in India have not given guarantees for loans taken by others from banks or financial institutions.

- (xi) In our opinion and the opinion of the other auditors and according to the information and explanations given to us and other auditors, the term loans have been applied by the Holding Company and subsidiary companies incorporated in India during the year for the purposes for which they were obtained, other than temporary deployment pending application, except in case of a subsidiary company, which had taken loan of ₹ 1260.00 lacs in earlier years and has been partly utilised for the purposes it was obtained.

According to the information and explanations given to the other auditors, associate companies and jointly controlled company incorporated in India have not taken any loans from financial institutions or banks or issued any debentures.

- (xii) To the best of our knowledge and according to the information and explanations given to us and the other auditors, no fraud by the Holding Company, its subsidiary companies, associate companies and jointly controlled company incorporated in India and no material fraud on the Holding Company, its subsidiary companies, associate companies and jointly controlled company incorporated in India has been noticed or reported during the year.

**For Deloitte Haskins & Sells**

Chartered Accountants  
(Firm's Registration No. 015125N)

Sd/-

**Alka Chadha**

Partner

(Membership No. 93474)

Place: New Delhi

Date: 25 May, 2015



# Consolidated Balance Sheet as at 31 March, 2015

		(₹ in lacs)	
	Note No.	As at 31 March, 2015	As at 31 March, 2014
<b>I. EQUITY AND LIABILITIES</b>			
<b>1. Shareholders' funds</b>			
a. Share capital	4	21,759.06	21,759.06
b. Reserves and surplus	5	2,45,374.59	2,56,200.71
		<b>2,67,133.65</b>	<b>2,77,959.77</b>
<b>2. Share application money pending allotment</b>			
		-	4.00
<b>3. Minority interest</b>			
		10,922.98	11,433.69
<b>4. Non-current liabilities</b>			
a. Long-term borrowings	6	2,35,136.56	2,14,791.83
b. Other long-term liabilities	7	8,197.87	7,859.54
c. Long-term provisions	8	395.29	380.16
		<b>2,43,729.72</b>	<b>2,23,031.53</b>
<b>5. Current liabilities</b>			
a. Short-term borrowings	9	41,909.19	77,737.33
b. Trade payables	10	63,575.20	96,577.01
c. Other current liabilities	11	97,328.77	1,07,623.06
d. Short-term provisions	12	4,788.97	18,797.81
		<b>2,07,602.13</b>	<b>3,00,735.21</b>
		<b>7,29,388.48</b>	<b>8,13,164.20</b>
<b>II. ASSETS</b>			
<b>1. Non-current assets</b>			
a. Fixed assets			
i. Tangible assets	13	46,990.19	11,724.53
ii. Capital work-in-progress		62,455.55	84,758.09
		1,09,445.74	96,482.62
b. Goodwill on consolidation		4,618.96	4,618.96
c. Non-current investments	14	1,466.44	1,464.73
d. Deferred tax assets (net)	15	10,118.13	527.27
e. Long-term loans and advances	16	55,439.30	58,070.17
		<b>1,81,088.57</b>	<b>1,61,163.75</b>
<b>2. Current assets</b>			
a. Inventories	17	2,66,974.57	3,47,540.87
b. Trade receivables	18	66,226.40	65,546.94
c. Cash and cash equivalents	19	29,814.76	26,026.84
d. Short-term loans and advances	20	1,55,795.15	1,40,941.40
e. Other current assets	21	29,489.03	71,944.40
		<b>5,48,299.91</b>	<b>6,52,000.45</b>
		<b>7,29,388.48</b>	<b>8,13,164.20</b>

See accompanying notes forming part of the consolidated financial statements 1 to 64

In terms of our report attached  
For **Deloitte Haskins & Sells**  
Chartered Accountants

Sd/-  
**Alka Chadha**  
Partner

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

Sd/-  
**Pradeep Kumar Jain**  
Chairman

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

Sd/-  
**Sanjeev Kumar Jain**  
Managing Director & CEO

Sd/-  
**V. Mohan**  
Company Secretary

Place: New Delhi  
Date: 25 May, 2015

Place: New Delhi  
Date: 25 May, 2015



# Consolidated Statement of Profit and Loss

for the year ended 31 March, 2015

(₹ in lacs)

	Note No.	Year ended 31 March, 2015	Year ended 31 March, 2014
<b>1. Revenue from operations</b>	22	76,252.82	56,081.17
<b>2. Other income</b>	23	1,734.85	1,891.91
<b>3. Total revenue (1+2)</b>		<b>77,987.67</b>	<b>57,973.08</b>
<b>4. Expenses</b>			
a. Cost of land / development rights		37,888.28	7,455.66
b. Cost of materials consumed	24	4,078.54	6,205.38
c. Purchases of stock-in-trade	25	-	28.29
d. Contract cost, labour and other charges		3,947.96	7,181.81
e. Changes in inventories of finished goods and work-in-progress	26	(13,881.84)	550.64
f. Employee benefits expense	27	3,709.69	4,605.01
g. Finance costs	28	17,994.13	17,526.12
h. Depreciation expense	13	541.21	1,306.13
i. Other expenses	29	8,041.44	9,213.49
<b>Total expenses</b>		<b>62,319.41</b>	<b>54,072.53</b>
<b>5. Profit before exceptional item and tax (3 - 4)</b>		<b>15,668.26</b>	<b>3,900.55</b>
6. Less: Exceptional items (See note 35)		46,971.24	-
<b>7. Profit/(Loss) before tax (5 - 6)</b>		<b>(31,302.98)</b>	<b>3,900.55</b>
<b>8. Tax expense/(benefit):</b>			
a. Current tax expense		98.00	2,360.02
b. Tax adjustment for earlier years (see note 45)		(10,562.97)	-
c. Deferred tax charge / (credit)		(9,569.77)	(80.31)
<b>Net tax expense/(benefit)</b>		<b>(20,034.74)</b>	<b>2,279.71</b>
<b>9. Profit/(loss) before minority interest (7 - 8)</b>		<b>(11,268.24)</b>	<b>1,620.84</b>
10. Share of profit of associates		1.96	1.80
11. Share of loss attributable to minority interest		(500.01)	(0.08)
<b>12. Profit/(Loss) for the year (9+ 10-11)</b>		<b>(10,766.27)</b>	<b>1,622.72</b>
<b>13. Earnings per share</b>			
(Face value ₹ 5 per equity share)			
Basic and diluted	59	(2.47)	0.37

See accompanying notes forming part of the consolidated financial statements 1 to 64

In terms of our report attached  
For **Deloitte Haskins & Sells**  
Chartered Accountants

Sd/-  
**Alka Chadha**  
Partner

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

Sd/-  
**Pradeep Kumar Jain**  
Chairman  
  
Sd/-  
**M. C. Jain**  
Group Chief Financial Officer

Sd/-  
**Sanjeev Kumar Jain**  
Managing Director & CEO  
  
Sd/-  
**V. Mohan**  
Company Secretary

Place: New Delhi  
Date: 25 May, 2015

Place: New Delhi  
Date: 25 May, 2015



# Consolidated Cash Flow Statement

for the year ended 31 March, 2015

(₹ in lacs)

	Year ended 31 March, 2015	Year ended 31 March, 2014
<b>A. Cash flow from operating activities</b>		
Profit/(loss) before tax	(31,302.98)	3,900.55
Adjustments for :		
Depreciation expense	541.21	1,306.13
(Profit)/loss on sale of fixed assets	(176.39)	67.17
Profit on sale of long-term investments in other entities	(24.75)	(214.74)
Finance costs	17,994.13	17,526.12
Interest income	(1,418.45)	(1,170.30)
Operating profit/(loss) before working capital changes	(14,387.23)	21,414.93
Changes in working capital:		
Adjustments for (increase) / decrease in operating assets:		
Inventories	1,00,206.89	7,327.48
Trade receivables	(679.46)	6,054.24
Short-term loans and advances	(14,865.97)	(53,043.98)
Long-term loans and advances	2,046.27	(3,613.52)
Other current assets	42,225.71	(3,011.97)
Adjustments for increase / (decrease) in operating liabilities:		
Trade payables	(33,001.81)	(5,995.82)
Other current liabilities	(20,763.25)	3,934.52
Other long-term liabilities	338.33	3,422.15
Short-term provisions	(138.99)	0.88
Long-term provisions	15.13	60.07
Cash generated from/(used in) operations	60,995.62	(23,451.02)
Net income tax paid	(4,780.03)	(2,977.62)
<b>Net cash flow from/(used in) operating activities</b>	<b>A</b>	<b>(26,428.64)</b>
<b>B. Cash flow from investing activities</b>		
Capital expenditure on fixed assets (including capital work-in-progress and capital advances)	(8,110.69)	(6,526.27)
Proceeds from sale of fixed assets	304.86	134.60
(Increase) / decrease in bank balances (not considered as cash and cash equivalents)		
- Placed during the year	(28,497.53)	(20,925.27)
- Matured during the year	33,985.47	17,156.36
Sale of long-term investments:		
- Subsidiaries	-	8.00
- Associates	-	1,550.00
- Others	25.00	-



# Consolidated Cash Flow Statement

for the year ended 31 March, 2015

(₹ in lacs)

		Year ended 31 March, 2015	Year ended 31 March, 2014
Purchase of long-term investments in subsidiaries		-	(3,424.17)
Interest received		1,626.92	802.79
<b>Net cash flow used in investing activities</b>	<b>B</b>	<b>(665.97)</b>	<b>(11,223.96)</b>
<b>C. Cash flow from financing activities</b>			
Finance costs paid		(41,594.12)	(24,736.96)
Buy back of shares by a subsidiary		-	(805.00)
Share application money received by a subsidiary		-	0.29
Contribution by minority in share capital including share premium		-	3,689.64
Proceeds from / (repayment of) working capital borrowings		1,355.95	(94.42)
Proceeds from other short-term borrowings		9,476.62	35,265.17
Repayment of other short-term borrowings		(46,660.71)	(19,693.51)
Proceeds from long-term borrowings		45,890.76	81,558.45
Repayment of long-term borrowings		(14,742.26)	(32,713.70)
<b>Net cash flow from/(used in) financing activities</b>	<b>C</b>	<b>(46,273.76)</b>	<b>42,469.96</b>
D. Net increase / (decrease) in cash and cash equivalents	<b>A+B+C</b>	9,275.86	4,817.36
E. Cash and cash equivalents as at the beginning of the year		8,919.90	4,102.54
<b>F. Cash and cash equivalents as at the end of the year</b>		<b>18,195.76</b>	<b>8,919.90</b>
<b>Cash and cash equivalents at the end of the year comprise:</b>			
a. Cash on hand		109.07	116.03
b. Cheques and drafts on hand		114.11	180.74
c. Balances with banks			
i. In current accounts		9,070.15	2,446.53
ii. In deposit accounts		8,902.43	6,176.60
		<b>18,195.76</b>	<b>8,919.90</b>

See accompanying notes forming part of the consolidated financial statements 1 to 64

In terms of our report attached  
For **Deloitte Haskins & Sells**  
Chartered Accountants

Sd/-  
**Alka Chadha**  
Partner

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

Sd/-  
**Pradeep Kumar Jain**  
Chairman  
  
Sd/-  
**M. C. Jain**  
Group Chief Financial Officer

Sd/-  
**Sanjeev Kumar Jain**  
Managing Director & CEO

Sd/-  
**V. Mohan**  
Company Secretary

Place: New Delhi  
Date: 25 May, 2015

Place: New Delhi  
Date: 25 May, 2015



# Notes forming part of the consolidated financial statements

## Note 1: Principles of Consolidation

The Consolidated Financial Statements relate to **PARSVNATH DEVELOPERS LIMITED** ("the Company") its subsidiary companies, jointly controlled entities and Group's share of profit/loss in its associates ("the group") (Refer Note 3 for details of the subsidiaries, jointly controlled entities and associates). The Consolidated Financial Statements have been prepared on the following basis:

- a. 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.
- b. Share of profit / loss, assets and liabilities in the jointly controlled entities, which are not subsidiaries, have been consolidated on a line-by-line basis by adding together the book values of like items of assets, liabilities, incomes and expenses on a proportionate basis to the extent of the Group's equity interest in such entity as per AS 27 *Financial Reporting of Interests in Joint Ventures*. The intra-group balances, intra-group transactions and unrealised profits or losses have been eliminated to the extent of the Group's share in the entity.
- c. The excess of cost to the Group of its investments in the subsidiary companies / jointly controlled entities over its share of equity of the subsidiary companies / jointly controlled entities, at the dates on which the investments in the subsidiary companies / jointly controlled entities 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 subsidiary companies / jointly controlled entities 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 each subsidiary company / jointly controlled entity and such amounts are not set off between different entities.
- d. Minority Interest in the net assets of the consolidated subsidiaries consist of the amount of equity attributable to the minority shareholders at the date on which investments in the subsidiary companies 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 minority interest is identified and adjusted against the profit after tax of the Group in order to arrive at the income attributable to shareholders of the Company.
- e. The consolidated financial statements include the share of profit/loss of the associates which have been accounted for using the equity method as per Accounting Standard 23 'Accounting for Investments in Associates in Consolidated Financial Statements'. Accordingly, the share of profit/loss of each associate Company has been added to/deducted from the cost of investment.
- f. The difference between the cost of investment in the Associates and the share of net assets at the time of acquisition of shares in the Associates is identified in the financial statements as Goodwill or Capital Reserve as the case may be and included in the carrying value of the investment in the Associate.
- g. As far as possible the Consolidated Financial Statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances and are presented in the same manner as the Company's separate financial statements.
- h. The financial statements of the entities used for the purpose of consolidation are drawn up to the same reporting date as that of the Company i.e. 31 March, 2015.
- i. Goodwill arising on consolidation is not amortised but tested for impairment.

## Note 2: Significant Accounting Policies

### a. Basis of accounting and preparation of financial statements

The consolidated financial statements of the Company and its subsidiaries and jointly controlled entities (together the 'Group') have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant



## Notes forming part of the consolidated financial statements

provisions of the Companies Act, 2013 ("the 2013 Act") / Companies Act, 1956 ("the 1956 Act"), as applicable. The consolidated financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year, except for change in the accounting policy for depreciation (see note 46)

### b. Use of estimates

The preparation of the financial statements in conformity with Indian GAAP requires the Management to make 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 the 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.

### c. Inventories

In case of Real Estate Business, inventory comprises completed property for sale and property under construction (work-in-progress).

- i. Completed unsold inventory is valued at lower of cost and net realisable value. Cost is 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. Cost comprises cost of land (including development rights), internal development cost, external development charges, materials, services, overheads related to projects under construction and apportioned borrowing costs.

In case of Hotel Business, inventory of raw material comprises food and beverages and stores. Inventories are valued at lower of cost and net realisable value. Cost is determined using first-in-first-out method. Cost includes all charges incurred in bringing the inventories to their present location and condition.

### d. Cash and cash equivalents (for purposes of Cash Flow Statement)

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances and highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

### e. Cash flow statement

Cash flows are reported using the indirect method, whereby profit / (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

### f. Fixed assets

Fixed assets are carried at cost less accumulated depreciation. The cost of fixed assets comprises its purchase price, directly attributable expenditure on making the asset ready for its intended use, other incidental expenses and interest on borrowings attributable to acquisition or construction of qualifying fixed assets, up to the date the asset is ready for its intended use. Subsequent expenditure on fixed assets after its purchase/completion is capitalised only if such expenditure results in an increase in the future benefits from such assets beyond its previously assessed standard of performance.

### g. Capital work-in-progress

Projects under which tangible fixed assets are not ready for their intended use and other capital work-in-progress are carried at cost, comprising direct cost, related incidental expenses and attributable borrowing costs.

### h. Pre-operative expenditure pending allocation

Pre-operative expenditure incurred in relation to construction of fixed assets in respect of projects which are yet to commence commercial operations pending allocation includes:

- i. Incidental expenditure during construction period comprising payment to and provision for employees, professional fees and other directly



## Notes forming part of the consolidated financial statements

attributable expenses pending allocation to fixed assets on completion of the Project.

