

## **Annual Report 2021-22**

**Parsvnath Landmark Developers Private Limited**

CIN: U45201DL2003PTC122489

Registered Office: Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi – 110032

Phone No: +91-11-43010500, +91-11-43050100; Fax No: +91-11-43050473

Website: [www.parsvnath.com/pldpl](http://www.parsvnath.com/pldpl); E-mail: [secretarial@parsvnath.com](mailto:secretarial@parsvnath.com)

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## **BOARD'S REPORT**

### **Dear Shareholders**

Your Directors have pleasure in presenting their 19<sup>th</sup> Board's Report together with the Audited Financial Statements of the Company for the financial year ended March 31, 2022.

### **1. FINANCIAL HIGHLIGHTS**

The key highlights of the financial performance of the Company for the financial year 2021-2022 are as under:-

	[Rs. in Lakhs]	
<b>Item</b>	<b>FY 2021-22</b>	<b>FY 2020-21</b>
<b>Total Income</b>	<b>8165.36</b>	<b>1520.53</b>
<b>Profit/(Loss) before Depreciation and Tax</b>	<b>(3956.78)</b>	<b>(670.37)</b>
Less: Depreciation	6.61	6.48
<b>Profit/(Loss) before Tax</b>	<b>(3963.39)</b>	<b>(676.85)</b>
Less: Current Tax	-	-
Deferred Tax	-	(0.34)
Income Tax adjustment for earlier years	-	8.21
<b>Profit/(Loss) after Tax</b>	<b>(3963.39)</b>	<b>(684.72)</b>

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

Your Company is constructing a premium luxury residential project 'La Tropicana' at Khyber Pass, Civil Lines, Delhi. Possession for fit out for Phase 1 is almost completed and fit out for Phase II is being partly offered. The construction work of Phase III is in progress.

Your Company's total income, during the year under review, was higher at Rs. 8165.36 Lakhs as against Rs. 1520.53 Lakhs in the previous year. Your Company incurred a loss after tax of Rs. 3963.39 Lakhs as against loss after tax of Rs. 684.72 Lakhs in the previous year.

### **3. DIVIDEND AND AMOUNT PROPOSED TO BE CARRIED TO RESERVES, IF ANY**

In view of loss incurred by the Company during the year under review, your Directors have considered it appropriate not to recommended any dividend.

The Company has not transferred any amount to reserves during the financial year 2021-22.

**4. CHANGE IN THE NATURE OF BUSINESS, IF ANY**

There was not change in the nature of business of the Company during the year under review.

**5. DEPOSITS FROM PUBLIC**

The Company has not invited or accepted any deposits from public during the financial year under review.

**6. LISTING WITH STOCK EXCHANGE**

2000 Non-Convertible Debentures (NCDs) of Rs. 10,00,000/- each aggregating to Rs. 200 Crores continue to remain listed with BSE Limited. The listing fee for the financial year 2022-23 is being paid by the Company to BSE Limited.

BSE Limited Scrip Code: 955060

**7. DEBENTURE TRUSTEE**

The details of the Debenture Trustee are as under:

Axis Trustee Services Limited  
Axis House, 2<sup>nd</sup> Floor, Wadia International Centre,  
Pandurang Budhkar Marg, Worli, Mumbai – 400025  
Phone: 022 6226 0054; Fax: 022 2425 3000  
Email: debenturetrustee@axistrustee.com; Website: www.axistrustee.com

**8. ANNUAL RETURN**

Annual Return may be accessed on the Company's Website at the link [www.parsvnath.com/pldpl](http://www.parsvnath.com/pldpl)

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

There are no material changes and commitments occurred between the end of the financial year under review and the date of this report.

**10. HOLDING COMPANY**

Your Company is a wholly owned subsidiary of Parsvnath Developers Limited.

**11. SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES**

Your Company does not have any subsidiaries, joint ventures and associate companies.

**12. CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES REFERRED TO IN SECTION 188(1) OF COMPANIES ACT, 2013**

All contracts/arrangements/transactions entered by the Company during the financial year with related parties were in ordinary course of business.

During the year under review, the Company had not entered into any contracts or arrangements with its Related Parties which could be considered material under Section 188 of the Companies Act, 2013.

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

Transactions with related party entered by the Company during the financial year are given in Notes to the Financial Statements annexed to and forming part of the Balance Sheet and the Statement of Profit and Loss of the Company.

**13. LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186 OF THE COMPANIES ACT, 2013**

There was no loan given or guarantee given or investment made or security provided falling within the purview of Section 186 of the Companies Act, 2013 during the year under review.

**14. CORPORATE SOCIAL RESPONSIBILITY**

The provisions of Section 135 of the Companies Act, 2013 regarding Corporate Social Responsibility are not applicable to the Company.

**15. RISK MANAGEMENT**

The Company has adopted a Risk Management Policy to identify the risk associated with the business of the Company, to review the risks and concerns and device measures to resolve them.

The Board has not come across any element of risk which may threaten the existence of the Company.

**16. INTERNAL FINANCIAL CONTROLS**

The Company has in place adequate internal financial controls with reference to its financial statements.

**17. COMPLIANCE OF SECRETARIAL STANDARDS**

The Board confirms that, during the year under review, the Company has complied with the applicable Secretarial Standards issued by the Institute of Company Secretaries of India and approved by the Central Government.

**18. DIRECTORS' RESPONSIBILITY STATEMENT**

In terms of the provisions of Section 134(5) of the Companies Act, 2013 ('the Act'), your Directors confirm that:

- a) in preparation of the annual accounts for the year ended March 31, 2022, the applicable accounting standards have been followed and that there are no material departures;
- b) the Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the loss of the Company for that year;
- c) the Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013, for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities;
- d) the annual accounts have been prepared on a going concern basis; and
- e) the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

Pursuant to Section 134(3)(ca) of the Companies Act, 2013, no fraud has been reported by the Auditors of the Company.

**19. DIRECTORS AND KEY MANAGERIAL PERSONNEL**Directors

The Board of Directors in its meeting held on August 12, 2022, has co-opted Mr. Subhash Chander Setia (DIN:01883343) as Additional Director (Non-Executive Independent) and recommended his appointment as Independent Director to the shareholders at the ensuing Annual General Meeting of the Company to hold office for a term of 5 years commencing from August 12, 2022.

Mr. Atul Jain (DIN: 00102555) will retire by rotation and being eligible, offers himself for re-appointment at the forthcoming Annual General Meeting of the Company.

At present, the Board of your Company comprises of four Non-Executive Directors viz. Mr. Subhash Chander Setia, Mr. Yogesh Jain, Mr. Surya Mani Pandey and Mr. Atul Jain.

Key Managerial Personnel

Mr. Atul Kumar Gupta (ACS-20888) was appointed as the Company Secretary with effect from 1<sup>st</sup> April, 2021.

