

BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai-400001

Date: February 3, 2024

Scrip Code : 959701 (NCDs – INR. 24,18,17,571/-)
ISIN Number : INE244P07037

Sub: (1) Outcome of the Board Meeting held on February 3, 2024
(2) Submission of Un-audited Financial Results for the quarter and nine months ended December 31, 2023 along with Limited Review Report by Auditors

Dear Sir,

Pursuant to the provisions of Regulation 51(2) read with Part B of Schedule III, Regulations 52, 54 and other applicable provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that the Board of Directors of Parsvnath Estate Developers Private Limited in its meeting held on February 3, 2024 has *inter-alia* considered and approved the Un-audited Financial Results for the quarter and nine months ended December 31, 2023. A copy of the said results along with the Limited Review Report issued by M/s T R Chadha & Co LLP, Statutory Auditors of the Company, is enclosed.

The aforesaid Board Meeting concluded at 03.40 p.m.

Kindly take the same on record.

Thanking you,

Yours faithfully,
For Parsvnath Estate Developers Private Limited


Surya Mani Pandey
Director
DIN: 08250346



Parsvnath Estate Developers Pvt. Ltd.

(A subsidiary of Parsvnath Developers Ltd.)

CIN: U45400DL2007PTC166218

Registered & Corporate Office: Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi-110032, Ph : 011-43050100, 43010500, Fax : 011-43050473

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Independent Auditor's Review Report for the quarter and nine month period ended December 31, 2023, on the Unaudited Financial Results of the Parsvnath Estate Developers Private Limited ('Company') pursuant to regulation 52 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended.

To,
The Board of Directors,
Parsvnath Estate Developers Private Limited

1. We have reviewed the accompanying statement of unaudited financial results of Parsvnath Estate Developers Private Limited ('Company') for the quarter and nine month period ended December 31, 2023, ('the Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Obligations').
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial statements based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited to making inquiries of financial information, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention except for the indeterminate effect of the matters stated in paragraph 5 below that causes us to believe that the accompanying statement of unaudited financial results read with notes thereon and paragraph 6 & 7 below, prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. Basis of Qualified Conclusion

We draw your attention to following note of the unaudited financial result:





Note No 12 which states that:

In respect of Non-Convertible Debentures-Junior issued by the Company where Debentures holders has principally agreed to acquire the Company by transfer of shareholding and subvention is in process with the said Debenture Holders and in view of management, the documentations of the same will be executed therefore, provision of redemption premium of Rs. 3378.12 lakhs for the quarter ending December 31st 2023 and Rs. 6678.75 Lakhs for the nine month period ending 31st December 2023 has not been accounted. However, in the absence of formal contractual documentation, the finance cost, and losses for the quarter and nine month period ending 31st December 2023 is understated by Rs. 3378.12 Lakhs and Rs. 6678.75 Lakhs respectively. Further, accumulated losses and financial liabilities at the end of the nine month period ending 31st December 2023 are understated by Rs, 6678.75 lakhs.

6. Emphasis of Matter Paragraph

Attention is drawn to note no. 10 of the Financial results, the Company has accumulated losses and its net worth has been fully eroded, the Company has incurred a net loss/net cash loss during the current and previous year(s). These conditions indicate the existence of a material uncertainty that may cast significant doubt about the Company's ability to continue as a going concern. However, the financial statements of the Company have been prepared on a going concern basis in view of the long term lease agreements, continuing financial support from its holding company and the Company's current assets exceeded its current liabilities as at the balance sheet date.

Our conclusion is not modified in respect of this matter.

7. Other Matters

We draw attention to note no. 4 regarding the figure for the Quarter ended 31st December, 2023 represent the balancing figures derived by deducting the reviewed year-to-date figures for the nine months period ended 31st December 2023 and year-to-date figures upto first six months ended 30th September, 2023.

Our conclusion is not modified in respect of this matter.