- ii. Borrowing costs net of interest income pending allocation to fixed assets on completion of the Project.

### i. Depreciation

- i. Depreciation on tangible fixed assets has been provided on the 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 whose case the life of the assets 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:

Building	60 years
Plant and machinery	8 years
Office equipment	5 years
Shuttering and scaffolding	6 years
Furniture and fixtures	8 years
Vehicles	8 years
Computers	3 years

- ii. Cost of building on land held on lease/license basis is amortised over the period of license of project facility on straight line basis.

### j. Revenue recognition

- i. Revenue from real estate projects including integrated townships is recognised on the 'Percentage of Completion Method' of accounting. Revenue is recognised, in relation to the sold areas only, on the basis of percentage of actual cost incurred thereon including land as against the total estimated cost of the project under execution subject to such actual costs being 30% or more of the total estimated cost. The estimates of saleable area and costs are revised periodically by the management. The effect of such changes to

estimates is recognised in the period such changes are determined.

In accordance with Revised Guidance Note issued by the Institute of Chartered Accountants of India (ICAI), on 'Accounting for Real Estate Transactions (Revised 2012)', revenue recognition for all real estate projects commencing on or after 1 April, 2012 or where the revenue is recognised for the first time on or after 1 April, 2012, revenue is recognised on percentage of completion method if (a) Critical approvals for commencement of the project have been obtained (b) actual construction and development cost (excluding land cost) incurred is 25% or more of the estimated cost, (c) At least 25% of the saleable project area is secured by contracts or agreements with buyers and (d) At least 10% of the total revenue as per sales agreement or any other legally enforceable document are realised as at the reporting date. However, there was no such project during the year.

- ii. In case of joint development projects, revenue is recognised 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 agreement to sell is executed resulting in transfer of all significant risk and rewards of ownership and possession is handed over 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 of the year. 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.
- vi. Any expected loss on real estate projects or construction contracts is recognised as an expense when it is certain that the total cost will exceed the total revenue.



## Notes forming part of the consolidated financial statements

- vii. 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.
  - viii. Income from license fee is recognised on accrual basis in accordance with the terms of agreement with the sub-licensees.
  - ix. Income from rent is recognised on accrual basis in accordance with the terms of agreement with the lessee.
  - x. Income from maintenance charges is recognised on accrual basis.
  - xi. Revenue from sale of food and beverages is recognised on delivery to the customers. Sales is net of trade discounts and excludes sales tax and value added tax. Revenue from sale of room and allied services relating to hotel operations is recognised on rendering of services.
  - xii. Interest income is recognised on accrual basis on a time proportion basis.
  - xiii. Dividend income is recognised when the Company's right to receive dividend is established.
- k. Cost of construction/development**
- Cost of construction/development (including cost of land/development rights) incurred is charged to the Statement of Profit and Loss based on the proportionate area in respect of which revenue is recognised as per policy in 'j' above. Adjustments, if required, are made on completion of the respective projects.
- l. Unbilled receivables**
- Unbilled receivables represent revenue recognised on 'Percentage of Completion Method' less amount due from customers as per payment plans adopted by them.
- m. Foreign currency transactions and translations**
- i. Transactions in foreign currencies entered into by the Group are accounted 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.
  - ii. Foreign currency monetary items of the Group, outstanding at the balance sheet date are restated at the year-end rates. Non-monetary items of the Group are carried at historical cost.
  - iii. 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.
  - iv. The financial statements of Foreign Subsidiaries in the nature of non-integral foreign operations are incorporated in the consolidated financial statements. For the purpose of consolidation, income and expense items are translated into the reporting currency at the average exchange rate during the year and assets and liabilities are translated at the closing exchange rate. The resulting exchange differences are transferred to Foreign Currency Translation Reserve.
- n. Investments**
- Long-term investments are carried individually at cost less provision for diminution, other than temporary, in the value of such investments. Current investments are carried individually, at the lower of cost and fair value. Cost of investments includes acquisition charges such as brokerage, fees and duties.
- o. Employee benefits**
- Employee benefits include provident fund, employee state insurance scheme, gratuity and compensated absences.
- i. 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.
  - ii. Defined benefit plan
 

For defined benefit plans 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 each balance sheet date. Actuarial gains and losses are recognised in



## Notes forming part of the consolidated financial statements

the Statement of Profit and Loss in the period in which they occur. Past service cost is recognised immediately to the extent that the benefits are already vested and otherwise is amortised on a straight-line basis over the average period until the benefits become vested. The employee benefit obligation recognised in the Balance Sheet represents the present value of the defined benefit obligation as adjusted for unrecognised past service cost.

### iii. Short-term employee benefits

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service. Cost of short term compensated absences is accounted when employees render the services that increase their entitlement of future compensated absences.

### iv. Long-term employee benefits

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of the defined benefit obligation as at the balance sheet date on the basis of actuarial valuation.

### p. Borrowing cost

Borrowing costs include interest and amortisation of ancillary costs incurred. Costs in connection with the borrowing of funds to the extent not directly related to the acquisition of qualifying assets are charged to the Statement of Profit and Loss over the tenure of the loan. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset up to the date of capitalisation of such asset are added to the cost of the assets.

Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during

extended periods when active development activity of the qualifying asset is interrupted.

### q. Segment reporting

The Group identifies primary segments based on the dominant source, nature of risks and returns and the internal organisation and management structure. The operating segments are the segments for which separate financial information is available and for which operating profit / loss amounts are evaluated regularly by the executive Management in deciding how to allocate resources and in assessing performance.

### r. Leases

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognised as operating leases. Lease rentals under operating leases are recognised in the Statement of Profit and Loss on a straight-line basis over the lease term.

Assets given under operating leases are included in fixed assets. Lease income is recognised in the Statement of Profit and Loss on a straight line basis over the lease term. Costs, including depreciation are recognised as expense in the Statement of Profit and Loss.

### s. Earnings per share

Basic earnings per share is computed by dividing the profit after tax by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit after tax 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.

### t. Taxes on income

Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the applicable tax rates and the provisions of the Income Tax Act, 1961 and other applicable tax laws.



## Notes forming part of the consolidated financial statements

Deferred tax is recognised on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax is measured using the tax rates and the tax laws enacted or substantively enacted as at the reporting date. Deferred tax liabilities are recognised for all timing differences. Deferred tax assets are recognised for timing differences of items other than unabsorbed depreciation and carry forward losses only to the extent that reasonable certainty exists that sufficient future taxable income will be available against which these can be realised. However, if there are unabsorbed depreciation and carry forward of losses, deferred tax assets are recognised only if there is virtual certainty supported by convincing evidence that there will be sufficient future taxable income available to realise the assets. Deferred tax assets and liabilities are offset if such items relate to taxes on income levied by the same governing tax laws and the Company has a legally enforceable right for such set off. Deferred tax assets are reviewed at each balance sheet date for their realisability.

Current and deferred tax relating to items directly recognised in reserves are recognised in reserves and not in the Statement of Profit and Loss.

Current tax in case of overseas subsidiaries is determined in accordance with the applicable tax rates and the provisions of applicable tax laws of the respective jurisdictions where the subsidiaries are located.

### **u. Impairment of assets**

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment. If any indication of impairment exists, the recoverable amount of such assets is estimated and impairment is recognised, if the carrying amount of these assets

exceeds their recoverable amount. The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor. When there is indication that an impairment loss recognised for an asset in earlier accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognised in the Statement of Profit and Loss.

### **v. Provisions and contingencies**

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding employee benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes. Contingent assets are not recognised in the financial statements.

### **w. Service tax input credit**

Service tax input credit is accounted for in the books in the period in which the underlying service received is accounted and when there is reasonable certainty in availing / utilising the credits.

### **x. Operating cycle**

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.



## Notes forming part of the consolidated financial statements

### Note 3:

The subsidiary companies, jointly controlled entities and associate companies considered in Consolidated Financial Statements are as under:

Name of the Company/entity	Proportion of ownership interest	
	As at 31 March, 2015	As at 31 March, 2014
<b>Subsidiaries</b>		
a. Parsvnath Landmark Developers Private Limited	78.00 %	78.00 %
b. Parsvnath Infra Limited	94.87%	94.87%
c. Parsvnath Film City Limited	100.00 %	100.00 %
d. Parsvnath Telecom Private Limited	100.00 %	100.00 %
e. Parsvnath Hotels Limited	100.00 %	100.00 %
f. PDL Assets Limited	100.00 %	100.00 %
g. Parsvnath Estate Developers Private Limited	75.50 %	75.50 %
h. Parsvnath Promoters And Developers Private Limited	51.00 %	51.00 %
i. Parsvnath Developers Pte. Ltd. (See note i and iii below)	53.32 %	53.32%
j. Parsvnath Hessa Developers Private Limited	100.00 %	100.00 %
k. Primetime Realtors Private Limited	100.00 %	100.00 %
l. Parsvnath Buildwell Private Limited	50.10 %	50.10 %
m. Parsvnath Rail Land Project Private Limited (See note iv below)	85.10 %	85.10 %
n. Parsvnath HB Projects Private Limited	51.00 %	51.00 %
<b>Step down subsidiaries</b> (Ownership interest of holding Company)		
a. Parsvnath MIDC Pharma SEZ Private Limited (Subsidiary of Parsvnath Infra Limited)	100.00 %	100.00 %
b. Parsvnath Hospitality Holding Ltd., Singapore (upto 20 January, 2015) (Subsidiary of Parsvnath Developers Pte. Ltd.) (see note i, iii and v below)	NIL	100.00 %
c. Parsvnath Realcon Private Limited (Subsidiary of Parsvnath Buildwell Private Limited)	100.00 %	100.00 %
<b>Jointly controlled entity</b>		
a. Ratan Parsvnath Developers (AOP) (see note ii below)	50.00 %	50.00 %
<b>Jointly controlled entity of Parsvnath Infra Limited, subsidiary Company</b> (Ownership interest of Parsvnath Infra Limited)		
a. Palakkad Infrastructure Private Limited	33.33 %	33.33 %
<b>Associate Companies</b>		
a. Amazon India Limited	48.30 %	48.30 %
b. Home Life Real Estate Private Limited	50.00 %	50.00 %
c. Vardaan Buildtech Private Limited	33.33 %	33.33 %

### Notes:

- All subsidiary companies, jointly controlled entities and associate companies are incorporated in India except Parsvnath Developers Pte. Ltd., a subsidiary Company and its wholly owned subsidiary Parsvnath Hospitality Holding Ltd., which were incorporated in Singapore.
- Ratan Parsvnath Developers (AOP), the jointly controlled entity, being an unincorporated Joint Venture, has been set up vide agreement entered into in India.



## Notes forming part of the consolidated financial statements

- iii. The financial statements of Parsvnath Developers Pte. Ltd. and Parsvnath Hospitality Holding Ltd., incorporated in Singapore have been prepared in accordance with the Singapore Financial Reporting Standards. Differences with the accounting policies of the Company are not material.
- iv. Parsvnath Rail Land Project Private Limited has been considered as a subsidiary on the basis of voting power in the Company in accordance with Accounting Standard 21 (AS-21) on 'Consolidated Financial Statements'.
- v. Parsvnath Hospitality Holding Ltd., Singapore has ceased to be a subsidiary during the year.

### Note 4: Share Capital

Particulars	As at 31 March, 2015		As at 31 March, 2014	
	Number of shares	₹ in lacs	Number of shares	₹ in lacs
<b>a. Authorised</b>				
i. Equity shares of ₹ 5 each	60,00,00,000	30,000.00	60,00,00,000	30,000.00
ii. Preference shares of ₹ 10 each	5,00,00,000	5,000.00	5,00,00,000	5,000.00
	<b>65,00,00,000</b>	<b>35,000.00</b>	<b>65,00,00,000</b>	<b>35,000.00</b>
<b>b. Issued, subscribed and fully paid up</b>				
i. Equity shares of ₹ 5 each	43,51,81,170	21,759.06	43,51,81,170	21,759.06
	<b>43,51,81,170</b>	<b>21,759.06</b>	<b>43,51,81,170</b>	<b>21,759.06</b>

Refer notes (i) to (iii) below:

#### i. Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the year:

Particulars	Year ended 31 March, 2015		Year ended 31 March, 2014	
	Number of shares	₹ in lacs	Number of shares	₹ in lacs
<b>Equity shares of ₹ 5 each, fully paid up:</b>				
a. Outstanding at the beginning of the year	43,51,81,170	21,759.06	43,51,81,170	21,759.06
b. Issued during the year	-	-	-	-
c. Outstanding at the end of the year	<b>43,51,81,170</b>	<b>21,759.06</b>	<b>43,51,81,170</b>	<b>21,759.06</b>

#### ii. Rights, preferences and restrictions attached to equity shares:

The Company has 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.

#### iii. Details of equity shares held by each shareholder holding more than 5% shares in the Company:

Name of shareholder	As at 31 March, 2015		As at 31 March, 2014	
	Number of shares held	% holding	Number of shares held	% holding
<b>Equity shares of ₹ 5 each, fully paid up:</b>				
a. Pradeep Kumar Jain & Sons (HUF)	11,20,16,571	25.740	11,69,16,571	26.866
b. Pradeep Kumar Jain	11,39,16,669	26.177	11,37,97,153	26.149
c. Parsvnath and Associates Private Limited	4,72,77,992	10.864	4,72,77,992	10.864
d. Nutan Jain	4,50,45,974	10.351	4,49,08,974	10.320
e. Fidelity Securities Fund Fidelity Blue Chip Growth Fund	2,17,71,340	5.003	2,17,71,340	5.003



# Notes forming part of the consolidated financial statements

## Note 5: Reserves and surplus

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
<b>a. Capital reserve</b>		
i. Opening balance	2,388.88	377.87
ii. Add: created upon further acquisition of shares of a subsidiary	-	2,011.01
iii. Closing balance	2,388.88	2,388.88
<b>b. Capital redemption reserve</b>		
i. Opening balance	230.00	90.18
ii. Add: transferred from surplus in Statement of Profit and Loss	-	25.05
iii. Add: adjusted upon further acquisition of shares of a subsidiary	-	114.77
iv. Closing balance	230.00	230.00
<b>c. Securities premium account</b>		
i. Opening balance	1,45,591.47	1,43,781.22
ii. Add: premium on shares issued during the year	-	168.99
iii. Add: adjusted upon further acquisition of shares of a subsidiary	-	1,641.26
iv. Closing balance	1,45,591.47	1,45,591.47
<b>d. Debentures redemption reserve</b>		
i. Opening balance	1,500.00	3,500.00
ii. Less: transferred to surplus in Statement of Profit and Loss	-	2,000.00
iii. Closing balance	1,500.00	1,500.00
<b>e. Foreign currency translation reserve</b>		
Exchange difference on investments in overseas subsidiary Company:		
i. Opening balance	2.73	40.61
ii. Effect of foreign exchange rate variation during the year	(22.91)	(35.49)
iii. Less: transferred to minority interest	(10.69)	2.39
iv. Closing balance	(9.49)	2.73
<b>f. General reserve</b>		
i. Opening/closing balance	9,310.00	9,310.00
	9,310.00	9,310.00
<b>g. Surplus in consolidated Statement of Profit and Loss</b>		
i. Opening balance	97,177.63	93,593.58
ii. Less: Depreciation on fixed assets with nil remaining useful life (net of deferred tax) (See note 46)	41.28	-
iii. Add/(less): profit/(loss) for the year	(10,766.27)	1,622.72
iv. Add: transferred from debenture redemption reserve	-	2,000.00
v. Less: transferred to capital redemption reserve	-	25.05
vi. Add: profit/(loss) on cessation of subsidiary	(6.35)	-
vii. Less: opening balance of accumulated profits transferred to minority	-	13.62
viii. Closing balance	86,363.73	97,177.63
	<b>2,45,374.59</b>	<b>2,56,200.71</b>