**20. DECLARATION BY INDEPENDENT DIRECTORS**

The Board of Directors appointed Mr. Subhash Chander Setia as Additional Director (Non-Executive Independent) and recommended his appointment as Independent Director to the shareholders at the ensuing Annual General Meeting.

The necessary declaration has been submitted that he meets the criteria of independence as provided in Section 149(6) of the Companies Act, 2013 along with Rules framed thereunder that he is not aware of any circumstance or situation, which exist or may be reasonably anticipated, that could impair or impact his ability to discharge his duties with an objective of independent judgment and without any external influence.

In the opinion of the Board, Mr. Setia possesses the requisite expertise and experience and is a persons of high integrity and repute. He fulfills the conditions specified in the Companies Act, 2013 as well as the Rules made thereunder and is independent of the management.

**21. COMMITTEES OF THE BOARD**

Pursuant to notification dated 19<sup>th</sup> February, 2021 issued by the Ministry of Corporate Affairs, Companies whose equity shares are not listed and Non-Convertible Debentures issued on private placement basis are listed, are not considered as Listed Companies with effect from April 1, 2021 and there is no statutory requirement of having Audit Committee and Nomination and Remuneration Committee in the Company

In view of the above, the Board has dissolved the Audit Committee and Nomination and Remuneration Committee with effect from 1<sup>st</sup> April, 2021.

**22. COMPANY'S POLICY RELATING TO DIRECTORS APPOINTMENT, PAYMENT OF REMUNERATION AND DISCHARGE OF THEIR DUTIES**

The Company is not covered under section 178(1) of the Companies Act, 2013, with effect from April 1, 2021, therefore Company is not required a policy on directors' appointment, payment of remuneration and other matters provided under section 178(3) of the Act.

**23. NUMBER OF MEETINGS OF THE BOARD****Board Meeting**

During the year under review, the Board met 4 (four) times with adequate quorum on June 29, 2021, August 11, 2021, November 13, 2021 and February 12, 2022.

The following is the attendance at the Board Meetings held during the year under review:

S. No.	Date of meeting	Total No. of Directors on the Date of Meeting	No. of Directors attended
1	29.06.2021	3	3
2	11.08.2021	3	3
3	13.11.2021	3	3
4	12.02.2022	3	3

#### 24. BOARD EVALUATION

The Company is not required to provide a statement for annual evaluation by the Board under the provisions of Section 134(1)(p) of the Companies Act, 2013.

#### 25. STATUTORY AUDITORS

M/s T R Chadha & Co. LLP, Chartered Accountants (Firm Registration No. 006711N/N500028), as Statutory Auditors of the Company were appointed for a period of five years from the conclusion of the 18<sup>th</sup> Annual General Meeting held on 29<sup>th</sup> September, 2021 until the conclusion of the 23<sup>rd</sup> Annual General Meeting for conducting the audit for the Financial Years 2021-22 to 2025-26.

The operations of the Company do not require maintenance of cost records and cost audit, in terms of the provisions of the Companies Act, 2013 read with the rules made thereunder.

#### 26. OBSERVATION OF AUDITORS

There are no qualifications, reservations or adverse remarks in the Auditors' Report for the financial year ended 31<sup>st</sup> March 2022.

However, the Auditors have drawn attention to the matter in Note 10 of the Financial Statements regarding cumulative Deferred Tax Assets of Rs. 7,330.68 Lakhs, in respect of which their opinion is not modified. The response of Directors in respect thereof is given below:

Based on the management assumptions and business plan, the management is confident about realization of these assets in coming years.

Further, Auditors have made an observation in sub-clause a. of clause vii of Annexure A to their Report regarding the undisputed dues payable, outstanding as on 31<sup>st</sup> March 2022 for a period of more than six months from the date they became payable, to which response of your Directors is given below:

On account of the liquidity condition faced by the Company, the amount could not be deposited. The Company shall endeavour to deposit the same at the earliest.

**27. SECRETARIAL AUDITORS**

The Company has appointed M/s Rimpi Jain & Associates, Company Secretaries, to conduct the Secretarial Audit of the Company for the financial year 2022-23.

**28. INTERNAL COMPLAINTS COMMITTEE**

The Company has constituted an Internal Complaints Committee to redress the complaints, if any under Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

During the Financial Year ended March 31, 2022, no complaint pertaining to sexual harassment was received by the Company.

**29. VIGIL MECHANISM**

Your Company is not required to establish a vigil mechanism in terms of Section 177 of the Companies Act, 2013 read with Rule 7 of the Companies (Meetings of the Board and its Powers) Rules, 2014, as the Company is neither listed Company nor it has accepted deposits from the public nor it has borrowed money from banks and financial institutions in excess of Rs. 50 Crores.

**30. PARTICULARS OF EMPLOYEES**

None of the employees of the Company is drawing a remuneration exceeding Rs.102 Lakhs per annum, if employed throughout the financial year and Rs. 8.5 Lakhs per month, if employed for part of the financial year.

The list of top ten employees of the Company (based on remuneration drawn during Financial Year 2021-22) is annexed herewith as Annexure-I to this Report.

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

All efforts are being made by the Company for conservation of energy. The Capital investment on this cannot be assessed. The nature of operations of the Company does not involve technology absorption and as such no disclosures are required to be made in this regard.

There were no earnings and outgo in foreign currency during the financial year ended March 31, 2022.

**32. DETAILS OF SIGNIFICANT MATERIAL ORDERS PASSED BY THE REGULATORS/ COURTS/TRIBUNAL IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE**

There are no orders passed by the Regulators/Courts/Tribunal which would impact the going concern status of the Company and its future operations.

**33. DETAILS OF APPLICATION MADE OR ANY PROCEEDING PENDING UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016**

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

**34. GENERAL**

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

1. Issue of equity shares with differential rights as to dividend, voting or otherwise;
2. Issue of shares (including sweat equity shares) to the employees of the Company under any scheme;

**ACKNOWLEDGEMENT**

Your Directors wish to place on record their sincere gratitude and appreciation to the shareholders, Investors, customers, bankers, vendors, the concerned government authorities and agencies and all other business associates for the support provided by them to the Company.