For T R Chadha & Co LLP
Chartered Accountants
Firm's Reg. No.: 06711N/N500028



Aashish Gupta
(Partner)
Membership No. 097343
UDIN No. 24097343BKEHTG8993

Place: Delhi
Date: 03.02.2024

Statement of Unaudited financial results for the quarter and nine months ended 31 December,2023

(Rs.In lakhs, except per share data)

S. No.	Particulars	Quarter ended			9 Months ended		Year ended
		December 31, 2023	September 30, 2023	December 31, 2022	December 31, 2023	December 30, 2022	March 31, 2023
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
a	Revenue from operations	1,957.75	1,867.62	1,605.30	5,344.78	4,482.48	5,570.67
b	Other income	5.45	3.51	3.52	12.44	190.25	280.74
	Total income	1,963.20	1,871.13	1,608.82	5,357.22	4,672.73	5,851.41
2	Expenses						
a	Employee benefits expense	5.39	5.02	6.81	17.00	26.12	29.57
b	Finance costs	1,580.03	1,823.14	5,021.39	8,479.63	14,304.66	19,125.03
c	Depreciation and amortisation expense	861.04	857.34	848.88	2,564.13	2,545.19	3,389.68
d	Other expenses	311.75	233.22	199.35	860.17	644.14	1,267.38
	Total expenses	2,758.21	2,918.72	6,076.43	11,920.93	17,520.11	23,811.66
3	Profit/(loss) before tax (1-2)	(795.01)	(1,047.59)	(4,467.61)	(6,563.71)	(12,847.38)	(17,960.25)
4	Tax expense						
(i)	Current tax	-	-	-	-	-	166.00
(ii)	Tax adjustment for earlier years	-	-	-	-	13.91	138.28
(iii)	Deferred tax charge/(credit)	-	-	-	-	-	-
	Total tax expense/(benefit)	-	-	-	-	13.91	304.28
5	Profit/(loss) for the period/year (3-4)	(795.01)	(1,047.59)	(4,467.61)	(6,563.71)	(12,861.29)	(18,264.53)
6	Other comprehensive income	-	-	-	-	-	-
7	Total comprehensive income / (loss) for the year (5+6)	(795.01)	(1,047.59)	(4,467.61)	(6,563.71)	(12,861.29)	(18,264.53)
8	Paid up equity share capital, Equity share of Rs 10 each	500.00	500.00	500.00	500.00	500.00	500.00
9	Other equity (As per audited balance sheet)						(62,627.20)
10	Earnings per equity share (Face value of Rs. 10 each)						
a	Basic (in Rs)	(15.90)	(20.95)	(89.35)	(131.27)	(257.23)	(365.29)
b	Diluted (in Rs)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.



Notes:

- 1 Parsvnath Estate Developers Private Limited (the 'Company') is primarily engaged in the business of leasing of commercial buildings
- 2 These financial results for the Quarter and nine months ended 31 December 2023, were reviewed and approved by the Board of Directors in their meetings held on 03rd February 2024
- 3 The financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards ("Ind AS") specified under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other accounting principles generally accepted in India
- 4 Figures for the Quarter ended 31st December 2023 represents the balancing figures derived by deducting the reviewed year to date figures for the first nine months ended 31st December 2023 and year to date figures upto first Six months ended 30th September 2023
- 5 The Company is engaged in the business of leasing of 'Real Estate' properties. Hence the Company has only one operating segment and disclosure under Ind AS 108 on "Operating Segments" is not applicable.
- 6 The Company has not received any complaint from the investor during the nine months ended 31st December, 2023 and there was no complaint pending at the beginning of the year
- 7 Additional disclosure as per Regulation 52(4) of SEBI (LODR) Regulation 2015 are as under:

Particulars	Period ended December 31, 2023	
	Unaudited	Audited
Interest service coverage ratio	0.53	0.24
Operating margin (%)	35.85%	20.91%
Net Profit margin (%)	-122.61%	-327.67%
Debt Equity ratio	(1.48)	(1.60)
Debt service coverage ratio	0.53	0.24
Debenture Redemption reserve	Nil	Nil
Capital Redemption reserve	Nil	Nil
Net Worth	(88690.90)	(82327.20)
Net Profit after tax	(6563.71)	(18264.53)
Earnings per share	(131.27)	(365.29)
Current ratio	2.19	2.54
Long term debt to working capital	4.63	4.37
Bad debts to accounts receivable ratio	N.A	0.05
Current liability ratio	0.24	0.20
Total Debts to total assets	1.32	1.34
Debtor's turnover	9.44	35.56
Gross NPA ratio	N.A	N.A
Net NPA ratio	N.A	N.A
Provision Coverage ratio	N.A	N.A
Outstanding redeemable preference shares	N.A	N.A
Outstanding redemption reserve/ Debenture redemption reserve	N.A	N.A
Inventory turnover	N.A	N.A