# Notes forming part of the consolidated financial statements

## Note 6: Long-term borrowings

(₹ in lacs)

Particulars	As at 31 March, 2015		As at 31 March, 2014	
	Non-current	Current	Non-current	Current
<b>Secured:</b>				
<b>a. Debentures</b>				
i. 15.00% Non-convertible redeemable debentures	36,000.00	-	36,000.00	-
ii. 15.50% Non-convertible redeemable debentures (Series B)	24,439.00	-	24,439.00	-
iii. 18.00% Non-convertible redeemable debentures (Series XII)	-	128.57	128.57	171.43
iv. 18.00% Non-convertible redeemable debentures (Series XIII)	-	2,442.86	2,442.86	3,257.14
v. 13.00% Non-convertible redeemable debentures (Series XIV)	35,500.00	-	-	-
vi. 21.00% Non-convertible redeemable debentures	21,000.00	-	21,000.00	-
	<b>1,16,939.00</b>	<b>2,571.43</b>	<b>84,010.43</b>	<b>3,428.57</b>
<b>b. Term loans</b>				
i. From banks	1,260.00	10,497.84	12,049.61	2,890.00
ii. From financial institutions / others	44,377.20	19,066.70	46,182.19	15,013.63
	45,637.20	29,564.54	58,231.80	17,903.63
	<b>1,62,576.20</b>	<b>32,135.97</b>	<b>1,42,242.23</b>	<b>21,332.20</b>
<b>Unsecured:</b>				
<b>a. Debentures</b>				
i. 15.25% Compulsorily convertible debentures	7,578.26	-	7,578.26	-
ii. 15.50% Fully convertible debentures	11,177.50	-	11,177.50	-
iii. 16% Fully convertible debentures (Series I)	9,340.73	-	9,340.73	-
iv. 16% Fully convertible debentures (Series II)	8,792.66	-	8,792.66	-
v. 15.50% Fully convertible debentures (Series 'A')	8,751.00	-	8,751.00	-
vi. 17.25% Fully convertible debentures (Series 'B')	2,500.00	-	2,500.00	-
vii. 17.75% Fully convertible debentures (Series 'C')	1,740.00	-	1,740.00	-
viii. 0.1% Optionally convertible debentures (Series X)	6,550.00	-	6,550.00	-
ix. 0.1% Optionally convertible debentures (Series Y)	16,000.00	-	16,000.00	-
	72,430.15	-	72,430.15	-
<b>b. Inter-corporate deposits</b>	130.21	-	119.45	-
	130.21	-	119.45	-
	<b>72,560.36</b>	<b>-</b>	<b>72,549.60</b>	<b>-</b>
	<b>2,35,136.56</b>	<b>32,135.97</b>	<b>2,14,791.83</b>	<b>21,332.20</b>
Less: Amount disclosed under "Other current liabilities" (refer Note 11)	-	32,135.97	-	21,332.20
	<b>2,35,136.56</b>	<b>-</b>	<b>2,14,791.83</b>	<b>-</b>



## Notes forming part of the consolidated financial statements

		(₹ in lacs)	
Particulars		As at 31 March, 2015	As at 31 March, 2014
<b>i. Details of terms of repayment and securities provided in respect of secured debentures are as under:</b>			
a.	15.00% NCDs of ₹ 36,000 lacs 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.	36,000.00	36,000.00
b.	15.50% NCDs of ₹ 24,439 lacs 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.	24,439.00	24,439.00
c.	18% NCDs of ₹ 300 lacs were issued during the year ended 31 March, 2014. The NCDs are secured by 1st pari-passu charge by way of registered mortgage over development rights of Exotica, Gurgaon Project, all unsold units of the project developed / being developed by the Company, Parsvnath Hessa Developers Private Limited and Parsvnath Sharmistha Realtors Private Limited, charge on receivables of the project and personal guarantee of Chairman, Managing Director and a Whole-time Director of the Company. These NCDs are redeemable in 7 quarterly installments commencing from June, 2014 and ending in December, 2015.	128.57	300.00
d.	18% NCDs of ₹ 5,700 lacs were issued during the year ended 31 March, 2014. The NCDs are secured by 1st pari-passu charge by way of equitable mortgage over development rights of Exotica, Gurgaon Project, all unsold units of the project developed / being developed by the Company, Parsvnath Hessa Developers Private Limited and Parsvnath Sharmistha Realtors Private Limited, charge on receivables of the project and personal guarantee of Chairman, Managing Director and a Whole-time Director of the Company. These NCDs are redeemable in 7 quarterly installments commencing from June, 2014 and ending in December, 2015.	2,442.86	5,700.00
e.	13% NCDs of ₹ 35,500 lacs were issued during the year ended 31 March 2015. The NCDs are secured by (a) Pledge of equity shares of the Company held by the promoters (b) first charge by way of mortgage over the property situated in Parsvnath City, Dharuhera and Rahukhedi, Indore (c) first charge by way of mortgage over project land at Rohini and Jodhpur (d) second charge on receivables of the projects at (i) Azadpur Metro Station, (ii) Games Village Metro Station, (iii) Seelampur Metro Station (Annexe), (iv) Seelampur Metro Station (Station Box), (v) Inderlok Metro Station (Annexe), (vi) Inderlok Metro Station (Station Box), (vii) Kashmere Gate Metro Station (Station Box), and (viii) Shahdara Metro Station and (e) personal guarantee of Chairman. These NCDs are redeemable in 4 quarterly instalments commencing from July, 2018 and ending in April, 2019.	35,500.00	-



## Notes forming part of the consolidated financial statements

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
f. 21% NCDs of ₹ 21,000 lacs were issued by a subsidiary Company during the year ended 31 March, 2014. The NCDs are secured by first ranking and exclusive charge and hypothecation of (a) monies and investments made by the said subsidiary Company and on all receivables, subject to payment obligation owned by the subsidiary Company to Delhi Metro Rail Corporation (DMRC) under the Concession Agreement entered by subsidiary Company with DMRC, and (b) Bank accruals and floating charge on all other assets of the subsidiary Company. The NCDs are further secured by corporate guarantee of the Company, pledge of equity shares, share warrants and optionally convertible debentures to the extent of its holding in that subsidiary Company and personal guarantee of Chairman. These NCDs are redeemable after the expiry of a period of 12 months but before the expiry of 42 months from the date of allotment i.e. 5 February, 2014.	21,000.00	21,000.00
	<b>1,19,510.43</b>	<b>87,439.00</b>
<b>ii. Details of terms of repayment and securities provided in respect of secured term loans are as under:</b>		
a. Term loan from a bank 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 6 quarterly installments commencing from November, 2014 and ending in February, 2016.	10,497.84	12,499.61
b. Term loan from a financial institution is secured by equitable mortgage of project land at Indore and Kurukshetra, charge on receivables of project 'Pragati' Dharuhera and personal guarantee of Chairman. The term loan is repayable in 57 monthly installments commencing from October, 2012 and ending in June, 2017.	13,642.56	13,642.56
c. Term loan from a non-banking financial company is secured by equitable mortgage of property at Hauz Khas, pledge of 150 lacs (fixed) equity shares of the Company held by the promoters, cross default clause with other loans from the lender, personal guarantee of Chairman, Managing Director and a Whole-time Director of the Company and charge on receivables of project Sonepat Group Housing II through an escrow account. The term loan is repayable in 30 monthly installments commencing from August, 2013 and ending in January, 2016.	2,319.73	5,022.59
d. Term loans from a non-banking financial company are secured by (1) equitable mortgage of (a) project land at K.G. Marg, New Delhi, (b) Group Housing and commercial land at Derabassi, (c) Land at Alipur, New Delhi and (2) charge on receivables of the projects through escrow mechanism at (a) K.G. Marg, New Delhi, (b) Parsvnath City, Dharuhera, (c) Parsvnath Royale, Punchkula (d) Group Housing, commercial and plotted area at Derabassi (e) plotted area of Narain City, Jaipur, (f) plotted area of Paliwal city, Panipat and (3) Cross collateralisation of the securities with other loans from the lender and personal guarantee of Chairman, Managing Director and a Whole-time Director of the Company. The term loan is repayable in monthly installments commencing from July, 2014 and ending in July, 2021.	35,099.99	34,400.00
e. Term loan from a 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 Company and personal guarantee of Chairman. Loan is repayable in thirty quarterly instalments ending in March, 2023.	1,260.00	1,260.00



## Notes forming part of the consolidated financial statements

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
f. Term loan from a non-banking financial company, sanctioned to a subsidiary Company, is secured by exclusive first charge and registered mortgage over all the assets present and future, properties including lease hold interest on the project land of 'La Tropicana Project' and receivables of the said project. The loan is further secured by corporate guarantee of the Company along with pledge of all Class 'A' shares of the subsidiary Company held by the Company. Loan is repayable in twelve quarterly instalments commencing from March, 2012 and ending in December, 2014.	4,666.67	4,666.67
g. Term loan from a non-banking financial company is secured by (a) registered mortgage of project land at Bohar, Rohtak (b) equitable mortgage of project land at Rajpura, Patiala (c) charge on receivables of both the projects through escrow mechanism, and (d) Cross collateralisation of the securities with others loans from the lender and personal guarantee of Chairman, Managing Director and a Whole-time Director of the Company. The term loan is repayable in 57 monthly installments commencing from November, 2013 and ending in July, 2018.	139.95	1,120.00
h. Term loan from a financial institution is secured by pledge of equity shares of the Company held by the promoters and pari-passu charge by way of equitable mortgage of commercial land at Goa and Jodhpur and personal guarantee of Chairman, Managing Director and a Whole-time Director of the Company. The term loan is repayable in 36 monthly installments commencing from March, 2015 and ending in February, 2018.	1,945.00	2,000.00
i. Term loans from non-banking financial company are secured by (1) extension of equitable mortgage of (a) project land at K.G. Marg, New Delhi, (b) development rights of Group Housing at Sonapat, (c) Plots, Commercial area and Group Housing land at Derabassi, and (2) charge on receivables of the projects through escrow mechanism at (a) K.G. Marg, New Delhi, (b) Parsvnath City, Dharuhera, (c) Parsvnath Royale, Punchkula (d) Group Housing, commercial and plotted area at Derabassi (e) plotted area of Narayan City, Jaipur, (f) plotted area of Paliwal city, Panipat, (g) plotted area at Rohtak, (h) plotted area at Rajpura and (3) Cross collateralisation of the securities with other loans from the lender and personal guarantee of Chairman, Managing Director and a Whole-time Director of the Company. The term loan is repayable in monthly instalments commencing from May, 2017 and ending in August, 2022.	5,630.00	-
j. Term loan from two banks and a financial institution under consortium arrangement was secured by pari-passu charge by way of (a) equitable mortgage of land at Saharanpur, (b) 2nd pari-passu charge over receivables of commercial space at Akshardham project and charge over receivable of Saharanpur land, and (c) corporate guarantee of land owning companies. The term loan was repayable in quarterly installments commencing from December, 2010 and ending in March, 2016. Loan has been fully repaid during the year.	-	1,524.00
	<b>75,201.74</b>	<b>76,135.43</b>
<b>iii. Details of terms of conversion / repayment in respect of unsecured debentures are as under:</b>		
a. 15.25% Compulsorily Convertible Debentures issued by a subsidiary Company are convertible at the option of the holder at anytime on or prior to mandatory conversion date 12 June, 2024 in such number of equity shares at such price as may be mutually decided.	7,578.26	7,578.26



## Notes forming part of the consolidated financial statements

		(₹ in lacs)	
Particulars		As at 31 March, 2015	As at 31 March, 2014
b.	15.50% Fully Convertible Debentures issued by a subsidiary Company. Each debenture shall be converted into 10 Class 'B' shares of the issuing subsidiary Company at a time and manner as mutually decided in accordance with the Amended and Restated Investment and Security Holders Agreement dated 14 September, 2010.	11,177.50	11,177.50
c.	16% Fully Convertible Debentures (Series I) issued by a subsidiary Company. Each debenture is convertible into one equity share entitled to dividend and/or one different class of share (collectively entitled to 0.001% of the voting rights in the issuing subsidiary) on the terms and conditions mentioned in the 'Investment and Security Holder's Agreement' dated 23 November, 2010 as amended by the first supplementary agreement dated 31 March, 2011.	9,340.73	9,340.73
d.	16% Fully Convertible Debentures (Series II) issued by a subsidiary Company. Each debenture is convertible into one different class of share entitled to dividend (collectively entitled to 0.001% of the voting rights in the issuing subsidiary) on the terms and conditions mentioned in the 'Investment and Security Holder's Agreement' dated 23 November, 2010 as amended by the first supplementary agreement dated 31 March, 2011.	8,792.66	8,792.66
e.	15.50% Fully Convertible Debentures (Series 'A') issued by a subsidiary Company. The debentures are convertible, at the option of the investor, into Class 'B' shares of ₹ 10/- each of the issuing subsidiary Company at a premium of ₹ 190/- per share subject to Reserve Bank of India (RBI) pricing guidelines. In case no such option is exercised by the investor, these shall be mandatorily converted into Class 'B' shares on expiry of twenty years from the date of issue.	8,751.00	8,751.00
f.	17.25% Fully Convertible Debentures (Series 'B') issued by a subsidiary Company. Each debenture shall be converted into 10 Class 'B' shares of the issuing subsidiary Company at a time and manner as mutually decided in accordance with the Amended and Restated Investment and Security Holders Agreement dated 14 September, 2010.	2,500.00	2,500.00
g.	17.75% Fully Convertible Debentures (Series 'C') issued by a subsidiary Company. Each debenture shall be converted into 10 Class 'B' shares of the issuing subsidiary Company at a time and manner as mutually decided in accordance with the Amended and Restated Investment and Security Holders Agreement dated 14 September, 2010.	1,740.00	1,740.00
h.	0.1% Optionally convertible debentures (Series X) (OCDs) issued by a subsidiary Company. These OCDs shall be converted into Equity Shares in the manner set out in Optionally Convertible Debentures Subscription Agreement dated 21 August, 2013. The holders of these OCDs shall also have a right to convert these OCDs into Non-Convertible Debentures at any time within a period of 12 months from the date of allotment, i.e. 21 August, 2013, on same terms as other NCDs of Series B issued by the said subsidiary Company. These OCDs will be redeemed on or before the expiry of 10 years from the date of allotment, at a premium as per the agreement.	6,550.00	6,550.00
i.	0.1% Optionally convertible debentures (Series Y) (OCDs) issued by a subsidiary Company. These OCDs shall be converted into Equity Shares in the manner set out in Optionally Convertible Debentures Subscription Agreement dated 21 August, 2013. The holders of these OCDs shall also have a right to convert these OCDs into Non-Convertible Debentures at any time within a period of 12 months from the date of allotment, i.e. 21 August, 2013, on same terms as other NCDs of Series B issued by the said subsidiary Company. These OCDs will be redeemed on or before the expiry of 10 years from the date of allotment, at a premium as per the agreement.	16,000.00	16,000.00
		<b>72,430.15</b>	<b>72,430.15</b>



## Notes forming part of the consolidated financial statements

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
<b>iv. Details of long-term borrowings guaranteed by some of the directors:</b>		
a. Debentures	59,071.43	27,000.00
b. Term loans from banks	11,757.84	13,759.61
c. Term loans from financial institutions/others	58,777.23	56,185.15
	<b>129,606.50</b>	<b>96,944.76</b>

**v. The rate of interest applicable on long-term borrowings are as under:**

Particulars	Outstanding amount	Rate of interest per annum
	₹ in lacs	%
a. Debentures	1,69,390.58	13.00% to 21.00%
b. Optionally convertible debentures	22,550.00	0.10%
c. Term loans from banks	11,757.84	13.25% to 17.25%
d. Term loans from financial institutions / others	63,443.90	13.50% to 19.97%
e. Inter-corporate deposits	130.21	10%