**By order of the Board of Directors  
For Parsvnath Landmark Developers Pvt. Ltd.**

Place : Delhi  
Date : August 12, 2022

**s/d-**  
**Surya Mani Pandey**  
Director  
DIN: 08250346

**s/d-**  
**Yogesh Jain**  
Director  
DIN: 00088662

## Annexure-I

**Particulars of Top Ten Employees (in terms of remuneration drawn during Financial Year 2021-22)***(Pursuant to section 197(12) of the Companies Act, 2013 read with Rules made thereunder)*

Sl. No.	Name	Designation	Qualifications	Remuneration during FY 2021-22 (in Rs.)	Experience (In Years)	Date of commencement of employment	Age (Years)	Last Employment Held	Number & % of shares held in the Company as at March 31, 2022	Nature of employment, whether contractual or otherwise
1	Mr. Ravinder Kumar Ganjoo	Sr. General Manager	BE (Civil)	24,95,292	37	15.06.2009	58	Engineering Projects India Ltd.	Nil	Permanent
2	Mr. Sunil Gupta	Asstt. GM	Diploma in Civil	12,78,552	29	12.06.2008	55	Jaiprakash Associates	Nil	Permanent
3	Mr. Atul Kumar Gupta	Company Secretary	B.Com., CS	8,11,791	14	02.05.2016	43	ZyXEL Technology India Pvt Ltd	Nil	Permanent
4	Mr. Gagan Deo Rao	Sr. Foreman (Civil)	12th Class	3,77,104	37	01.12.2004	58	Gulshan Construction	Nil	Permanent
5	Mr. Nitin Taluja	Time Keeper	12th Class	2,11,004	16	04-04-2022	35	PDL	Nil	Contractual
6	Mr. Jameel Ahmad	Asstt. A/c.	Graduate	2,04,520	23	08-11-2021	57	Kundan Rice Mill	Nil	Contractual
7	Mr. Amarnath	Foreman	12th Class	1,97,160	40	04-04-2022	62	Ahluvaliya/Kamal Const.	Nil	Contractual
8	Mr. Rajesh Poonia	Supervisor	12th Class	1,69,535	13	08-11-2021	43	PDL	Nil	Contractual
9	Mr. Pramod	Plumber	12th Class	1,66,632	12	04-04-2022	40	MTNL	Nil	Contractual
10	Mr. Shashi Kant	Sr. Supervisor (civil)	Graduate	1,59,658	19	08-11-2021	39	Unitech	Nil	Contractual

## Note:

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

## Annexure-II

**APPLICATIONS MADE / PROCEEDINGS PENDING UNDER THE PROVISIONS OF INSOLVENCY AND BANKRUPTCY CODE, 2016 BEFORE NATIONAL COMPANY LAW TRIBUNAL ('NCLT') AGAINST PARSVNATH LANDMARK DEVELOPERS PRIVATE LIMITED**

S. No.	Title	Amount claimed	Status / Next Date of Hearing
1	Lalit Maheshwari Vs. Parsvnath landmark Developers	Rs.6,02,24,789/-	Last heard on 19.07.2022. Next date of hearing is awaited.
2	Manoj Mittal Vs. Parsvnath landmark Developers	Rs.6,02,24,789/-	Matter is yet to be listed.
3	Anuradha Modi Vs. Parsvnath landmark Developers	Rs.8,12,32,002/-	Next date of hearing is 24.08.2022
4	Naresh Mohan Mittal Vs. Parsvnath landmark Developers	Rs.6,02,24,789/-	Matter is yet to be listed.
5	Rahul Gyan Chandani & Ors versus PLDPL & Ors.	-	Petition seeking investigations into the affairs of the Company has been filed. Company has challenged the maintainability of the Petition.  Next date of hearing is 18.08.2022
6	Alka Agarwal & Ors. Vs. Parsvnath Landmark Developers Pvt. Ltd. & Ors.	Rs.14,75,00,000/- plus interest	This is a restoration application seeking revival of Insolvency Petition.  Matter is listed for further proceedings on 28.09.2022.

There is a matter before NCLT filed by the Homebuyer before the enactment of the Insolvency and Bankruptcy Code (Amendment), 2020 ('2020 Amendment'), which was adjourned *sine-die*. However, since the Homebuyer has failed to comply with the directions given by the Hon'ble Supreme Court in terms of the 2020 Amendment, the Insolvency Petition would be deemed as withdrawn. Therefore, the said matter has not been included in the aforesaid list.



## INDEPENDENT AUDITOR'S REPORT

To the Members of **PARSVNATH LANDMARK DEVELOPERS PRIVATE LIMITED**

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the accompanying financial statements of **PARSVNATH LANDMARK DEVELOPERS PRIVATE LIMITED** ("the Company"), which comprise the Balance sheet as at 31st March 2022, and the statement of Profit and Loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required give a true and fair view in conformity with the Indian Accounting Standard prescribed under section 133 if the Act read with the Companies (Indian Accounting Standard) Rules, 2015, as amended ("Ind AS"), and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022 and loss, total comprehensive loss, changes in equity and its cash flows for the year ended on that date.

#### Basis for Opinion

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

#### Emphasis of Matters

(a) Attention is invited note no. 10 to the financial results; the Company has recognized cumulative Deferred Tax Assets of Rs. 7330.68 lakhs till March 31, 2022. Based on the management assumption and future business plan, management is certain about realization of these assets in coming years.

(b) 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) and, the Company's current liabilities exceeded its current assets as at the balance sheet date. 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 / ultimate holding company.

The management is taking continuous efforts to sustain its business operations along with the parent company support.

Our opinion is not modified in respect of these matters.

T R Chadha & Co., a partnership firm converted into T R Chadha & Co LLP  
(A limited liability partnership with LLP Identification No. AAF-3926) with effect from 28<sup>th</sup> December, 2015

## **Information Other than the Financial Statements and Auditor's Report thereon**

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Directors report, but does not include the Standalone Financial Statements and our auditor's report thereon. These Reports are expected to be made available to us after the date of this auditor's report.

Our opinion on the Standalone financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the Standalone financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the Directors report, Management Discussion and Analysis Report and Corporate Governance Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance as required and take appropriate action as applicable under the relevant laws and regulations.

## **Responsibilities of Management and Those Charged with Governance for the Financial Statements**

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

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

The Board of Directors are responsible for overseeing the Company's financial reporting process.

## **Auditor's Responsibilities for the Audit of the Financial Statements**

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement

resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

### **Other Matters**

- The financial result for the year ended March 31, 2021 were audited by the erstwhile auditor whose report dated June 29, 2021, expressed an unmodified conclusion on those final financial results.

### **Report on Other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "**Annexure A**", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
  - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
  - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books

(c) The Balance Sheet, the Statement of Profit and Loss (including Other Comprehensive income), the statement of changes in equity and the Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of account

(d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with Companies (India Accounting Standard) Rules, 2015 as amended.

(e) The matters described in the 'Emphasis of Matter' paragraph above, in our opinion, may have an adverse effect on the functioning of the company.

(f) On the basis of the written representations received from the directors as on 31st March, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2022 from being appointed as a director in terms of Section 164 (2) of the Act.

(g) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "**Annexure B**".

(h) With respect to the other matters to be included in Auditor's Report in accordance with the requirements of section 197 (16) of the Act, as amended, to the best of our information and according to the explanations given to us, the company has not paid any remuneration to its directors during the year.

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

- a. The Company has disclosed the impact of pending litigations on its financial position in its financial statements – **Refer Note 29** to the financial statements
- b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses - **Refer Note 32** to the financial statements;
- c. There were no amounts which were required to be transferred to the investor's education and protection fund by the company - **Refer Note 40(xix)** to the financial statements;
- d. (i) Management has represented as disclosed in note no. 40 (v) to the financial statements, that to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;  
  
(ii) The Management has represented to us and as disclosed in note no. 40 (vi) to the financial statements, that, to the best of its knowledge and belief, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and  
  
(iii) Based on such audit procedures performed and information and explanation given, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.

e. The company has not paid or declared any dividend during the year.