8 The Senior debentures of the Company are secured by the following:-

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



- 9 The Company had entered into Sub License Agreement and Maintenance Agreement dated 11.05.2017 with Facebook India online Services Pvt. Ltd. Facebook has deposited 6 months sub-license fee and maintenance fees amounting to Rs. 458.39 Lakhs as a refundable interest free security deposit. Facebook has filed an application under Arbitration and Conciliation Act, 1996 for refund of security deposit along with interest and PEDPL has also filed the recovery of claim of Rs. 1,345.06 Lakhs. The Arbitrator has pronounced the award on 12.09.2022, direct PEDPL to refund the security deposit of Rs. 458.49 Lakhs alongwith interest at the rate of 15% per annum from 03.06.2020 till its realisation. Vide the said Award, the Sole Arbitrator has also dismissed the claim of PEDPL for the recovery of unpaid license fees from the Facebook. On the basis of legal advice received, the management is hopeful of recovery of Rs. 95.65 lakhs disclosed as disputed trade receivable considered good as reflected under Trade Receivable and management is also hopeful and there would not be any liability towards interest @15% as awarded in the arbitration order as security deposit was interest free. The matter has been settled between the parties for an amount of USD 532,000/- which is equivalent to Rs. 4,42,18,181/- In this regard, Facebook has shared the draft settlement agreement with PEDPL. The matter is listed before Delhi High court on 13.03.2024 for reporting on settlement. The draft settlement agreement has been exchanged between the parties.
- 10 The Company has accumulated losses and its net worth has been fully eroded, the Company has incurred a net loss/net cash loss during the current and previous year(s). These conditions indicate the existence of a material uncertainty that may cast significant doubt about the Company's ability to continue as a going concern. However, the financial statements of the Company have been prepared on a going concern basis in view of continuing financial support from its holding company and the Company's current assets exceeded its current liabilities as at the balance sheet date.
- 11 Asset coverage ratio based on Unaudited books of account as on December 31, 2023 is given below:

Total assets available for secured debt securities (A) (Rs in Lakhs)	99,412.35
Total Borrowing through issue of secured debt securities (B) (Rs in Lakhs)	36,705.60
Asset Coverage Ratio (A/B)	2.71 Times

- 12 In respect of Non-Convertible Debentures-Junior issued by the Company where Debentures holders has principally agreed to acquire the Company by transfer of shareholding and subvention is in process with the said Debenture Holders and in view of management the documentations of the same will be executed so provision of redemption premium from July,2023 to December, 2023 has not been Considered.
- 13 Pursuant to Regulation 52(7A), the Company confirms that there have been no material deviations in the use of proceeds of issue of Non-Convertible Debentures from the objects stated in the offer document.
- 14 In terms of SEBI Circular CIR/CFD/CMD/55/2016 dated May 27, 2016, the Company hereby declares that the auditors have issued reviewed Report with Qualified conclusion on reviewed financial results for the quarter and nine months ended December 31 2023.
- 15 There were some delays in repayment of interest during the period which were regularised before the end of the Quarter. At quarter end, there was default in repayment of interest on unlisted debenture of Rs. 5453.81 lacs which was ranging from 1 to 240 days.
- 16 In the opinion of the Board of directors and management, Current and non current assets do have a value on realization in the ordinary course of business at least equal to the amount at which they are stated and liabilities are stated at least at the value they are expected to be settled in the ordinary course of business though balance confirmation in certain cases are not available.
- 17 Figures for the previous periods have been regrouped wherever necessary in order to make them comparable with the current period.

- 18 Formula used:
- (i) Interest service coverage ratio = Earnings before interest, depreciation and tax / Interest expenses
 - (ii) Operating margins = (Profit before tax + Finance costs) / Revenue from operations
 - (iii) Net Profit margin = Net profit for the period / year / Revenue from operations
 - (iv) Debt service coverage ratio = Earnings before depreciation, interest and tax / (interest expense + Principal repayments made during the period for long term Loans)
 - (v) Debt equity ratio = Total debt / Equity (excluding debenture redemption reserve)
 - (vi) Net worth = Equity Share capital + Reserves and surplus
 - (vii) Current Ratio = Current Assets / Current Liabilities
 - (viii) Long term debt to working capital = Long term borrowings / (Current Assets - Current Liabilities)
 - (ix) Bad debts to accounts receivable ratio = Bad debts / Average Trade Receivables
 - (x) Total Debts to total assets = Debt / Total assets
 - (xi) Debtors' turnover = Revenue from operations / Average Trade Receivables
 - (xii) Earnings per share = Net Profit / No of shares
 - xiii) Current Liability Ratio = Current liability / (Total equities and liability)

Place: Delhi
 Dated: 03rd February 2024

For and on behalf of the Board of Directors
 Parsvnath Estate Developers Private Limited


 Surya Mani Pandey
 Director
 DIN: 08250346