**vi. The Company has defaulted in repayment of loans and interest in respect of the following:**

Particulars	As at 31 March, 2015		As at 31 March, 2014	
	Period of default	₹ in lacs	Period of default	₹ in lacs
a. Term loans from banks				
- Principal	-	-	1 to 31 days	178.00
- Interest	-	-	1 to 30 days	223.16
			31 to 60 days	23.41
b. Term loans from financial institutions/others				
- Principal	31 to 365 days	7,966.67	1 day	1,166.67
	Above 365 days	1,650.00	31 to 365 days	2,016.80
			Above 365 days	300.00
- Interest	1 to 32 days	484.87	1 to 89 days	1,862.68
	91 to 183 days	528.60	90 to 179 days	533.28
	184 to 365 days	445.83	180 to 336 days	1,273.18
c. Debentures				
- Interest	83 to 175 days	407.82	90 to 182 days	472.14
	176 to 365 days	401.16		
	Above 365 days	472.15		



## Notes forming part of the consolidated financial statements

### Note 7: Other long-term liabilities

(₹ in lacs)

Particulars	As at	As at
	31 March, 2015	31 March, 2014
a. Trade / security deposits received	7,443.38	7,089.07
b. Advances from customers	754.49	770.47
	<b>8,197.87</b>	<b>7,859.54</b>

### Note 8: Long-term provisions

(₹ in lacs)

Particulars	As at	As at
	31 March, 2015	31 March, 2014
a. Provision for employee benefits:		
i. Provision for gratuity	297.19	284.65
ii. Provision for compensated absences	98.10	95.51
	<b>395.29</b>	<b>380.16</b>

### Note 9: Short-term borrowings

(₹ in lacs)

Particulars	As at	As at
	31 March, 2015	31 March, 2014
<b>Secured:</b>		
a. Loans repayable on demand		
i. From banks - cash credit	9,657.60	10,151.65
ii. From banks - overdraft	1,850.00	-
	11,507.60	10,151.65
b. Term loans		
i. From banks	-	500.00
ii. From financial institutions/others	23,776.10	60,619.57
	23,776.10	61,119.57
c. Others (against Vehicles)		
i. From banks	403.24	361.67
ii. From others	9.79	18.98
	413.03	380.65
	<b>35,696.73</b>	<b>71,651.87</b>
<b>Unsecured:</b>		
a. Loans repayable on demand		
i. From other parties	5,562.89	4,392.47
b. Loans and advances from related parties	649.57	47.47
c. Fixed deposits		
i. From public	-	1,588.05
ii. From shareholders	-	57.47
	-	1,645.52
	<b>6,212.46</b>	<b>6,085.46</b>
	<b>41,909.19</b>	<b>77,737.33</b>



## Notes forming part of the consolidated financial statements

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
<b>i. Details of securities provided in respect of short-term borrowings from banks cash credit are as under:</b>		
a. Cash Credit is secured by first pari-passu charge over current assets of the Company excluding those assets specifically charged to other Banks/Financial Institutions and equitable mortgage of land and building at Moradabad and Greater Noida and personal guarantee of Chairman, Managing Director and a Whole-time Director of the Company.	4,984.50	5,194.70
b. Cash Credit is secured by first pari-passu charge over current assets of the Company excluding those assets specifically charged to other Banks/Financial Institutions, equitable mortgage of commercial land at Panipat & Sonapat and personal guarantee of Chairman, Managing Director and a Whole-time Director of the Company.	2,439.13	2,529.45
c. Cash Credit is secured by first pari-passu charge over current assets of the Company excluding those assets specifically charged to other Banks/Financial Institutions, equitable mortgage of commercial land at Dharuhera, personal guarantee of Chairman, Managing Director and a Whole-time Director of the Company and corporate guarantee of Land owning companies.	1,355.36	1,409.97
d. Cash Credit is secured by first pari-passu charge over current assets of the Company excluding those assets specifically charged to other Banks/Financial Institutions, equitable mortgage of project land at Rajpura and commercial space at Saharanpur, pledge of term deposit of ₹ 207 lacs, personal guarantee of Chairman, Managing Director and a Whole-time Director of the Company and corporate guarantee of a land owning Company.	878.61	1,017.53
	<b>9,657.60</b>	<b>10,151.65</b>
<b>ii. Details of securities provided in respect of short-term borrowings from banks - overdraft are as under:</b>		
a. The overdraft from a bank is secured by way of pledge of fixed deposits with the bank.	1,850.00	-
	<b>1,850.00</b>	-
<b>iii. Details of securities provided in respect of term loans from banks and financial institutions / others are as under:</b>		
a. Term loan from a financial institution is secured by pledge of equity shares of the Company held by the promoters and mortgage of project land at Sonapat, mortgage of project land at K-Block, Sector-18, Noida and charge on receivables of the said project through escrow accounts, personal guarantee of Chairman, Managing Director and a Whole-time Director of the Company and corporate guarantee of land owning companies.	4,427.00	6,500.00
b. Term loan from a non-banking financial company is secured by pledge of equity shares of the Company held by the promoters, registered mortgage of project land at Sonapat, personal guarantee of Chairman and cross collateral clause with another term loan from the same non-banking financial company.	2,969.36	2,969.36
c. Term loan from a financial institution is secured against keyman insurance policy taken by the Company.	801.84	670.21
d. Term loan from a financial institution is secured by pari-passu charge by way of equitable mortgage of commercial lands at Goa and Jodhpur, pledge of equity shares of the Company held by the promoters and personal guarantee of Chairman, Managing Director and a Whole-time Director of the Company.	425.53	1,080.00



## Notes forming part of the consolidated financial statements

		(₹ in lacs)	
Particulars	As at 31 March, 2015	As at 31 March, 2014	
e. Term loan from a non-banking financial company is secured by equitable mortgage of project land at Parsvnath Pratibha, phase -I, Moradabad and charge on its receivables through escrow mechanism, personal guarantee of Chairman and cross collateral clause with another term loan from the same non-banking financial company.	1,641.26	2,800.00	
f. Term loan from a non-banking financial company is secured by pledge of equity shares of the Company held by the promoters, equitable mortgage of project land at Rohtak and Sonepat and charge on its receivables through escrow mechanism, pledge of equity shares of land owning companies, equitable mortgage of land at City Centre, Bhiwadi, charge on receivables of Avalon Bhiwadi project and personal guarantee of Chairman.	13,511.11	15,200.00	
g. Term loan from a bank is secured by first pari-passu charge over current assets of the Company excluding those assets specifically charged to other banks / financial institutions, equitable mortgage of project land at Rajpura and commercial space at Saharanpur, pledge of term deposit of ₹ 207 lacs, personal guarantee of Chairman, Managing Director and a Whole-time Director of the Company and corporate guarantee of a land owning company.	-	10.00	
h. Term loan from a non-banking financial company is secured by equitable mortgage of property including land and building of project land at Karnal, personal guarantee of Chairman and corporate guarantee of land owning company.	-	2,400.00	
i. Term loans from non-banking financial companies are secured by pledge of equity shares of the Company held by the promoters, mortgage of project land of 'Parsvnath Mall' at Rohini, charge on its receivables through escrow account and personal guarantee of Chairman.	-	21,500.00	
j. Term loans from non-banking financial companies are secured by pledge of equity shares of the Company held by the promoters, mortgage of land of project 'Pleasant - II' at Dharuhera, charge on its receivables and personal guarantee of Chairman.	-	2,500.00	
k. Term loan from a non-banking financial company, sanctioned to a subsidiary Company, is secured by pledge of equity shares of the Company held by the promoters, mortgage of a land of the Company at Indore, hypothecation of Company's share in cash flows from a residential project at Bhiwadi, pledge of shareholding in the said subsidiary Company held by the Company and first pari-passu charge to be shared with proposed RLDA project/ construction lenders and existing NCD holders on assignment of leasehold rights of the subsidiary Company in RLDA project. The loan is further secured by corporate guarantee of the Company and personal guarantee of Chairman of the Company.	-	5,000.00	
l. Term loan from a bank is secured by equitable mortgage of plot at Sanwar, Indore, personal guarantee of Chairman, Managing Director and a Whole-time Director of the Company and corporate guarantee of a land owning company.	-	490.00	
	<b>23,776.10</b>	<b>61,119.57</b>	
<b>iv. Details of securities provided in respect of vehicle loans from banks and others are as under:</b>			
a. Loan taken from a bank for vehicles is secured by way of hypothecation of specific vehicles financed and personal guarantee of Chairman.	403.24	361.67	
b. Loan taken from a non-banking financial Company for a vehicle is secured by way of hypothecation of specific vehicle financed.	9.79	18.98	
	<b>413.03</b>	<b>380.65</b>	



## Notes forming part of the consolidated financial statements

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
<b>v. Details of short-term borrowings guaranteed by some of the directors:</b>		
a. Loans repayable on demand from banks	9,657.60	10,151.65
b. Term loans from banks and financial institutions/others	22,974.26	60,449.36
c. Loans repayable on demand from other parties	-	300.00
d. Vehicle loans from a bank	403.24	361.67
	<b>33,035.10</b>	<b>71,262.68</b>

**vi. The rate of interest applicable on short-term borrowings are as under:**

Particulars	Outstanding amount	Rate of interest per annum
	₹ in lacs	%
a. Cash credit loans	9,657.60	14.75% to 17.85%
b. Overdraft against fixed deposits	1,850.00	9.50%
c. Loans from financial institutions	4,852.53	17.50%
d. Loan from a financial institution	801.84	9.00%
e. Loans from non-banking financial companies	18,121.73	17.25% to 19.00%
f. Loans from related parties	649.57	12%
g. Loan repayable on demand from others	5,562.89	10.00% to 19.00%
h. Vehicle loans from bank	403.24	10.45% to 10.70%
i. Vehicle loans from others	9.79	8.04%

**vii. The Company has defaulted in repayment of loans and interest in respect of the following:**

Particulars	As at 31 March, 2015		As at 31 March, 2014	
	Period of default	₹ in lacs	Period of default	₹ in lacs
a. Term loans from banks				
- Principal	-	-	83 days	10.00
- Interest	-	-	1 day	3.66
b. Term loans from financial institutions/others				
- Principal	-	-	31 to 81 days	1,536.70
- Interest	-	-	1 to 89 days	1,867.48
	-	-	90 to 179 days	1,076.68
	-	-	180 to 336 days	157.05



## Notes forming part of the consolidated financial statements

### Note 10: Trade payables

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
a. Other than acceptances:		
i. Trade payables for goods and services	54,660.70	55,506.91
ii. Trade payables for land	8,914.50	41,070.10
	<b>63,575.20</b>	<b>96,577.01</b>

### Note 11: Other current liabilities

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
a. Current maturities of long-term debt (refer note 6)	32,135.97	21,332.20
b. Interest accrued but not due on borrowings	14,500.44	10,512.89
c. Interest accrued and due on borrowings	2,740.43	7,492.72
d. Unclaimed dividends	23.57	38.11
e. Other payables:		
i. Statutory dues (contributions to PF, Withholding Taxes, CST, VAT, Service Tax etc.)	2,679.08	4,847.70
ii. Payables on purchase of fixed assets	239.86	1,080.13
iii. Interest accrued but not due on others	2,514.75	2,084.67
iv. Trade / security deposits received	4,974.42	23,351.53
v. Advances from customers	37,010.38	36,567.70
vi. Book overdraft - banks	129.28	141.89
vii. Others	380.59	173.52
	<b>97,328.77</b>	<b>1,07,623.06</b>

### Note 12: Short-term provisions

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
a. Provision for employee benefits:		
i. Provision for gratuity	49.95	144.66
ii. Provision for compensated absences	15.75	60.03
	<b>65.70</b>	<b>204.69</b>
b. Provision - others:		
i. Provision for tax (net of advance tax ₹ 38,635.61 lacs; as at 31 March, 2014 ₹ 34,609.81 lacs)	4,723.27	18,593.12
	<b>4,723.27</b>	<b>18,593.12</b>
	<b>4,788.97</b>	<b>18,797.81</b>



# Notes forming part of the consolidated financial statements

## Note 13: Fixed assets

Description	Gross block		Accumulated depreciation			Net block	
	As at 1 April, 2014	As at 31 March, 2015	As at 1 April, 2014	For the year ended 31 March, 2015	Deduction/ adjustment recorded against reserves (see note 46)	As at 31 March, 2015	As at 31 March, 2014
<b>TANGIBLE ASSETS:</b>							
Land and building (Owned):							
Own use	2,121.58 (2,124.86)	2,058.68 (2,121.58)	559.92 (481.96)	(249.27) (79.37)	- (1.41)	304.60 (559.92)	1,754.08 (1,561.66)
Given under operating lease	62.24 (62.24)	62.24 (62.24)	19.97 (17.74)	(11.05) (2.23)	- (-)	8.92 (19.97)	53.32 (42.27)
Buildings on leasehold land:							
Own use	80.00 (80.00)	80.00 (80.00)	20.91 (14.61)	4.00 (6.30)	- (-)	24.91 (20.91)	55.09 (65.39)
Given under operating lease	12,208.28 (12,217.40)	38,207.78 (12,208.28)	3,349.33 (2,691.83)	420.95 (677.61)	- (20.11)	3,770.28 (3,349.33)	34,437.50 (8,858.95)
Leasehold improvements	- (201.43)	- (201.43)	- (83.18)	- (41.96)	- (125.14)	- (0.00)	- (118.25)
Plant and machinery (Owned)	3,650.36 (3,654.06)	10,901.35 (3,650.36)	3,296.34 (3,149.47)	207.72 (152.03)	- (5.16)	3,071.96 (3,296.34)	7,829.39 (504.59)
Shuttering and scaffolding (Owned)	4,120.49 (4,121.27)	4,120.49 (4,120.49)	4,007.14 (3,932.30)	112.38 (75.59)	- (-)	4,119.52 (4,007.14)	0.97 (188.97)
Furniture and fixtures (Owned)	1,394.35 (1,405.03)	2,611.00 (1,394.35)	1,269.28 (1,222.10)	41.49 (54.60)	0.23 (-)	1,310.70 (1,269.28)	1,300.30 (182.93)
Vehicles (Owned)	1,239.77 (1,245.43)	1,461.14 (1,239.77)	691.05 (989.83)	19.49 (182.83)	10.67 (-)	665.12 (691.05)	796.02 (255.60)
Office equipment (Owned)	604.79 (628.23)	644.34 (604.79)	545.43 (530.22)	(16.44) (28.49)	51.46 (-)	579.66 (545.43)	64.68 (98.01)
Computers (Owned)	436.27 (454.37)	1,133.28 (436.27)	434.23 (444.11)	11.94 (5.12)	0.01 (-)	434.44 (434.23)	698.84 (10.26)
<b>Total</b>	<b>25,918.13</b> (26,194.32)	<b>61,280.30</b> (25,918.13)	<b>14,193.60</b> (13,557.35)	<b>541.21</b> (1,306.13)	<b>62.37</b> (-)	<b>14,290.11</b> (11,724.53)	<b>11,724.53</b> (12,636.97)