**For T R Chadha & Co LLP**  
**Chartered Accountants**  
**Firm Regn. No: 006711N / N500028**

**Place: Delhi**  
**Date : 30.05.2022**

**s/d-**  
**Aashish Gupta**  
**Partner**  
**Membership No. 097343**  
**UDIN : 22097343ANPKPP9110**

**ANNEXURE A**  
**PARSVNATH LANDMARK DEVELOPERS PRIVATE LIMITED**  
**Annexure to Independent Auditors' Report for the period ended March 2022**  
**(Referred to in Paragraph 1 under the Heading of "Report on Other Legal and Regulatory Requirements"**  
**of our Report of even date)**

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that;

**(i) Property, Plant and Equipment**

- a)
- A. The Company is in the process of updation of proper records showing full particulars including quantitative details and situation of Property, Plant and Equipment;
  - B. Company does not have any intangible asset, therefore company is not required to maintain records showing full particulars of intangible assets;
- b) As informed to us, there is regular periodic programme of physical verification to cover Property, Plant and Equipment. In our opinion, the periodicity of the physical verification is reasonable having regard to the size of the Company and the nature of its assets. The Company is under preparation of reconciliation of assets physically verified with books of accounts and in the opinion of the management discrepancies would not be material. However in the absence of reconciliation we are unable to comment upon whether the discrepancies are material.
- c) According to the information and explanations given to us, there are no immovable assets held by the company, hence reporting under clause (c) paragraph 3 (i) of the order is not applicable to the Company.
- d) The Company has not revalued its Property and Plant and Equipment (Including Right to use) or Intangible assets during the year.
- e) According to the information and explanations given to us as per note no. 40(i) as per financials, no proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

**(ii) Inventories**

- a) In our opinion and according to the information and explanations given to us, having regard to the nature of Inventory, the physical verification by way of verification of title deeds, site visits by the Management and certification of extent of work completion by competent persons, are at reasonable intervals and no material discrepancies were noticed on physical verification.
- b) As disclosed in note 40 (xi) to the Ind AS financial statements, the Company has not been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks during the year on the basis of security of current assets of the Company. Based on the records examined by us in the normal course of audit of the Ind AS financial statements, the quarterly statements filed by the Company with such banks are in agreement with the books of accounts of the Company. Therefore reporting under paragraph 3 (ii)(b) of the order is not applicable to the company.

**(iii) Loans, Investments, Guarantees, Securities and Advances in nature of Loan**

The Company has not made any investments and granted loans to its subsidiary companies and other parties during the year which were outstanding at balance sheet date, in respect of which:

- (a) A. The aggregate amount of loans granted & guarantee given to its subsidiary & Associates during the year and the balance outstanding at the balance sheet date with respect to the same, which were outstanding at balance shete date are as under:

Particulars	Guarantee	Security	Loans	Investment
<b>Aggregate amount granted/provided during the year</b>	NIL	NIL	NIL	NIL
-Subsidiaries	NIL	NIL	NIL	NIL
-Associates	NIL	NIL	NIL	NIL
Holding	NIL	NIL	NIL	NIL
-Others	NIL	NIL	NIL	NIL
<b>Balance outstanding as at balance sheet date</b>	NIL	NIL	NIL	NIL
-Subsidiaries	NIL	NIL	NIL	NIL
-Associates	NIL	NIL	NIL	NIL
Holding	NIL	1631.18	NIL	NIL
-Others	NIL	NIL	NIL	NIL

- (b) The company has not given loans as well as received loans from relating parties which are interest free and repayable on demand. On overall basis, in our opinion, the terms and conditions of the loans granted, Guarantee given and investments made during the year are, prima facie, not prejudicial to the interest of the Company. Hence company not give any loans to any company, so clause (c) to (f) is not applicable on company

**(iv) Compliance of Sec. 185 & 186**

There is no transaction covered under Section 185 therefore reporting compliance w r to this section is not applicable on the company. Further, compliance related to section 186 of the Companies Act, 2013 in respect of the loans and investments made, and guarantees and security is not applicable as it dealt in real estate business.

**(v) Public Deposit**

According to the information and explanations given to us and as verified by us, the Company has not accepted any deposits including amount which are deemed to be deposit from the public and hence directives issued by the Reserve Bank of India and the provisions of the section 73 to 76 or any other relevant provisions of the Act and the Rules framed there under apply are not applicable. Accordingly, the provision of paragraph 3(v) of the Order is not applicable to the Company.

**(vi) Cost Records**

In our opinion and according to information and explanation given to us, the turnover and network of the company is not above the threshold limit as prescribed by the Central Government under section 148(1) of the Companies Act, 2013 for maintainance of cost records, therefore provisions of paragraph 3(vi) of the order is not applicable to the Company.

**(vii) Statutory Dues**

- a. According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has not been regular in depositing its undisputed statutory dues including income-tax, Goods and Service Tax and cess etc. There are undisputed dues payable,

outstanding as on 31st March, 2022 for a period of more than six months from the date they became payable mentioned below:-

Name of the Statute	Amount (Rs.In Lakhs)	Period to which the amount relates
TDS salary	2.28	April 2021- Sept- 2021
SGST PAYABLE	0.028	August-2021 , Sept 2021
CGST PAYABLE	0.01	Sept 2021
IGST PAYABLE	4.80	FY-2019-20

- b. According to the information and explanations given to us, there are amounts in respect of income tax, Goods and Service Tax etc. that have not been deposited with the appropriate authorities on account of any dispute, mentioned below:-

Name of the statute	Nature of dues	Amount (Rs. In Lakhs.)	Period to which the amount relates	Forum where the dispute is pending
Income Tax Act, 1961	Income tax	3.06	AY 2015	Accessing Officer
Income Tax Act, 1961	Income tax	1234.89	AY 2014	Accessing Officer
Income Tax Act, 1961	Income tax	0.16	AY 2018	Accessing Officer
Income Tax Act, 1961	Int on TDS/ Late Fees	111.78	Prior to AY 2019-20	Accessing Officer
Income Tax Act, 1961	Int on TDS/ Late Fees	1.35	AY 2019-20	Accessing Officer
Income Tax Act, 1961	Int on TDS/ Late Fees	7.39	AY 2020-21	Accessing Officer
Income Tax Act, 1961	Int on TDS/ Late Fees	0.02	AY 2021-22	Accessing Officer
Income Tax Act, 1961	Int on TDS/ Late Fees	3.12	AY 2022-23	Accessing Officer

- (viii) According to the information and explanations given to us as per note no 40 (vii), No such case where, transactions not recorded in the books of account have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961). Accordingly, the provision of paragraph 3(viii) of the Order is not applicable to the Company.