Note: Figures in brackets relates to previous year

## Notes forming part of the consolidated financial statements

### Note 14: Non-current investments (At cost)

Particulars	(₹ in lacs)	
	As at 31 March, 2015	As at 31 March, 2014
<b>A. Trade investments (unquoted)</b>		
<b>a. Investment in equity shares of:</b>		
<b>i. Associates</b>		
a. Amazon India Limited		
25,000 (Previous year 25,000) equity shares of ₹ 10/- each fully paid-up	2.50	2.50
Add: goodwill on consolidation	210.00	210.00
Add: share in opening accumulated profits	40.83	40.83
Add: share in profits of current year	0.01	-
	<b>253.34</b>	<b>253.33</b>
b. Home Life Real Estate Private Limited		
7,75,000 (Previous year 7,75,000) equity shares of ₹ 10/- each fully paid-up	77.50	77.50
Add: share in opening accumulated profits	22.32	20.37
Add: share in profits of current year	1.95	1.95
	<b>101.77</b>	<b>99.82</b>
c. Vardaan Buildtech Private Limited		
16,000 (Previous year 16,000) equity shares of ₹ 10/- each fully paid-up	1.60	1.60
Add: share in opening accumulated profits	3.17	3.17
	<b>4.77</b>	<b>4.77</b>
	<b>359.88</b>	<b>357.92</b>
<b>ii. Other entities</b>		
a. Nakshatra Residency Private Limited		
5,000 (Previous year 5,000) equity shares of ₹ 10/- each fully paid-up	0.50	0.50
b. Aadi Best Consortium Private Limited		
1,000 (Previous year 1,000) equity shares of ₹ 10/- each fully paid-up	0.10	0.10
c. Honey Builders Limited		
Nil (Previous year 2,500) equity shares of ₹ 10/- each fully paid-up	-	0.25
	<b>0.60</b>	<b>0.85</b>
<b>Total trade investments (A)</b>	<b>360.48</b>	<b>358.77</b>
<b>B. Other investments (unquoted)</b>		
<b>a. Investment in equity shares of:</b>		
<b>i. Other entities</b>		
a. Delhi Stock Exchange Limited		
14,96,500 (Previous year 14,96,500) equity shares of ₹ 1/- each fully paid-up	1,047.55	1,047.55
b. Jaipur Stock Exchange Limited		
3,24,500 (Previous year 3,24,500) equity shares of ₹ 1/- each fully paid-up	58.41	58.41
<b>Total other investments (B)</b>	<b>1,105.96</b>	<b>1,105.96</b>
<b>Total non-current investments (A + B)</b>	<b>1,466.44</b>	<b>1,464.73</b>
Aggregate amount of unquoted investments	<b>1,466.44</b>	<b>1,464.73</b>



## Notes forming part of the consolidated financial statements

### Note 15: Deferred tax assets (net)

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
<b>Tax effect of items constituting deferred tax assets</b>		
a. Provision for gratuity, compensated absences, other employee benefits etc.	261.98	285.93
b. Difference between carrying amount of fixed assets in the financial statements and the income tax return	-	148.33
c. Unabsorbed depreciation and business losses carried forward	9,982.37	93.01
	<b>10,244.35</b>	<b>527.27</b>
<b>Less: Tax effect of items constituting deferred tax liabilities</b>		
a. Difference between carrying amount of fixed assets in the financial statements and the income tax return	126.22	-
<b>Deferred tax assets (net)</b>	<b>10,118.13</b>	<b>527.27</b>

Note:

The Group has recognized deferred tax assets on its unabsorbed depreciation and business losses carried forward. Based on flat/plot sale agreements executed with the customers against which the group has also received advances, as disclosed in Note 11 of the financial statements, for which revenue will get recognised in future years on percentage completion method, as there is virtual certainty as on the date of the balance sheet, that there will be sufficient taxable income available to realise such assets in near future. Accordingly the group has created deferred tax assets on its carried forward unabsorbed depreciation and business losses.

### Note 16: Long-term loans and advances

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
(Unsecured, considered good)		
a. Capital advances	1,098.84	1,683.44
b. Security deposits	3,686.60	3,720.50
c. Advances for land purchase to related parties	12,787.45	15,480.07
d. Advances for investment to related parties	-	4.00
e. Advances for land purchase to others	15,977.95	12,235.56
f. Upfront fee paid for projects (unamortised)	20,065.60	23,502.13
g. Prepaid expenses	1,486.53	1,107.27
h. MAT credit entitlement	33.00	33.00
i. Other loans and advances	303.33	304.20
	<b>55,439.30</b>	<b>58,070.17</b>

### Note 17: Inventories

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
(At lower of cost and net realisable value)		
a. Work-in-progress (projects)	2,63,030.79	3,43,511.59
b. Finished flats	3,943.78	4,029.28
	<b>2,66,974.57</b>	<b>3,47,540.87</b>



## Notes forming part of the consolidated financial statements

### Note 18: Trade receivables

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
(Unsecured, considered good)		
a. Outstanding for a period exceeding six months from the date they were due for payment (see note 42)	36,684.26	37,695.49
b. Other trade receivables	29,542.14	27,851.45
	<b>66,226.40</b>	<b>65,546.94</b>

Note:

Other trade receivables include ₹ 12,738.76 lacs (previous year ₹ 13,888.26 lacs) on account of receivables which have not yet become due for payment.

### Note 19: Cash and cash equivalents

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
<b>A. Cash and cash equivalents:</b>		
a. Cash on hand	109.07	116.03
b. Cheques and drafts on hand	114.11	180.74
c. Balances with banks		
i. In current accounts	9,070.15	2,446.53
ii. In deposit accounts	8,902.43	6,176.60
Total Cash and cash equivalents (as per AS-3, Cash Flow Statements) - (A)	18,195.76	8,919.90
<b>B. Other bank balances:</b>		
a. Deposits with banks held as margin money or security against borrowings or guarantees	11,595.43	17,068.83
b. Balances with banks in earmarked accounts		
i. Unpaid dividend accounts	23.57	38.11
Total - Other bank balances - (B)	11,619.00	17,106.94
<b>Total Cash and cash equivalents (A+B)</b>	<b>29,814.76</b>	<b>26,026.84</b>

Note:

Balances with banks include deposits amounting to ₹ Nil (Previous year ₹ 937.11 lacs), which have a maturity of more than 12 months from the balance sheet date.



## Notes forming part of the consolidated financial statements

### Note 20: Short-term loans and advances

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
(Unsecured, considered good)		
a. Advances for land purchase to related parties	-	3,068.50
b. Advances for land purchase to others	1,22,376.35	1,21,044.90
c. Loans and advances to related parties	-	1.87
d. Loans and advances to employees	19.20	14.63
e. Security deposits	1,799.69	1,519.35
f. Prepaid expenses	3,104.17	2,213.03
g. Balances with government authorities		
i. CENVAT credit receivable	2,528.37	1,350.16
h. Others		
i. Advances to suppliers	5,419.99	5,379.97
ii. Amount due from directors (see note 41)	173.14	-
iii. Others (see note 35)	20,374.24	6,348.99
	<b>1,55,795.15</b>	<b>1,40,941.40</b>

### Note 21: Other current assets

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
a. Unbilled receivables	27,342.96	68,245.05
b. Accruals		
i. Interest accrued on deposits with banks	696.07	904.54
c. Others		
i. Receivables on sale of fixed assets / investments	1,450.00	2,794.81
	<b>29,489.03</b>	<b>71,944.40</b>

### Note 22: Revenue from operations

(₹ in lacs)

Particulars	Year ended 31 March, 2015	Year ended 31 March, 2014
a. Revenue from sale of properties (see note 2(j))	73,636.05	53,372.29
<b>Sub-total (a)</b>	<b>73,636.05</b>	<b>53,372.29</b>
b. Sale of services		
i. Income from construction contracts	-	129.38
ii. Management fee	-	15.55
iii. License fee income	2,090.95	1,875.70
iv. Rent income	65.04	83.59
v. Maintenance charges income	161.74	95.89
<b>Sub-total (b)</b>	<b>2,317.73</b>	<b>2,200.11</b>
c. Other operating revenues		
i. Sale of scrap	60.51	43.76
ii. Others	238.53	465.01
<b>Sub-total (c)</b>	<b>299.04</b>	<b>508.77</b>
<b>Total (a+b+c)</b>	<b>76,252.82</b>	<b>56,081.17</b>



## Notes forming part of the consolidated financial statements

### Note 23: Other income

(₹ in lacs)		
Particulars	Year ended 31 March, 2015	Year ended 31 March, 2014
a. Interest income		
i. Interest on deposits with banks	1,418.45	1,170.30
ii. Interest income from customers/others	84.69	179.28
	<b>1,503.14</b>	<b>1,349.58</b>
b. Profit on sale of fixed assets	176.39	-
c. Profit on sale of long-term investments in other entities	24.75	214.74
d. Other non-operating income:		
i. Miscellaneous income	30.57	327.59
	<b>1,734.85</b>	<b>1,891.91</b>

### Note 24: Cost of materials consumed

(₹ in lacs)		
Particulars	Year ended 31 March, 2015	Year ended 31 March, 2014
a. Construction material	4,078.54	6,185.07
b. Food, beverages and stores	-	20.31
	<b>4,078.54</b>	<b>6,205.38</b>

### Note 25: Purchases of stock-in-trade

(₹ in lacs)		
Particulars	Year ended 31 March, 2015	Year ended 31 March, 2014
Finished flats	-	28.29
	-	<b>28.29</b>

### Note 26: Changes in inventories of finished goods and Work-in-progress

(₹ in lacs)		
Particulars	Year ended 31 March, 2015	Year ended 31 March, 2014
a. Inventories at the beginning of the year:		
i. Work-in-progress (projects)	3,43,511.59	3,33,220.00
Less: Liability for land payment reversed during the year	-	6,765.26
	3,43,511.59	3,26,454.74
ii. Finished flats	4,029.28	5,574.70
	<b>3,47,540.87</b>	<b>3,32,029.44</b>
b. Add: Finance costs allocated to inventory of work-in-progress (see note (i) to note 28)	19,640.59	16,062.07
c. Less: Project discontinued during the year (see note 35)	1,14,088.73	-
d. Inventories at the end of the year:		
i. Work-in-progress (projects)	2,63,030.79	3,43,511.59
ii. Finished flats	3,943.78	4,029.28
	<b>2,66,974.57</b>	<b>3,47,540.87</b>
<b>Net (increase) / decrease (a+b-c-d)</b>	<b>(13,881.84)</b>	<b>550.64</b>



# Notes forming part of the consolidated financial statements

## Note 27: Employee benefits expense

(₹ in lacs)

Particulars	Year ended 31 March, 2015	Year ended 31 March, 2014
a. Salaries and wages	3,554.92	4,455.57
b. Contributions to provident fund	52.29	42.74
c. Staff welfare expenses	102.48	106.70
	<b>3,709.69</b>	<b>4,605.01</b>

## Note 28: Finance costs

(₹ in lacs)

Particulars	Year ended 31 March, 2015	Year ended 31 March, 2014
a. Interest expense on:		
i. Borrowings	29,979.28	28,120.79
ii. Others		
a. To customers / on trade payables / others	3,243.97	2,286.08
b. Interest on delayed / deferred payment of income tax and other statutory liabilities	1,984.44	1,992.99
b. Other borrowing costs	2,427.03	1,188.33
	<b>37,634.72</b>	<b>33,588.19</b>
Less: Finance costs allocated to inventory of work-in-progress (see note (i) below)	19,640.59	16,062.07
	<b>17,994.13</b>	<b>17,526.12</b>

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 see note 26).



## Notes forming part of the consolidated financial statements

### Note 29: Other expenses

(₹ in lacs)

Particulars	Year ended 31 March, 2015	Year ended 31 March, 2014
a. Power and fuel charges	980.29	927.79
b. Rent including lease rentals	1,441.59	1,420.61
c. Repairs and maintenance		
i. Building	82.39	88.62
ii. Machinery	47.82	25.87
iii. Others	284.59	413.34
d. Insurance	170.34	171.25
e. Rates and taxes	525.44	208.73
f. Postage and telephone expenses	97.22	127.62
g. Travelling and conveyance	227.29	223.77
h. Printing and stationery	70.71	117.35
i. Advertisement and business promotion	186.59	1,255.19
j. Sales commission	1,729.60	539.45
k. Vehicle running and maintenance	85.55	107.17
l. Rebate and discount	406.85	611.12
m. Legal and professional charges	850.19	1,180.65
n. Payment to auditors (see note below)	123.41	119.92
o. Project consultancy fees	102.39	1,358.72
p. Loss on sale of fixed assets	-	67.17
q. Miscellaneous expenses	629.18	249.15
	<b>8,041.44</b>	<b>9,213.49</b>

#### Note:

#### Payment to auditors

Payment to auditors comprise (net of service tax input credit, where applicable):

i. To statutory auditors:		
a. Statutory audit fee	80.41	78.52
b. Tax audit fee	3.00	3.00
c. Limited reviews fee	24.00	24.00
d. Certification and other services	-	2.00
e. Reimbursement of out-of-pocket expenses	1.86	1.91
f. Service tax on above	11.14	10.49
	120.41	119.92
ii. To cost auditor	3.00	-
	<b>123.41</b>	<b>119.92</b>



## Notes forming part of the consolidated financial statements

### Note 30: Contingent liabilities (to the extent not provided for)

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
a. Claims against the Group not acknowledged as debt*:		
i. Demand for payment of stamp duty	822.00	904.10
ii. Customer complaints pending in courts	16,982.09	10,956.85
iii. Civil cases against the Group	63.31	61.05
iv. Income tax demand	810.30	670.92
v. Trade tax demand	294.76	1,771.40
vi. Licence fees to DMRC (see note 32)	2,262.55	1,104.27
vii. Others	9.07	9.07
b. Future export obligations against EPCG licence	87.55	87.55
c. Security / performance guarantees issued by the banks to various government authorities, for which the Group has provided counter guarantee	15.06	15.06
d. Corporate guarantees issued on behalf of other Company in respect of loans taken by it:		
i. Sanctioned amount	-	11,000.00
ii. Outstanding amount	-	11,000.00

\* Based on consultation with the Group's Management, the Group does not expect any outflow of economic resources in respect of above claims and therefore no provision is made in respect thereof.

### Note 31: Commitments

(₹ in lacs)

Particulars	As at 31 March, 2015	As at 31 March, 2014
a. Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances)	17,008.97	19,922.68



## Notes forming part of the consolidated financial statements

### Note 32:

The Company has entered into concession agreements with Delhi Metro Rail Corporation Limited (DMRC) for various projects on Build-Operate-Transfer (BOT) basis. In two of such projects, the Company was unable to commercially utilise the properties due to (a) lack of clarity between DMRC and MCD with respect to authority for sanction of building plans for Tis Hazari Project; and (b) non submission of certain documents by DMRC as required by the sanctioning authority for Netaji Subhash Place Project. In view of these delays, the Company has sought concessions from DMRC and has invoked the Arbitration clause of the respective concession agreements in case of these two projects.

In case of another project, viz. Welcome Metro 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 clarification regarding FAR availability on the property development area and final approved revised layout plan from MCD.

Pending arbitration award/necessary clarifications and documents, the Company has not provided for recurring licence fees for the above Projects accumulated to ₹ 2,262.55 lacs (previous year ₹ 1,104.27 lacs) 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 Municipal Corporation of Delhi (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 the "Arbitration Clause" under the concession agreement for settlement of the matter.

### Note 33:

Pursuant to Investment Agreement dated 21 December, 2010 entered into between the Company, Parsvnath Buildwell Private Limited (PBPL), Parsvnath 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 on-going project, namely, 'Parsvnath Exotica, Ghaziabad' (on land admeasuring 31 acres) situated at Village Arthala, Ghaziabad (the Project) to PBPL on terms and conditions contained therein. Further the Company has given the following undertakings to PBPL:

- a. The project shall be completed within the agreed completion schedule. Construction cost for completion of project shall not exceed the amount set out in the agreement and the project revenue from sold area shall be at least the amount set out in the agreement.
- b. In case of delays in completion of the project, any penalties or compensation payable to customers shall be borne by the Company.
- c. The Company shall not, directly or indirectly, create any encumbrance over or transfer any equity securities held by it in PBPL during the lock in period (till completion of project) except for securing construction loan.

### Note 34:

The Company had entered into a Memorandum of Understanding (MOU) dated 22 December, 2010 with Parsvnath Realcon Private Limited (PRPL) a wholly owned subsidiary of its subsidiary Parsvnath Buildwell Private Limited (PBPL) in terms of which the Company has 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 a '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:

- 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.



## Notes forming part of the consolidated financial statements

### Note 35:

The Company had entered into a Development Agreement (DA) with Chandigarh Housing Board (CHB) for the development of residential, commercial and other related infrastructure facilities as an integrated project ("the project") on land admeasuring 123.79 acres situated at Rajiv Gandhi Technology Park, Chandigarh.