**(ix) Application & Repayment of Loans & Borrowings**

- In our opinion and according to the information and explanation given to us, the Company has not defaulted in the repayment of loans or other borrowings or in the payment of interest thereon to any lender.
- As disclosed by the management in note 40(viii) of the financial statements, the Company has not been declared as willful defaulter by any bank or financial institution or the other lender.
- As disclosed by the management in note 40(xiv) of the financial statements, term loans taken from the Bank, Financial Institutions or any other lender were applied for the purpose for which

the loans were obtained. During the year Company has not taken any loan. Terms loans were taken earlier years as well as utilised in earlier year itself.

- d) On an overall examination of the balance sheet of the company, we report that, prima facie, funds raised on short-term basis have not been used for long term purposes.
- e) The Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries. Accordingly, the provision of paragraph 3(ix) (e) of the Order is not applicable to the Company. However, there are borrowings from subsidiary companies and loans given to subsidiary companies.
- f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries. Accordingly, the provision of paragraph 3(ix)(f) of the Order is not applicable to the Company.

**(x) Application of fund raise through public offer**

- a) According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has not raised money by way of initial public offer or further public offer (including debt instrument) during the year under audit therefore, paragraph 3 (x) (a) of the order is not applicable to the company.
- b) As per the information and explanations given by the management and based on our examination of the records, company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review Accordingly, compliance of section 42 and 62 of the Act does not arise. Therefore paragraph 3 (x)(b) of the order is not applicable to the company.

**(xi) Fraud**

- a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the explanation and information given to us, no fraud by the Company or on the Company has been noticed or reported during the course of our audit.
- b) To the best of our knowledge and according to the information and explanation provided to us, No report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government
- c) Company is not required for establishment of whistle-blower mechanism under section 177(9) of the Act. Therefore paragraph 3 (xi)(c) of the order is not applicable to the company.

**(xii)** In our opinion and according to the information and explanations given to us, the company is not a Nidhi Company. Therefore paragraph 3 (xii)(a), (b) and (c) of the order is not applicable to the company.

**(xiii)** In our opinion and according to information and explanation provided to us, the company is not required to constitute audit committee hence section 177 of The Companies Act, 2013 is not applicable to the Company. The Company has complied with the provision of section 188 of The Companies Act, 2013 and the details have been disclosed in the financial statement as required by the applicable accounting standards.

**(xiv)** In our opinion and based on our examination, the company does not have an internal audit system and is not required to have an internal audit system as per provisions of the Companies Act 2013. Therefore paragraph 3 (xiv)(a) and (b) of the order is not applicable to the company.

**(xv)** As per the information and explanations given to us, and based on our examination of the records, the company has not entered into any non-cash transaction with directors or persons connected with him. Therefore paragraph 3 (xv) of the order is not applicable to the company.

- (xvi) As per the information and explanations given by the management, company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Therefore paragraph 3 (xvi) of the order is not applicable to the company.
- (xvii) Company has incurred cash losses of Rs. 3956.78 Lakhs during the financial year & in immediate previous financial year cash loss incurred amounting Rs. 670.37 lakhs
- (xviii) There has been no resignation of the statutory auditors during the year and accordingly this clause is not applicable.
- (xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements including note no. 42 to the standalone financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, we are of the opinion that a material uncertainty exists with respect to going concern as on the date of audit report as mentioned in Para (b) of Emphasis of matter Paragraph of our Audit Report on the Financial Statements.
- (xx) Section 135(5) of the Act, is not applicable to the company, Accordingly, the provision of paragraph 3(xx)(a) and (b) of the Order is not applicable to the Company.
- (xxi) Company is not required to prepare consolidated financial statement, therefore, the provision of paragraph 3(xxi) of the Order is not applicable to the Company.

**For T R Chadha & Co LLP**  
**Chartered Accountants**  
**Firm Regn. No: 006711N / N500028**

**Place: Delhi**  
**Date : 30.05.2022**

**s/d-**  
**Aashish Gupta**  
**Partner**  
**Membership No. 097343**  
**UDIN : 22097343ANPKPP9110**

## **ANNEXURE B**

### **THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED**

#### **Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")**

We have audited the internal financial controls with reference to financial statement of **PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED** ("the Company") as of 31 March, 2022 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

#### **Management's Responsibility for Internal Financial Controls**

The Company's management is responsible for establishing and maintaining internal financial controls based on, "the internal control with reference to financial statement criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India". These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

#### **Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statement based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statement was established and maintained and if such controls operated effectively in all material respects.

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

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

#### **Meaning of Internal Financial Controls with reference to Financial Statement**

A company's internal financial control with reference to financial statement is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to financial statement includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company;

and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

### **Inherent Limitations of Internal Financial Controls with reference to Financial Statement**

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

### **Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system with reference to financial statement and such internal financial controls with reference to financial statement were operating effectively as at 31 March, 2022, based on, “the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India”.

**For T R Chadha & Co LLP  
Chartered Accountants  
Firm Regn. No: 006711N / N500028**

**Place: Delhi  
Date : 30.05.2022**

**s/d-  
Aashish Gupta  
Partner  
Membership No. 097343  
UDIN : 22097343ANPKPP9110**

**Parsvnath Landmark Developers Private Limited**  
**Balance Sheet as at 31 March, 2022**

	Notes	As at 31-March-22	As at 31-March-21
<b>Assets</b>		<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>
<b>1. Non-current assets</b>			
a. Property, plant and equipment	5	38.69	33.50
b. Financial assets:			
i. Other financial assets	6	1,635.78	3,964.45
c. Deferred tax assets (net)	20	7,330.33	7,330.33
d. Other non-current assets	12	2.38	0.63
Total non-current assets		<b>9,007.18</b>	<b>11,328.91</b>
<b>2. Current assets</b>			
a. Inventories	7	56,847.33	63,064.90
b. Financial assets:			
i. Trade receivables	8	1,212.05	17.76
ii. Cash and cash equivalents	9	390.57	270.01
iii. Bank balances other than (ii) above		450.80	75.35
iv. Other financial assets	6	77.00	8.84
c. Current tax assets (net)	11	64.48	58.83
d. Other current assets	12	458.82	620.57
Total current assets		<b>59,501.05</b>	<b>64,116.26</b>
<b>Total assets</b>		<b>68,508.23</b>	<b>75,445.17</b>
<b>Equity and Liabilities</b>			
<b>1. Equity</b>			
a. Equity share capital	13	328.21	328.21
b. Other equity	14	(17,208.90)	(13,245.50)
Total Equity		<b>(16,880.69)</b>	<b>(12,917.29)</b>
<b>2. Liabilities</b>			
<b>Current liabilities</b>			
a. Financial liabilities:			
i. Borrowings	15	20,000.00	20,000.00
ii. Trade Payables	16		
- Total outstanding dues of micro enterprises and small enterprises		3.95	4.23
- Total outstanding dues of creditors other than micro enterprises and small enterprises		851.75	616.88
iii. Other financial liabilities	17	17,441.90	14,360.34
b. Other current liabilities	18	47,083.33	53,372.34
c. Provisions	19	7.99	8.65
Total current liabilities		<b>85,388.92</b>	<b>88,362.45</b>
<b>Total liabilities</b>		<b>85,388.92</b>	<b>88,362.45</b>
<b>Total equity and liabilities</b>		<b>68,508.23</b>	<b>75,445.17</b>

See accompanying notes to the financial statements

**1-51**

In terms of our report attached  
**For T R Chadha & Co. LLP**  
Chartered Accountants  
Firm's Registration No. 006711N/N500028

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

S/d -  
**Aashish Gupta**  
Partner  
**Membership No. 097343**

S/d -  
**Atul Jain**  
Director  
DIN: 00102555

S/d -  
**Surya Mani Pandey**  
Director  
DIN: 08250346

Place: Delhi  
Date: 30 May 2022

S/d -  
**Atul Kumar Gupta**  
Company Secretary

**Parsvnath Landmark Developers Private Limited**  
**Statement of Profit and Loss for the Year ended 31 March, 2022**

PARTICULARS	Notes	Year ended	Year ended
		31 March, 2022	31 March, 2021
		Rs. in lakhs	Rs. in lakhs
I Revenue from operations	21	8,148.62	24.30
II Other income	22	16.74	1,496.23
III <b>Total income (I + II)</b>		<b>8,165.36</b>	<b>1,520.53</b>
IV <b>Expenses</b>			
a. Cost of materials consumed		461.84	376.44
b. Contract cost, labour and other charges		1,671.03	363.78
c. Purchases of stock-in-trade		(1,958.09)	(49.50)
d. Changes in inventories of work-in-progress, stock-in-trade and finished goods	23	10,502.57	(1,002.04)
e. Employee benefits expense	24	76.43	61.88
f. Finance costs	25	55.42	1,853.46
g. Depreciation and amortization expense	26	6.62	6.48
h. Other expenses	27	1,312.94	586.88
<b>Total expenses (IV)</b>		<b>12,128.76</b>	<b>2,197.38</b>
V <b>Profit/(loss) before tax (III-IV)</b>		<b>(3,963.40)</b>	<b>(676.85)</b>
VI Tax expense/(benefit):			
a. Tax adjustment for earlier years		-	8.21
b. Deferred tax charge/(credit)	20	-	(0.34)
		-	7.87
VII <b>Profit/(loss) for the year (V - VI)</b>		<b>(3,963.40)</b>	<b>(684.72)</b>
VIII <b>Other comprehensive income</b>		-	-
IX <b>Total comprehensive income for the year (VII + VIII)</b>		<b>(3,963.40)</b>	<b>(684.72)</b>
X. Earnings per equity share (face value Rs. 10 per share)	37		
a. Basic (in Rs.)		(120.76)	(20.86)
b. Diluted (in Rs.)		(120.76)	(20.86)
See accompanying notes to the financial statements	<b>1-51</b>		

In terms of our report attached

**For T R Chadha & Co. LLP**

Chartered Accountants

Firm's Registration No. 006711N/N500028

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

S/d -

**Aashish Gupta**

Partner

**Membership No. 097343**

S/d -

**Atul Jain**

Director

DIN: 00102555

S/d -

**Surya Mani Pandey**

Director

DIN: 08250346

Place: Delhi

Date: 30 May 2022

S/d -

**Atul Kumar Gupta**

Company Secretary

**Parsvnath Landmark Developers Private Limited**  
**Statement of changes in equity for the Year ended 31 March, 2022**

**A. Equity Share Capital**

Particulars	Rs. in lakhs
<b>Balance as at 31 March, 2020</b>	<b>328.21</b>
Changes in equity share capital during the year	-
<b>Balance as at 31 March, 2021</b>	<b>328.21</b>
Changes in equity share capital during the year	-
<b>Balance as at 31 March, 2022</b>	<b>328.21</b>

**B Other Equity ( Refer Note: 14 )**

**Rs. in lakhs**

Particulars	Reserves and surplus				
	Securities premium	General Reserve	Debenture redemption reserve	Retained earnings	Total
<b>Balance as at 31 March, 2020</b>	<b>3,849.52</b>	<b>1,350.00</b>	<b>5,000.00</b>	<b>(22760.29)</b>	<b>(12560.77)</b>
Profit/(Loss) for the year	-	-	-	(684.72)	(684.72)
Other comprehensive income for the year	-	-	-	-	-
<b>Balance as at 31 March, 2021</b>	<b>3,849.52</b>	<b>1,350.00</b>	<b>5,000.00</b>	<b>(23445.01)</b>	<b>(13245.49)</b>
Profit/(Loss) for the year	-	-	-	(3963.40)	(3,963.40)
Other comprehensive income for the year	-	-	-	-	-
<b>Balance as at 31 March, 2022</b>	<b>3,849.52</b>	<b>1,350.00</b>	<b>5,000.00</b>	<b>(27,408.41)</b>	<b>(17,208.89)</b>

**Note:**

The Company has issued redeemable debentures amounting to Rs. 20,000 lakhs during the financial year 2016-17. In accordance with 'The Companies (Share Capital and debenture) Rules, 2014', the Company has created "Debenture Redemption Reserves" equivalent to 25% of the value of debentures issued. Due to negative retained earnings, no further "Debenture Redemption Reserves" has been created.