Owing to various factors such as delay in handing over unencumbered land and consequent non-determination of start of development period, delay in approval of drawings, etc. and various other issues, disputes had arisen between the Company and CHB. Consequently, the Company had invoked the arbitration clause in the DA.

Arbitration proceedings after following due process under the law have been concluded and the Hon'ble Sole Arbitrator has pronounced the Award in January, 2015 which was accepted by the Company and the CHB. Pursuant to the arbitration award, the project has been discontinued during the year and has been surrendered to CHB. The loss of ₹ 46,971.24 lacs incurred arising due to acceptance of the said Award has been written off and shown under "Exceptional items" in the Statement of Profit and Loss.

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 approx. ₹ 14,602 Lacs. Consequently, the Company has 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 has now 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 CPC before the Additional District Judge cum MACT, Chandigarh and the Court has issued notice to CHB for filing its reply and also called for the Arbitral Record from the Sole Arbitrator. Pending decision of the Additional District Judge, the amount of ₹ 14,045 lacs (net of tax deducted at source) has been shown as recoverable and included under short-term loans and advances in Note 20.

### Note 36:

Parsvnath Film City Limited (PFCL), a subsidiary of the Company had given an advance of ₹ 4,775.00 lacs 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, 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 accordingly 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, decided the matter in favour of PFCL and awarded refund of ₹ 4,919.00 lacs 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 7 May, 2015.

The Hon'ble Judge vide his judgement has decided the matter in favour of PFCL and stated that the Arbitration Award is final and that there is no occasion to set aside the Award of the Arbitrator. Considering the facts and the discussions with Legal Counsel, the Management considers the above advance as good and fully recoverable.

### Note 37:

The Company had executed an 'Amended and Restated Investment and Security Holder's Agreement' dated 14 September, 2010 with one of its Subsidiaries, Parsvnath Estate Developers Private Limited (PEDPL), two Overseas Investment Entities (Investors) and others for development of an office complex on a plot of land admeasuring 15,583.83 sq. mtrs. situated at Bhai Veer Singh Marg, New Delhi, on the terms and conditions as contained in the Agreement and as amended from time to time. The Rights in the said plot have been allotted on 'Build -Operate- Transfer' (BOT) basis to the Company by Delhi Metro Rail Corporation Ltd. (DMRC). These Rights have been assigned by the Company in favour of PEDPL for implementation of the Project on obtaining approval of DMRC.

Phase I of the project has been completed and capitalised during the year and PEDPL has commenced its commercial operations during the year.

### Note 38:

The Company had executed a 'PDL Support Agreement' in favour of Parsvnath Landmark Developers Private Limited



## Notes forming part of the consolidated financial statements

(PLDPL) and J.P. Morgan Advisors India Private Limited (JP Morgan) being the Security Trustees for the Term Loan of ₹ 14,000.00 lacs given by JP Morgan to PLDPL. In terms of the said Agreement, the Company has given an Undertaking for completion of construction of 'La Tropicana' Project, New Delhi, within the amount set out in the Agreement and within the Completion Schedule, as stated therein. Any escalation in the construction cost is to be funded by the Company. Further, the Company has also undertaken that it shall maintain at all times not less than 78% of the Ownership interest and voting rights in PLDPL.

### Note 39:

The Company was declared as the "Selected Bidder" for grant of lease for development of project on 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 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 Company has executed an 'Investment and Security Holders' Agreement dated 20 December 2012 with PRLPPL and two overseas Investment entities (Investors) in relation to the project. Subsequently, the Company has executed an 'Amended and Restated Investment and Security Holders Agreement' on 21 August, 2013 with PRLPPL alongwith aforesaid Investors for financing of the project.

### Note 40:

The Company had entered into a Joint Development Agreement on 21 November, 2012 with Honey Builders Limited (HBL) for the purpose of joint development of a residential plotted township (Project) situated at Sohna Road, Gurgaon on the lands owned/development rights held by the Company and HBL.

However, pursuant to the Collaboration Agreement dated 17 September, 2014 entered amongst the Company, HBL along with the Land Owning Companies and Supertech Limited (SL), the Development and Sales Rights over the project land has been transferred to SL.

### Note 41: Managerial remuneration

The Company has reversed managerial remuneration amounting to ₹ 173.14 lacs paid in excess of the limits specified under the Companies Act, 2013 which amounts are being held in trust by the directors. The Company intends to obtain shareholders approval in the ensuing Annual General Meeting and file applications with the Central Government to obtain requisite approvals.

### Note 42:

Trade receivables include ₹ 36,684.26 lacs (previous year ₹ 37,695.49 lacs) 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.

### Note 43:

In the opinion of the Board of Directors, current assets and long term loans and advances have a value on realisation in the ordinary course of business at least equal to the amount at which they are stated.

### Note 44:

The Group has other commitments, for purchases orders which are issued after considering requirements as per operating cycle for purchase of goods and services, in normal course of business. The Group, its associates and jointly controlled entities did not have any material foreseeable losses on long-term contracts. The Group did not have any derivative contracts.

### Note 45:

Pursuant to the Income Tax assessment order dated 26 March, 2015, excess provision for Income Tax amounting to ₹ 10,574.00 lacs pertaining to the holding company has been written back for the assessment year 2012-13. Income tax adjustments for earlier years amounting to ₹ 11.03 Lacs relating to subsidiaries have been written off.

### Note 46:

Effective 1 April, 2014, the Group has reviewed and revised the useful life of fixed assets, generally in accordance with the provisions of Schedule II to the Companies Act, 2013 for the purpose of providing depreciation on its fixed assets. The carrying amount of fixed assets as on 1 April, 2014 is depreciated over the revised remaining useful life. The carrying amount of fixed assets with revised useful life as nil, has been charged to opening reserves as on 1 April,



## Notes forming part of the consolidated financial statements

2014 in accordance with transitional provision specified in Schedule II to the Companies Act, 2013. Further, to rationalise the method of computation of depreciation, the Company has changed the method of depreciation from Written down value (WDV) method to Straight Line Method (SLM) for all the fixed assets. The effect of change in method of depreciation from WDV to SLM has been applied retrospectively and differential amount has been charged/credited to the Statement of Profit and Loss.

Consequent to the adoption of revised policy of depreciation, and in accordance with requirements of Accounting Standard 6 'Depreciation Accounting', the difference between accumulated depreciation as of 31 March, 2014 recomputed on SLM method as above and the corresponding accumulated depreciation in the books amounting to ₹ 867.89 lacs has been written back and credited to the Statement of Profit and Loss for the year ended 31 March, 2015. The carrying amount of fixed assets, whose revised remaining useful life is determined as Nil as at 1 April, 2014 amounting to ₹ 41.28 Lacs (net of deferred tax of ₹ 21.09 Lacs) has been charged to opening balance of 'Surplus in Statement of Profit and Loss'. Had the Company followed the earlier method of depreciation of fixed assets, the charge to the statement of Profit and Loss for the year ended 31 March, 2015 would have been higher by 90.00 Lacs, with consequential impact on net block of fixed assets and loss before tax.

### Note 47:

In terms of provisions of section 135 of the Companies Act, 2013, the Group was required to spend an amount of ₹ 238.38 lacs on activities relating to Corporate Social Responsibilities (CSR). The Group has framed the CSR policy in accordance with the scheme, however no amount was spent during the year on CSR activities.

### Note 48:

The Group 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 Group and hence no disclosure under that section is required.

### Note 49:

The Group is setting up various projects on Build Operate Transfer (BOT) basis, 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 capital projects debited to capital work-in-progress are as under:

(₹ in lacs)

Particulars	Year ended 31 March, 2015	Year ended 31 March, 2014
i. Salaries, wages and bonus	15.79	58.03
ii. Contribution to provident and other funds	0.28	0.53
iii. Legal and professional charges	70.73	169.91
iv. Licence fee	888.87	1,020.27
v. Miscellaneous expenses	131.66	176.48
	<b>1,107.33</b>	<b>1,425.22</b>

### Note 50:

The Group has no outstanding derivative or foreign currency exposure as at the end of the current year and previous year.

### Note 51:

#### (a) Expenditure in foreign currency

(₹ in lacs)

Particulars	Year ended 31 March, 2015	Year ended 31 March, 2014
Travelling	8.52	5.08
Legal and professional charges	155.16	228.41
Exhibition/Advertisement expenses	0.09	3.29
Fees and subscription	6.15	6.21
Maintenance charges	12.59	11.23
	<b>182.51</b>	<b>254.22</b>

#### (b) Imported and indigenous material consumed

Particulars	Year ended 31 March, 2015		Year ended 31 March, 2014	
	(₹ in lacs)	%	(₹ in lacs)	%
Indigenous	4,078.54	100%	6,205.38	100%
Total	<b>4,078.54</b>	<b>100.00</b>	<b>6,205.38</b>	<b>100.00</b>



## Notes forming part of the consolidated financial statements

### Note 52:

The holders of non-convertible debentures issued by two subsidiary companies and the board of directors of the respective subsidiary companies by way of resolutions have decided that interest on these debentures will accrue on the date on which these subsidiary companies achieve the target sale and if sales target is not achieved by the specified date or such other date as unanimously approved, no interest shall be paid to the debenture holders. Accordingly, these companies have not accrued any interest liability on these debentures for the year.

### Note 53: Details of contract revenue and costs

In accordance with the Accounting Standard 7 on 'Construction Contracts', details of contracts revenue and cost is as under:

Particulars	(₹ in lacs)	
	31 March, 2015	31 March, 2014
a. Contract revenue recognised during the year	-	129.38
b. Aggregate of contract costs incurred and recognised profits in respect of contracts in progress upto the year end	-	13,742.82
c. Advances received for contracts in progress	-	120.76
d. Retention money for contracts in progress	-	72.80
e. Amount due from customers for contract work	603.82	738.85

### Note 54: Employee benefits

In accordance with the revised Accounting Standard 15, the requisite disclosures are as follows:

#### Defined contribution plans

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 Group recognised ₹ 52.29 lacs (previous year ₹ 42.74 lacs) for Provident Fund and ESI contributions in

the Statement of Profit and Loss. The contributions payable to these plans by the Company are at the rates specified in the rules of the scheme.

#### Defined benefit plan

Gratuity is a defined benefit plan covering eligible employees. The plan provides for a lump sum payment to vested employees on retirement, death while in employment or termination of employment of an amount equivalent to 15 days salary for each completed year of service. Vesting occurs on completion of five years of service.

Disclosure as required under Accounting Standard – 15 (Revised) on "Employee Benefits" in respect of defined benefit plan is as under:

#### i. Change in defined benefit obligations

Particulars	(₹ in lacs)	
	31 March, 2015	31 March, 2014
Present value of obligations as at the beginning of the year	429.31	381.01
Interest cost	33.52	29.62
Current service cost	46.64	58.10
Benefits paid	(82.35)	(44.69)
Actuarial (gains) / losses on obligations	(79.98)	5.27
Present value of obligations as at the end of the year	<b>347.14</b>	<b>429.31</b>

ii. The fair value of plan assets is Nil since defined benefit plans are wholly unfunded as on 31 March, 2015.

#### iii. Amounts recognised in the balance sheet

Particulars	(₹ in lacs)	
	31 March, 2015	31 March, 2014
Present value of obligations as at the end of the year	347.14	429.31
Amount recognised in the balance sheet	<b>347.14</b>	<b>429.31</b>



## Notes forming part of the consolidated financial statements

### iv. Expenses recognised in the Statement of Profit and Loss

Particulars	(₹ in lacs)	
	31 March, 2015	31 March, 2014
Current service cost	46.64	58.10
Interest cost	33.52	29.62
Actuarial (gains) / losses	(79.98)	5.27
Expenses recognised / (reversed) in the Statement of Profit and Loss*	<b>0.18</b>	<b>92.99</b>

\* included under the head "Salaries and wages" in note 27

### Balance sheet reconciliation

Particulars	(₹ in lacs)	
	31 March, 2015	31 March, 2014
Net liability at the beginning of the year	429.31	381.01
Expense recognised as above	0.18	92.99
Benefits paid	(82.35)	(44.69)
Amount recognised in the balance sheet	<b>347.14</b>	<b>429.31</b>

### vi. Principal actuarial assumptions

Particulars	31 March, 2015	31 March, 2014
	(%)	(%)
<b>(a) Economic assumptions</b>		
Discount rate	8.00	8.00
Salary escalation	4.00	3.50
<b>(b) Demographic assumptions</b>		
Retirement age	70	60
Mortality table	IALM (2006-08)	IALM (2006-08)

Ages	Withdrawal rate (%)	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

The discount rate is based on the prevailing market yields of Government of India securities as at the balance sheet date for the estimated term of the obligations.

The estimates of future salary increases considered in the actuarial valuation takes into account inflation, seniority, promotion, increments and other relevant factors on long term basis.

(₹ in lacs)

### vii. Experience adjustment

Particulars	31.03.15	31.03.14	31.03.13	31.03.12	31.03.11
Defined benefit obligation	347.14	429.31	381.01	355.19	329.41
Plan assets	-	-	-	-	-
Surplus / (deficit)	(347.14)	(429.31)	(381.01)	(355.19)	(329.41)
Experience adjustment on plan liabilities (gains) / losses	(79.98)	5.27	22.16	30.81	25.52

### viii. Actuarial assumptions for long-term compensated absences

Particulars	31 March, 2015	31 March, 2014
	(%)	(%)
<b>(a) Economic assumptions</b>		
Discount rate	8.00	8.00
Salary escalation	4.00	3.50
<b>(b) Demographic assumptions</b>		
Retirement age	70	60
Mortality table	IALM (2006-08)	IALM (2006-08)
<b>Ages</b>		
	Withdrawal rate (%)	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

The discount rate is based on the prevailing market yields of Government of India securities as at the balance sheet date for the estimated term of the obligations.

The estimates of future salary increases considered in the actuarial valuation takes into account inflation, seniority, promotion, increments and other relevant factors on long term basis.



## Notes forming part of the consolidated financial statements

### Note 55: Details of borrowing costs capitalised during the year

Particulars	(₹ in lacs)	
	Year ended 31 March, 2015	Year ended 31 March, 2014
Fixed assets / capital work-in-progress	6,508.24	6,005.85
Inventory	19,640.59	16,062.07

### Note 56: Segment information:

The Group is predominantly engaged in the business of Real Estate, thus operates in a single business segment. The Group is operating in India, which is considered as single geographical segment. Accordingly no disclosure is required under AS-17.

### Note 57: Leasing arrangements as lessee:

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. Of the license fees of ₹ 1,704.09 lacs (Previous Year ₹ 1,774.03 Lacs) paid / payable by the Group during the year, ₹ 815.22 lacs (Previous year ₹ 718.40 Lacs) has been charged to the Statement of Profit and Loss and ₹ 888.87 lacs (Previous Year ₹ 1,055.63 lacs) has been capitalised. The total of future minimum license payments / charge is as follows:

Particulars	(₹ in lacs)	
	As at 31 March, 2015	As at 31 March, 2014
a. Not later than one year	4,687.77	4,397.00
b. Later than one year but not later than five years	19,518.35	19,151.06
c. Later than five years	1,82,399.40	1,84,521.90
<b>Total</b>	<b>2,06,605.52</b>	<b>2,08,069.96</b>

Upfront fee paid by the Group has not been considered as lease charges.

The Group has recognised lease charges of ₹ 375.16 lacs (previous year ₹ 463.00 lacs) in respect of other cancellable leases in the Statement of Profit and Loss.

### Note 58: Operating leases as lessor:

The Company has given certain buildings and facilities under non-cancellable operating leases. The future minimum lease payments in respect of these leases as at 31 March, 2015 are:

Particulars	(₹ in lacs)	
	As at 31 March, 2015	As at 31 March, 2014
<b>Minimum lease payments receivable</b>		
i. Not later than one year	4,068.54	780.87
ii. Later than one year but not later than five years	21,967.83	2,337.90
iii. Later than five years	15,472.17	14,198.56
<b>Total</b>	<b>41,508.54</b>	<b>17,317.33</b>
<b>Licence income recognised in the Statement of Profit and Loss</b>	<b>2,090.95</b>	<b>1,875.70</b>

### Note 59: Earnings per share

The earnings considered in ascertaining the group's EPS comprises the profit/(loss) available for shareholders (i.e. profit / (loss) after tax and statutory / regulatory appropriations). The number of shares used in computing basic EPS is the weighted average number of shares outstanding during the year.