See accompanying notes to the financial statements

**1-51**

In terms of our report attached

**For T R Chadha & Co. LLP**

Chartered Accountants

Firm's Registration No. 006711N/N500028

S/d -

**Aashish Gupta**

Partner

**Membership No. 097343**

Place: Delhi

Date: 30 May 2022

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

S/d -

**Atul Jain**

Director

DIN: 00102555

S/d -

**Surya Mani Pandey**

Director

DIN: 08250346

S/d -

**Atul Kumar Gupta**

Company Secretary

**Parsvnath Landmark Developers Private Limited**  
**Statement of Cash Flows for the year ended 31 March, 2022**

Particulars	Year ended 31 March, 2022 Rs. in lakhs	Year ended 31 March, 2021 Rs. in lakhs
<b>A. Cash flows from operating activities</b>		
Profit/(loss) before tax	(3,963.40)	(676.85)
Finance costs	4,285.00	3,524.43
Depreciation and amortisation expense	6.62	6.48
	<b>328.22</b>	<b>2,854.06</b>
<b>Adjustments for:</b>		
(Increase)/decrease in inventories	6,217.57	(1,326.49)
(Increase)/decrease in trade receivables	(1,194.29)	32.51
(Increase)/decrease in other non-current financial assets	2,328.67	(4.95)
(Increase)/decrease in other non-current assets	(1.75)	4.93
(Increase)/decrease in other current assets	161.74	666.52
Increase/(decrease) in trade payables	234.61	(483.03)
Increase/(decrease) in other financial liabilities	(1,203.44)	1,197.03
Increase/(decrease) in other liabilities	(6,289.03)	209.73
Increase/(decrease) in provisions	(0.66)	1.33
<b>Cash generated from operations</b>	<b>581.63</b>	<b>3,151.64</b>
Income taxes paid (net)	5.65	0.63
<b>Net cash flow from/(used in) operating activities</b>	<b>575.98</b>	<b>3,151.01</b>
<b>B. Cash flows from investing activities</b>		
Purchase of property, plant and equipment	(11.81)	(0.00)
Decrease/(increase) in bank balances not considered as Cash and cash equivalents	(68.16)	-
<b>Net Cash flow from/(used in) investing activities</b>	<b>(79.97)</b>	<b>(0.00)</b>
<b>C. Cash flows from financing activities</b>		
Proceeds from borrowings	-	(2,130.50)
Interest paid	-	(717.99)
<b>Net Cash flow from/(used in) financing activities</b>	<b>-</b>	<b>(2,848.49)</b>
<b>Net increase in Cash and cash equivalents (A+B+C)</b>	<b>496.01</b>	<b>302.52</b>
<b>Cash and cash equivalents at the beginning of the year</b>	345.36	42.84
<b>Cash and cash equivalents at the end of the year</b>	<b>841.37</b>	<b>345.36</b>

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

See accompanying notes to the financial statements

**1-51**

In terms of our report attached

**For T R Chadha & Co. LLP**

Chartered Accountants

Firm's Registration No. 006711N/N500028

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

S/d -

**Aashish Gupta**

Partner

**Membership No. 097343**

**UDIN :**

Place: Delhi

Date: 30 May 2022

S/d -

**Atul Jain**

Director

DIN: 00102555

S/d -

**Surya Mani Pandey**

Director

DIN: 08250346

S/d -

**Atul Kumar Gupta**

Company Secretary

**Parsvnath Landmark Developers Private Limited**  
**Notes to the financial Statements for the year ended 31 March, 2022**

**5. Property, plant and equipment**

	<b>As at 31-March-22</b>	<b>As at 31-March-21</b>			
	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>			
<b>Net Carrying amounts of :</b>					
a. Plant and equipment	32.38	30.83			
b. Furniture and fixture	6.11	2.17			
c. Vehicles	-	-			
d. Computers	0.20	0.50			
<b>Total</b>	<b>38.69</b>	<b>33.50</b>			
	<b>Plant and equipment</b>	<b>Furniture and fixture</b>	<b>Vehicles</b>	<b>Computers</b>	<b>Total</b>
	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>
<b>Cost or deemed cost</b>					
<b>Balance as at 31 March, 2020</b>	<b>64.39</b>	<b>2.94</b>	<b>2.38</b>	<b>0.99</b>	<b>70.70</b>
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
<b>Balance as at 31 March, 2021</b>	<b>64.39</b>	<b>2.94</b>	<b>2.38</b>	<b>0.99</b>	<b>70.70</b>
Additions	7.45	4.33	-	0.03	11.81
Disposals	-	-	-	-	-
<b>Balance as at 31 March, 2022</b>	<b>71.84</b>	<b>7.27</b>	<b>2.38</b>	<b>1.02</b>	<b>82.51</b>
<b>Accumulated depreciation</b>					
<b>Balance as at 31 March, 2020</b>	<b>27.77</b>	<b>0.44</b>	<b>2.35</b>	<b>0.16</b>	<b>30.72</b>
Depreciation expense	5.79	0.33	0.03	0.33	6.48
<b>Balance as at 31 March, 2021</b>	<b>33.56</b>	<b>0.77</b>	<b>2.38</b>	<b>0.49</b>	<b>37.20</b>
Depreciation expense	5.90	0.39	-	0.33	6.62
<b>Balance as at 31 March, 2022</b>	<b>39.46</b>	<b>1.16</b>	<b>2.38</b>	<b>0.82</b>	<b>43.82</b>
<b>Net Carrying amount</b>					
<b>Balance as at 31 March, 2020</b>	<b>36.62</b>	<b>2.50</b>	<b>0.03</b>	<b>0.83</b>	<b>39.98</b>
<b>Balance as at 31 March, 2021</b>	<b>30.83</b>	<b>2.17</b>	<b>-</b>	<b>0.50</b>	<b>33.50</b>
<b>Balance as at 31 March, 2022</b>	<b>32.38</b>	<b>6.11</b>	<b>-</b>	<b>0.20</b>	<b>38.69</b>

**Parsvnath Landmark Developers Private Limited**  
**Notes to the financial Statements for the year ended 31 March, 2022**

	As at 31-March-22	As at 31-March-21
	Rs. in lakhs	Rs. in lakhs
<b>6. Other financial assets</b>		
( Unsecured, Considered goods unless stated otherwise)		
<b>Non-Current</b>		
a. Security deposits to related party *	1,630.83	3,959.50
b. Fixed deposits under lien	4.95	4.95
	<b>1,635.78</b>	<b>3,964.45</b>
<b>Current</b>		
a. Security deposits	77.00	8.84
	<b>77.00</b>	<b>8.84</b>
* Refer dues to related party Note-39		
<b>7. Inventories</b>		
(lower of cost and net realisable value)		
a. Work-in-progress	54,831.65	59,091.13
b. Finished goods - plots of land	2,015.68	3,973.77
	<b>56,847.33</b>	<b>63,064.90</b>
Note:		
The Company has classified its inventory of work-in-progress and finished properties as current.		
Details of inventory expected to be realised after more than 12 months from the reporting date is as under:		
Less than 12 months	4,210.00	-
More than 12 months	52,637.33	63,064.90
	<b>56,847.33</b>	<b>63,064.90</b>
<b>8. Trade receivable *</b>		
<b>Current</b>		
a. Unsecured, considered good	1,212.05	17.76
	<b>1,212.05</b>	<b>17.76</b>
* Refer Note-43 for Trade receivable ageing		
Notes:		
1. The average credit period is 30 days. For payments, beyond credit period, interest as per terms of agreement with buyers.		
2. The real estate invoicing are made on the basis of cash down payment or construction linked payment plans. In case of construction linked payment plans, invoice is raised on the customer in accordance with milestones achieved as per the flat buyer agreement. The final possession of the property is offered to the customer subject to payment of full value of consideration. The possession of the property remains with the Company till full payment is realised. Accordingly, the Company does not expects any credit losses.		
3. Sales are generally made to individual customers and there is no concentration of credit to a single customer or group of customers		
<b>9. Cash and cash equivalents</b>		
a. Balances with banks	389.89	266.71
b. Cash on hand	0.68	3.30
	<b>390.57</b>	<b>270.01</b>
<b>10. Bank Balance other than cash and cash equivalents</b>		
a. Deposits with banks for less than 3 months	450.80	75.35
	<b>450.80</b>	<b>75.35</b>
<b>11. Current tax assets (net)</b>		
a. Tax refund receivable	64.48	58.83
	<b>64.48</b>	<b>58.83</b>
<b>12. Other assets</b>		
( Unsecured, Considered goods unless stated otherwise)		
<b>Non-Current</b>		
a. Interest accrued on deposits	2.38	0.63
	<b>2.38</b>	<b>0.63</b>
<b>Current</b>		
a. Prepaid expenses	2.75	0.02
b. Advances to suppliers / Contractors	456.07	620.55
	<b>458.82</b>	<b>620.57</b>