Particulars	Unit	Year ended 31 March, 2015	Year ended 31 March, 2014
Net profit /(loss) attributable to equity shareholders	₹ in lacs	(10,766.27)	1,622.72
Weighted average number of equity shares outstanding during the year	No. in lacs	4,351.81	4,351.81
Basic and diluted earnings per share	₹	(2.47)	0.37
Nominal value of equity shares	₹	5.00	5.00



## Notes forming part of the consolidated financial statements

### Note 60: Jointly controlled entities

Details of the Company's share in joint ventures included in the Consolidated Financial Statements are as under:

	(₹ in lacs)	
	Year ended 31 March, 2015	Year ended 31 March, 2014
Assets	419.97	382.66
Liabilities	48.05	13.90
Income	-	-
Expenditure	0.21	0.40
Tax	-	-

Note: The Group's share of assets, liabilities, income and expenditure has been included on the basis of audited financial information of its joint ventures.

### Note 61: Related party transactions

#### a. List of related parties

##### i. Entities over which Company, subsidiary companies or key management personnel or their relatives, exercise significant influence

- Aahna Realtors Private Limited
- Adela Buildcon Private Limited
- Afra Infrastructure Private Limited
- Ajit Board Private Limited (upto 13 January, 2015) \*
- Amazon India Limited \*\*
- Arunachal Infrastructure Private Limited
- Ashirwad Realtors Private Limited
- Bae Buildwell Private Limited
- Baidehi Infrastructure Private Limited
- Balbina Real Estates Private Limited
- Banita Buildcon Private Limited
- Bliss Infrastructure Private Limited
- Brinly Properties Private Limited
- Charushila Buildwell Private Limited
- Congenial Real Estates Private Limited
- Coral Buildwell Private Limited
- Cyanea Real Estate Private Limited
- Dae Realtors Private Limited
- Dai Real Estates Private Limited
- Deborah Real Estate Private Limited
- Deleena Developers Private Limited
- Dhiren Real Estates Private Limited
- Elixir Infrastructure Private Limited
- Enormity Buildcon Private Limited
- Farhad Realtors Private Limited
- Gauranga Realtors Private Limited
- Gauresh Buildwell Private Limited
- Gem Buildwell Private Limited
- Generous Buildwell Private Limited
- Himsagar Infrastructure Private Limited
- Homelife Real Estate Private Limited \*\*
- Iznal Realcon Private Limited
- Jaguar Buildwell Private Limited
- Janak Finance & Leasing Private Limited
- Jodhpur Infrastructure Private Limited
- K.B.Realtors Private Limited
- Kalyani Pulp Private Limited (upto 3 February, 2015) \*
- Laban Real Estates Private Limited
- Label Real Estates Private Limited
- Lakshya Realtors Private Limited.
- Landmark Malls and Towers Private Limited
- Landmark Township Planners Private Limited
- LSD Realcon Private Limited
- Madhukanta Real Estate Private Limited
- Magic Promoters Private Limited
- Mahanidhi Buildcon Private Limited
- Mirage Buildwell Private Limited
- Nanocity Haryana Infrastructure Limited (upto 20 March, 2014)
- Navneet Realtors Private Limited
- New Hind Enterprises Private Limited
- Nilanchal Realtors Private Limited
- Noida Marketing Private Limited
- Oni Projects Private Limited
- P.S. Realtors Private Limited
- Paavan Buildcon Private Limited
- Panchvati Buildwell Private Limited
- Parsvnath And Associates Private Limited
- Parsvnath Dehradun Info Park Private Limited
- Parsvnath Indore Info Park Private Limited
- Parsvnath Gurgaon Info Park Private Limited
- Parsvnath Realty Ventures Limited
- Parasnath Travels & Tours Private Limited
- Parsvnath Biotech Private Limited
- Parsvnath Knowledge Park Private Limited
- Parsvnath Cyber City Private Limited
- Palakkad Infrastructure Private Limited
- Parsvnath Retail Limited
- Parikrama Infrastructure Private Limited
- Pearl Propmart Private Limited
- Perpetual Infrastructure Private Limited
- Pradeep Kumar Jain & Sons (HUF)
- Prasadhi Developers Private Limited
- Prastut Real Estate Private Limited



## Notes forming part of the consolidated financial statements

- Prosperity Infrastructures Private Limited
- Rangoli Buildcon Private Limited
- Rangoli Infrastructure Private Limited
- Sadgati Buildcon Private Limited
- Samiksha Realtors Private Limited
- Sapphire Buildtech Private Limited
- Silverstreet Infrastructure Private Limited
- Snigdha Buildwell Private Limited
- Springdale Realtors Private Limited
- Stupendous Buildtech Private Limited
- Suksma Buildtech Private Limited
- Sumeru Developers Private Limited
- Sureshwar Properties Private Limited (upto 1 April, 2013)
- Timebound Contracts Private Limited
- Vardaan Buildtech Private Limited \*\*
- Vinu Promoters Private Limited (upto 31 March, 2014)
- Parsvnath Developers (GMBT) Private Limited
- Parsvnath Developers (SBBT) Private Limited
- Jarul Promoters & Developers Private Limited
- Baasima Buildcon Private Limited
- Vital Buildwell Private Limited

\* Ceased to be a related party during the year

\*\* Associates of the Company

### ii. Joint ventures

Joint ventures of the Company

- Ratan Parsvnath Developers (AOP)  
Joint ventures of a subsidiary Company
  - Palakkad Infrastructure Private Limited
- ### iii. Entities which can exercise significant influence over the Company or its subsidiaries/joint ventures-
- Anuradha SA Investments LLC, Mauritius (ASA)
  - Anuradha Ventures Limited, Cyprus (AVL)
  - City Centre Monuments
  - Green Destination Holding Limited (GDHL)
  - Crimsonstar Ventures Limited, Cyprus
  - Banrod Investments Limited, Cyprus
- ### iv. Key management personnel
- Mr. Pradeep Kumar Jain, Chairman
  - Mr. Sanjeev Kumar Jain, Managing Director & CEO
  - Dr. Rajeev Jain, Whole-time Director
  - Mr. S P Aggarwal ( up to 30 June 2014)
- ### v. Relatives of key management personnel (with whom the Company had transactions)
- Mrs. Nutan Jain (Wife of Mr. Pradeep Kumar Jain, Chairman)

### b. Transactions / balances outstanding with related parties:

(₹ in lacs)

Transaction / outstanding balances	Entities under significant influence	Joint Venture entities	Key management personnel and their relative	Entities exercise significant influence	Total
<b>I. Transactions during the year:</b>					
<b>Interest expenses on debentures</b>					
Anuradha Venture Limited, Cyprus	-	-	-	1,356.41	1,356.41
	-	-	-	1,516.92	1,516.92
Banrod Investments Limited	-	-	-	1,155.69	1,155.69
	-	-	-	1,157.50	1,157.50
	-	-	-	<b>2,512.09</b>	<b>2,512.09</b>
	-	-	-	<b>2,674.42</b>	<b>2,674.42</b>
<b>Unsecured loan received</b>					
Pradeep Kumar Jain	-	-	35.09	-	35.09
	-	-	1,101.36	-	1,101.36
Pradeep Kumar Jain & Sons (HUF)	1,015.52	-	-	-	1,015.52
	226.17	-	-	-	226.17
Parasnath And Associates Private Limited	-	-	-	-	-
	1,341.39	-	-	-	1,341.39
	<b>1,015.52</b>	-	<b>35.09</b>	-	<b>1,050.61</b>
	<b>1,567.56</b>	-	<b>1,101.36</b>	-	<b>2,668.92</b>



## Notes forming part of the consolidated financial statements

### b. Transactions / balances outstanding with related parties:

(₹ in lacs)					
Transaction / outstanding balances	Entities under significant influence	Joint Venture entities	Key management personnel and their relative	Entities exercise significant influence	Total
<b>Unsecured loan repaid</b>					
Pradeep Kumar Jain	-	-	12.35	-	12.35
	-	-	1,187.06	-	1,187.06
Pradeep Kumar Jain & Sons (HUF)	436.16	-	-	-	436.16
	191.80	-	-	-	191.80
Parasnath And Associates Private Limited	-	-	-	-	-
	1,442.08	-	-	-	1,442.08
	<b>436.16</b>	-	<b>12.35</b>	-	<b>448.51</b>
	<b>1,633.88</b>	-	<b>1,187.06</b>	-	<b>2,820.94</b>
<b>Advance received back during the year</b>					
Parasnath And Associates Private Limited	3,068.50	-	-	-	3,068.50
	-	-	-	-	-
Associates (each having less than 10% of transactions)	306.63	-	-	-	306.63
	821.93	-	-	-	821.93
	<b>3,375.13</b>	-	-	-	<b>3,375.13</b>
	<b>821.93</b>	-	-	-	<b>821.93</b>
<b>Advances repaid</b>					
Ashirwad Realtors Private Limited	<b>3.61</b>	-	-	-	<b>3.61</b>
	-	-	-	-	-
<b>Interest paid (Expense)</b>					
Parasnath And Associates Private Limited	-	-	-	-	-
	20.43	-	-	-	20.43
Pradeep Kumar Jain	-	-	0.82	-	0.82
	-	-	5.27	-	5.27
Pradeep Kumar Jain & Sons (HUF)	20.62	-	-	-	20.62
	1.82	-	-	-	1.82
	<b>20.62</b>	-	<b>0.82</b>	-	<b>21.44</b>
	<b>22.25</b>	-	<b>5.27</b>	-	<b>27.52</b>
<b>Buy back of shares (including premium)</b>					
Anuradha SA Investment LLC , Mauritius	-	-	-	-	-
	-	-	-	<b>805.00</b>	<b>805.00</b>
<b>Rent paid (Expense)</b>					
Pradeep Kumar Jain	-	-	5.76	-	5.76
	-	-	5.76	-	5.76
Nutan Jain	-	-	36.27	-	36.27
	-	-	35.87	-	35.87



## Notes forming part of the consolidated financial statements

### b. Transactions / balances outstanding with related parties:

(₹ in lacs)

Transaction / outstanding balances	Entities under significant influence	Joint Venture entities	Key management personnel and their relative	Entities exercise significant influence	Total
Pradeep Kumar Jain & Sons (HUF)	6.53	-	-	-	6.53
	6.53	-	-	-	6.53
	<b>6.53</b>	-	<b>42.03</b>	-	<b>48.56</b>
	<b>6.53</b>	-	<b>41.63</b>	-	<b>48.16</b>
<b>Reimbursement of expenses (Paid)</b>					
Home Life Real Estate Private Limited	-	-	-	-	-
	<b>0.31</b>	-	-	-	<b>0.31</b>
<b>Reimbursement of expenses (Received)</b>					
Home Life Real Estate Private Limited	<b>5.19</b>	-	-	-	<b>5.19</b>
	-	-	-	-	-
<b>Purchase of development rights</b>					
Silverstreet Infrastructure Private Limited	401.07	-	-	-	401.07
	982.41	-	-	-	982.41
Ashirwad Realtors Private Limited	-	-	-	-	-
	467.84	-	-	-	467.84
Dhiren Real Estates Private Limited	187.02	-	-	-	187.02
	214.53	-	-	-	214.53
Prosperity Infrastructure Private Limited	1,108.20	-	-	-	1,108.20
	-	-	-	-	-
Afra Infrastructure Private Limited	355.91	-	-	-	355.91
	-	-	-	-	-
Banita Buildcon Private Limited	707.50	-	-	-	707.50
	-	-	-	-	-
Associates (each having less than 10% of transactions)	87.46	-	-	-	87.46
	485.66	-	-	-	485.66
	<b>2,847.16</b>	-	-	-	<b>2,847.16</b>
	<b>2,150.44</b>	-	-	-	<b>2,150.44</b>
<b>Purchase of investments/shares</b>					
Anuradha SA Investment LLC	-	-	-	-	-
	-	-	-	<b>2,754.90</b>	<b>2,754.90</b>
<b>Purchase of debentures</b>					
Anuradha Venture Limited	-	-	-	-	-
	-	-	-	<b>669.27</b>	<b>669.27</b>
<b>Sale of investments/shares</b>					
New Hind Enterprises Private Limited	-	-	-	-	-
	4.00	-	-	-	4.00



## Notes forming part of the consolidated financial statements

### b. Transactions / balances outstanding with related parties:

(₹ in lacs)					
Transaction / outstanding balances	Entities under significant influence	Joint Venture entities	Key management personnel and their relative	Entities exercise significant influence	Total
Parasnath And Associates Private Limited	-	-	-	-	-
	4.00	-	-	-	4.00
	-	-	-	-	-
	<b>8.00</b>	-	-	-	<b>8.00</b>
<b>Advance paid for purchase of land</b>					
Lakshya Realtors Private Limited	50.00	-	-	-	50.00
	-	-	-	-	-
Banita Buildcon Private Limited	50.00	-	-	-	50.00
	-	-	-	-	-
LSD Realcon Private Limited	52.00	-	-	-	52.00
	-	-	-	-	-
Brinly Properties Private Limited	48.00	-	-	-	48.00
	-	-	-	-	-
Bae Buildwell Private Limited	80.25	-	-	-	80.25
	-	-	-	-	-
Dhiren Real Estates Private Limited	100.00	-	-	-	100.00
	-	-	-	-	-
Label Real Estates Private Limited	49.00	-	-	-	49.00
	-	-	-	-	-
Parasnath And Associates Private Limited	-	-	-	-	-
	3,068.50	-	-	-	3,068.50
Associates (each having less than 10% of transaction)	31.92	-	-	-	31.92
	10.35	-	-	-	10.35
	<b>461.17</b>	-	-	-	<b>461.17</b>
	<b>3,078.85</b>	-	-	-	<b>3,078.85</b>
<b>Managerial remuneration</b>					
Pradeep Kumar Jain	-	-	85.00	-	85.00
	-	-	360.79	-	360.79
Sanjeev Kumar Jain	-	-	85.00	-	85.00
	-	-	132.40	-	132.40
Rajeev Jain	-	-	85.00	-	85.00
	-	-	96.40	-	96.40
S. P. Aggarwal	-	-	9.70	-	9.70
	-	-	38.78	-	38.78
	-	-	<b>264.70</b>	-	<b>264.70</b>
	-	-	<b>628.37</b>	-	<b>628.37</b>



## Notes forming part of the consolidated financial statements

### b. Transactions / balances outstanding with related parties:

(₹ in lacs)					
Transaction / outstanding balances	Entities under significant influence	Joint Venture entities	Key management personnel and their relative	Entities exercise significant influence	Total
<b>Share of profit / (loss) from associates</b>					
Amazon India Limited	0.01	-	-	-	0.01
	-	-	-	-	-
Home Life Real Estate Private Limited	1.95	-	-	-	1.95
	1.95	-	-	-	1.95
Nanocity Haryana Infrastructure Limited	-	-	-	-	-
	(0.15)	-	-	-	(0.15)
	<b>1.96</b>	-	-	-	<b>1.96</b>
	<b>1.80</b>	-	-	-	<b>1.80</b>
<b>II. Balances at year end</b>					
<b>Advances for land purchase / properties</b>					
Brinly Properties Private Limited	2,039.00	-	-	-	2,039.00
	1,991.00	-	-	-	1,991.00
Generous Buildwell Private Limited	1,937.95	-	-	-	1,937.95
	1,937.95	-	-	-	1,937.95
Parasnath And Associates Private Limited	-	-	-	-	-
	3,068.50	-	-	-	3,068.50
LSD Realcon Private Limited	1,584.91	-	-	-	1,584.91
	1,532.91	-	-	-	1,532.91
Associates (each having less than 10% of balance outstanding)	7,225.58	-	-	-	7,225.58
	10,018.21	-	-	-	10,018.21
	<b>12,787.45</b>	-	-	-	<b>12,787.45</b>
	<b>18,548.57</b>	-	-	-	<b>18,548.57</b>
<b>Security deposit (assets)</b>					
Nutan Jain	-	-	<b>11.36</b>	-	<b>11.36</b>
	-	-	<b>11.36</b>	-	<b>11.36</b>
<b>Trade/ other payables</b>					
Pradeep Kumar Jain (HUF)	1.89	-	-	-	1.89
	0.91	-	-	-	0.91
Nutan Jain	-	-	5.80	-	5.80
	-	-	2.72	-	2.72
Pradeep Kumar Jain	-	-	1.56	-	1.56
	-	-	0.26	-	0.26
Timebound Contracts Private Limited	-	-	-	-	-
	125.34	-	-	-	125.34



## Notes forming part of the consolidated financial statements

### b. Transactions / balances outstanding with related parties:

(₹ in lacs)

Transaction / outstanding balances	Entities under significant influence	Joint Venture entities	Key management personnel and their relative	Entities exercise significant influence	Total
Associates (each having less than 10% of balance outstanding)	12.82	-	-	-	12.82
	16.43	-	-	-	16.43
	<b>14.71</b>	-	<b>7.36</b>	-	<b>22.07</b>
	<b>142.68</b>	-	<b>2.98</b>	-	<b>145.66</b>
<b>Unsecured loans</b>					
Pradeep Kumar Jain	-	-	30.35	-	30.35
	-	-	7.61	-	7.61
Pradeep Kumar Jain & Sons (HUF)	619.22	-	-	-	619.22
	39.86	-	-	-	39.86
	<b>619.22</b>	-	<b>30.35</b>	-	<b>649.57</b>
	<b>39.86</b>	-	<b>7.61</b>	-	<b>47.47</b>
<b>Interest payable</b>					
Pradeep Kumar Jain	-	-	-	-	-
	-	-	4.74	-	4.74
Pradeep Kumar Jain & Sons (HUF)	-	-	-	-	-
	1.63	-	-	-	1.63
Parasnath and Associates Private Limited	-	-	-	-	-
	18.37	-	-	-	18.37
	-	-	-	-	-
	<b>20.00</b>	-	<b>4.74</b>	-	<b>24.74</b>
<b>Amount due from Directors</b>					
Pradeep Kumar Jain	-	-	151.74	-	151.74
	-	-	-	-	-
Sanjeev Kumar Jain	-	-	21.40	-	21.40
	-	-	-	-	-
	-	-	<b>173.14</b>	-	<b>173.14</b>
	-	-	-	-	-
<b>Managerial remuneration payable</b>					
S. P. Aggarwal	-	-	-	-	-
	-	-	9.05	-	9.05
<b>Interest accrued and due on debentures</b>					
Banrod Investments Limited	-	-	-	1,281.12	1,281.12
	-	-	-	472.14	472.14
<b>Interest accrued but not due on debentures</b>					
Banrod Investments Limited	-	-	-	199.47	199.47
	-	-	-	199.47	199.47



## Notes forming part of the consolidated financial statements

### b. Transactions / balances outstanding with related parties:

(₹ in lacs)

Transaction / outstanding balances	Entities under significant influence	Joint Venture entities	Key management personnel and their relative	Entities exercise significant influence	Total
Anuradha Venture Limited	-	-	-	2,058.02	2,058.02
	-	-	-	<i>1,108.53</i>	<i>1,108.53</i>
City Centre Monuments	-	-	-	4,596.12	4,596.12
	-	-	-	<i>4,596.12</i>	<i>4,596.12</i>
Crimsonstar Ventures Limited	-	-	-	7.15	7.15
	-	-	-	<i>7.15</i>	<i>7.15</i>
	-	-	-	<b>6,860.76</b>	<b>6,860.76</b>
	-	-	-	<b>5,911.27</b>	<b>5,911.27</b>
<b>Investments held</b>					
Amazon India Limited (Equity shares)	253.34	-	-	-	253.34
	<i>253.33</i>	-	-	-	<i>253.33</i>
Home Life Real Estate Private Limited (Equity shares)	101.77	-	-	-	101.77
	<i>99.82</i>	-	-	-	<i>99.82</i>
Vardaan Buildtech Private Limited (Equity shares)	4.77	-	-	-	4.77
	<i>4.77</i>	-	-	-	<i>4.77</i>
	<b>359.88</b>	-	-	-	<b>359.88</b>
	<b>357.92</b>	-	-	-	<b>357.92</b>
<b>Corporate guarantee given for</b>					
Home Life Real Estate Private Limited	<b>15.06</b>	-	-	-	<b>15.06</b>
	<i>15.06</i>	-	-	-	<i>15.06</i>
<b>Guarantee for loans</b>					
Chairman and whole-time directors	-	-	<b>162,641.60</b>	-	<b>162,641.60</b>
	-	-	<i>168,207.44</i>	-	<i>168,207.44</i>
<b>Borrowings</b>					
Anuradha Venture Limited	-	-	-	8,751.00	8,751.00
	-	-	-	<i>8,751.00</i>	<i>8,751.00</i>
Crimsonstar Ventures Limited	-	-	-	18,133.39	18,133.39
	-	-	-	<i>18,133.39</i>	<i>18,133.39</i>
Benrod Investment Limited	-	-	-	7,578.26	7,578.26
	-	-	-	<i>7,578.26</i>	<i>7,578.26</i>
City Centre Monuments	-	-	-	15,417.50	15,417.50
	-	-	-	<i>15,417.50</i>	<i>15,417.50</i>
	-	-	-	<b>49,880.15</b>	<b>49,880.15</b>
	-	-	-	<b>49,880.15</b>	<b>49,880.15</b>

Note: Figures in italics represents previous year figures



## Notes forming part of the consolidated financial statements

### Note 62:

Additional information as required under Schedule III to the Companies Act, 2013, of enterprises consolidated as Subsidiary/ Associates/ Joint Ventures

Name of the entity	Net Assets, i.e. total assets minus total liabilities		Share in profit or loss	
	As % of consolidated net assets	Amount (₹ in lacs)	As % of consolidated profit or loss	Amount (₹ in lacs)
<b>Parent</b>				
Parsvnath Developers Limited	97.08	259,327.44	81.42	(8,766.08)
<b>Subsidiaries</b>				
<b>Indian</b>				
Parsvnath Landmark Developers Private Limited	4.84	12,931.52	11.57	(1,245.50)
Parsvnath Infra Limited	2.29	6,118.33	2.87	(309.25)
Parsvnath Hotels Limited	0.25	675.99	0.23	(24.58)
Parsvnath Hessa Developers Private Limited	3.66	9,770.06	(0.18)	19.35
Parsvnath Estate Developers Private Limited	(0.03)	(89.50)	6.09	(655.14)
Parsvnath Promoters Developers Private Limited	1.17	3,115.89	0.56	(60.60)
Parsvnath Buildwell Private Limited	4.13	11,039.10	(0.43)	46.08
Parsvnath Rail Land Project Private Limited	1.59	4,249.56	0.34	(36.23)
Parsvnath HB Projects Private Limited	(0.05)	(136.27)	0.54	(58.50)
Parsvnath Film City limited	(0.00)	(1.42)	0.03	(3.57)
Parsvnath Telecom Private Limited	0.00	0.37	0.00	(0.18)
Parsvnath Realcon Private Limited	0.12	309.13	0.17	(18.44)
Parsvnath MIDC Pharma SEZ Private Limited	0.08	206.51	2.65	(285.29)
Palakkad Infrastructure Private Limited	(0.00)	(1.90)	(0.03)	3.07
PDL Assests Limited	(0.00)	(0.07)	0.00	(0.14)
Primetime Realtors Private Limited	0.00	2.45	0.00	(0.35)
<b>Foreign</b>				
Parsvnath Developers Pte. Ltd.	0.25	672.82	0.20	(21.19)
Parsvnath Hospitality Holding Ltd., Singapore	-	-	(0.19)	20.79
<b>Minority interest in all subsidiaries</b>	(4.09)	(10,922.98)	(4.64)	500.01
<b>Joint Ventures (as per proportionate consolidation)</b>				
<b>Indian</b>				
Ratan Parsvnath Developers (AOP)	0.24	631.31	0.00	(0.21)
Adjustment arising out of consolidation	(11.53)	(30,764.69)	(1.19)	127.72
<b>Sub-Total (a)</b>	<b>100.00</b>	<b>267,133.65</b>		<b>(10,768.23)</b>
<b>Associates (Investments as per equity method)</b>				
<b>Indian</b>				
Amazon India Limited		253.34	(0.00)	0.01
Homelife Real Estate Private Limited		101.77	(0.02)	1.95
Vardaan Buildtech Private Limited		4.77	-	-
<b>Sub-Total (b)</b>		<b>359.88</b>		<b>1.96</b>
<b>Total (a+b)</b>			<b>100.00</b>	<b>(10,766.27)</b>



**Note 63:**

Figures relating to subsidiaries and joint ventures have been regrouped / reclassified wherever considered necessary to bring them in line with the Company's financial statements.

**Note 64: Previous year's figures**

Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification/disclosure.

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

Sd/-

**Pradeep Kumar Jain**

Chairman

Sd/-

**Sanjeev Kumar Jain**

Managing Director & CEO

Sd/-

**M. C. Jain**

Group Chief Financial Officer

Sd/-

**V. Mohan**

Company Secretary

Place: New Delhi

Date: 25 May, 2015



**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 March 31, 2015**  
**PART - 'A' - Subsidiaries**

Sr. No.	Name of the Subsidiary Company	Reporting Period of the subsidiary	Reporting currency and exchange rate as on 31 March, 2015	Share Capital	Reserves & Surplus for debit balance in Profit & Loss Account, wherever applicable	Total Assets (Fixed Assets + Investments + Current assets)	Total Liabilities (Loans + Current Liabilities)	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	31.03.2015	INR	2,745.77	3,372.56	6,373.11	254.78	-	0.12	(309.25)	-	(309.25)	-	94.87%
2	Parsvnath Film City Limited	31.03.2015	INR	175.00	(176.42)	4,826.01	4,827.43	-	-	(3.57)	-	(3.57)	-	100.00%
3	Parsvnath Landmark Developers Private Limited	31.03.2015	INR	328.21	12,603.32	29,951.28	17,019.76	-	1,940.13	(1,759.49)	(514.00)	(1,245.50)	-	78.00%
4	Parsvnath Telecom Private Limited	31.03.2015	INR	103.00	(102.63)	0.43	0.06	-	-	(0.18)	-	(0.18)	-	100.00%
5	Parsvnath Hotels Limited	31.03.2015	INR	540.00	135.99	2,625.68	1,949.70	-	-	(24.58)	-	(24.58)	-	100.00%
6	Parsvnath Developers Pte. Limited	31.03.2015	1 SGD= INR 45.50	356.77	316.05	674.18	1.37	-	-	(21.19)	-	(21.19)	-	53.32%
7	PDL Assets Limited	31.03.2015	INR	6.00	(6.07)	0.07	0.14	-	-	(0.14)	-	(0.14)	-	100.00%
8	Primetime Realtors Private Limited	31.03.2015	INR	1.00	1.45	3.01	0.56	-	-	(0.35)	-	(0.35)	-	100.00%
9	Parsvnath Estate Developers Private Limited	31.03.2015	INR	500.00	(1,049.65)	53,156.69	53,706.35	-	851.73	(655.14)	-	(655.14)	-	75.50%
10	Parsvnath Promoters And Developers Private Limited	31.03.2015	INR	33.20	3,082.69	36,177.33	33,061.44	-	0.44	(60.60)	-	(60.60)	-	51.00%
11	Parsvnath MIDC Pharma SEZ Private Limited (Refer note 1)	31.03.2015	INR	499.00	(292.49)	241.81	35.29	-	-	(285.29)	-	(285.29)	-	-
12	Parsvnath HB Projects Pvt Ltd	31.03.2015	INR	4.90	(141.17)	11,877.13	12,013.40	-	(137.94)	(84.66)	(26.16)	(58.50)	-	51.00%
13	Parsvnath Hessa Developers Pvt Ltd	31.03.2015	INR	496.00	9,274.05	15,879.43	6,109.37	-	1,235.75	37.35	18.00	19.35	-	100.00%
14	Parsvnath Buildwell Pvt Ltd	31.03.2015	INR	603.27	10,435.83	25,220.85	14,181.75	-	1,119.72	106.22	60.14	46.08	-	90.05%
15	Parsvnath Realcon Pvt Ltd (Refer note 2)	31.03.2015	INR	1.00	308.13	5,045.13	4,736.00	-	107.87	(27.59)	(9.15)	(18.44)	-	-

**Notes:**

- 1 Subsidiary in terms of Section 2(87)(ii) of the Companies Act, 2013, since 100% of the equity capital is held by Parsvnath Infra Limited, a subsidiary of Parsvnath Developers Limited.
- 2 Subsidiary in terms of Section 2(87)(iii) of the Companies Act, 2013, since 100% of the equity capital is held by Parsvnath Buildwell Private Limited, a subsidiary of Parsvnath Developers Limited.

- 3 **Names of subsidiaries which are yet to commence operations**
- i. Parsvnath Film City Limited
  - ii. Parsvnath Telecom Private Limited
  - iii. Parsvnath Developers Pte. Limited
  - iv. PDL Assets Limited
  - v. Parsvnath Promoters And Developers Private Limited
  - vi. Parsvnath MIDC Pharma SEZ Private Limited
- 4 **Names of subsidiaries which have been liquidated during the year**
- i. Parsvnath Hospitality Holdings Limited

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

Sd/- <b>Pradeep Kumar Jain</b> Chairman	Sd/- <b>Sanjeev Kumar Jain</b> Managing Director & CEO
Sd/- <b>M.C.Jain</b> Group Chief Financial Officer	Sd/- <b>V. Mohan</b> Company Secretary

Date : 25 May, 2015  
Place: New Delhi



**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 March 31, 2015**  
**PART - "B" - Associates and Joint Ventures**

Sr. No.	Name of Associates / Joint Ventures	Latest Audited Balance Sheet Date	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 per latest audited Balance Sheet	Profit/Loss for the year	₹ in lacs	
								Number	Amount of investment
1	Amazon India Limited	31.03.2015	25,000	212.50	48.31% Holding more than 20 % of voting power	NA	43.35	0.01	-
2	Vardaan Buildtech Pvt Ltd	31.03.2015	16,000	1.60	33.33% Holding more than 20 % of voting power	NA	4.66	0.00	-
3	Homelife Real Estates Pvt Ltd	31.03.2015	7,75,000	77.50	50.00% Holding more than 20 % of voting power	NA	101.76	1.95	-
4	Parsvnath Rail Land Projects Private Limited	31.03.2015	1,20,000	1,145.00	28.30% Holding more than 20 % of voting power	NA	1,202.63	(10.25)	-
5	Ratan Parsvnath Developers (AOP)	31.03.2015	-	634.60	50.00% Joint venture agreement	NA	371.92	(0.21)	-
6	Palakkad Infrastructure Private Limited	31.03.2015	-	-	31.62% Holding more than 20 % of voting power through its subsidiary, Parsvnath Infra Limited	NA	(1.80)	3.06	-

**Note:****1 Names of associates/joint ventures which are yet to commence operations**

- i. Parsvnath Rail Land Projects Private Limited
- ii. Ratan Parsvnath Developers (AOP)
- iii. Palakkad Infrastructure Private Limited

**2 Names of associates/joint ventures which have been liquidated during the year**

NIL

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

Sd/-

**Pradeep Kumar Jain**  
Chairman

Sd/-

**Sanjeev Kumar Jain**  
Managing Director & CEO

Sd/-

**M.C.Jain**  
Group Chief Financial Officer

Sd/-

**V. Mohan**  
Company Secretary

Date : 25 May, 2015

Place: New Delhi



# Parsvnath

committed to build a better world

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