**Parsvnath Landmark Developers Private Limited**  
**Notes to the financial Statements for the year ended 31 March, 2022**

**13. Equity Share Capital**

	<b>As at 31-March-22</b>	<b>As at 31-March-21</b>
	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>
<b>Authorised Share Capital</b>		
CLASS A - 27,20,101 equity shares of Rs. 10 each (as at 31 March, 2022: 27,20,101)	272.01	272.01
CLASS A - 27,20,101 equity shares of Rs. 10 each (as at 31 March, 2021: 27,20,101)		
CLASS B - 7,40,000 equity shares of Rs. 10 each (as at 31 March, 2022: 7,40,000)	74.00	74.00
CLASS B - 7,40,000 equity shares of Rs. 10 each (as at 31 March, 2021: 7,40,000)		
	<b>346.01</b>	<b>346.01</b>
<b>Issued, subscribed and fully-paid share capital</b>		
CLASS A - 27,20,101 fully paid equity shares of Rs. 10 each (as at 31 March, 2022: 27,20,101)	272.01	272.01
CLASS A - 27,20,101 fully paid equity shares of Rs. 10 each (as at 31 March, 2021: 27,20,101)		
CLASS B - 5,61,951 fully paid equity shares of Rs. 10 each (as at 31 March, 2022: 5,61,951)	56.20	56.20
CLASS B - 5,61,951 fully paid equity shares of Rs. 10 each (as at 31 March, 2021: 5,61,951)		
	<b>328.21</b>	<b>328.21</b>

**13.1 - Reconciliation of share capital**

	<b>Number of Shares</b>	<b>Number of Shares</b>
Balance as at March 31, 2020	<b>32,82,052</b>	<b>32,82,052</b>
Movements during the year		
Balance as at March 31, 2021	<b>32,82,052</b>	<b>32,82,052</b>
Movements during the year		
Balance as at March 31, 2022	<b>32,82,052</b>	<b>32,82,052</b>

**13.2 - Rights, preferences and restrictions attached to each class of equity shares**

- i. Each equity holder of each class is entitled to one vote per share.
- ii. Class B Shares are entitled to a dividend in preference to Class A shares as provided in the Shareholders Agreement dated January 6, 2011.

**13.3 - Details of share held by the holding company, its subsidiaries and associates**

	<b>As at 31-March-22</b>	<b>As at 31-March-21</b>
	<b>No. of shares</b>	<b>No. of shares</b>
Parsvnath Developers Limited, the Holding Company		
a. Class A Equity shares	27,20,101	27,20,101
b. Class B Equity Shares	5,61,951	5,61,951
	<b>32,82,052</b>	<b>32,82,052</b>

**13.4 Details of shares held by each shareholder holding more than 5%**

<b>As at March 31, 2022</b>	<b>As at March 31, 2021</b>
-----------------------------	-----------------------------

	<b>Number of shares held</b>	<b>% holding of equity shares</b>	<b>Number of shares held</b>	<b>% holding of equity shares</b>
<b>Fully paid equity shares</b>				
<b>Class A</b>				
Parsvnath Developers Limited	27,20,101	100.00%	27,20,101	100.00%
<b>Class B</b>				
Parsvnath Developers Limited	5,61,951	100.00%	5,61,951	100.00%

**Parsvnath Landmark Developers Private Limited**  
**Notes to the financial statements for the year ended 31 March, 2022**

**13.5 Shareholding of promoters:**  
**Shareholding As at 31 March '2022**

Sr. No.	Class of equity Shares	Promoter's Name	Nos. of shares at the beginning of the year	Change during the year	Nos. of shares at the end of the year	% of total shares	% change during the year
1.	Class A Equity shares	Parsvnath Developers Limited	27,20,101	-	27,20,101	82.88%	0.00%
2.	Class B Equity Shares	Parsvnath Developers Limited	5,61,950	-	5,61,950	17.12%	0.00%
3.	Class B Equity Shares	Mrs. Nutan Jain ( Nominee of Parsvnath Developers Limited )	1	-	1	0.00%	0.00%
<b>TOTAL</b>			<b>32,82,052</b>	<b>-</b>	<b>32,82,052</b>	<b>100%</b>	

**Shareholding As at 31 March '2021**

Sr. No.	Class of equity Shares	Promoter's Name	Nos. of shares at the beginning of the year	Change during the year	Nos. of shares at the end of the year	% of total shares	% change during the year
1.	Class A Equity shares	Parsvnath Developers Limited	27,20,101	-	27,20,101	82.88%	0.000%
2.	Class B Equity Shares	Parsvnath Developers Limited	5,61,950	-	5,61,950	17.12%	0.000%
3.	Class B Equity Shares	Mrs. Nutan Jain ( Nominee of Parsvnath Developers Limited )	1	-	1	0.00%	0.00%
<b>TOTAL</b>			<b>32,82,052</b>	<b>-</b>	<b>32,82,052</b>	<b>100%</b>	

**Parsvnath Landmark Developers Private Limited**  
**Notes to the financial Statements for the year ended 31 March, 2022**

	<b>As at 31-March-22</b>	<b>As at 31-March-21</b>
	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>
<b>14. Other equity</b>		
a. General reserve	1,350.00	1,350.00
b. Securities premium reserve	3,849.52	3,849.52
c. Debenture redemption reserve	5,000.00	5,000.00
d. Retained earnings	<u>(27,408.42)</u>	<u>(23,445.02)</u>
	<b><u>(17,208.90)</u></b>	<b><u>(13,245.50)</u></b>
<b>a. General reserve</b>		
Balance at the beginning of the year	1,350.00	1,350.00
Movement during the year	-	-
Balance at the end of the year	<u><b>1,350.00</b></u>	<u><b>1,350.00</b></u>
<b>b. Securities premium</b>		
Balance at the beginning of the year	3,849.52	3,849.52
Movement during the year	-	-
Balance at the end of the year	<u><b>3,849.52</b></u>	<u><b>3,849.52</b></u>
<b>c. Debenture redemption reserve</b>		
Balance at the beginning of the year	5,000.00	5,000.00
Movement during the year	-	-
Balance at the end of the year	<u><b>5,000.00</b></u>	<u><b>5,000.00</b></u>
<b>d. Retained earnings</b>		
Balance at the beginning of the year	(23,445.02)	(22,760.30)
Profit/(loss) for the year	<u>(3,963.40)</u>	<u>(684.72)</u>
Balance at the end of the year	<u><b>(27,408.42)</b></u>	<u><b>(23,445.02)</b></u>

**Nature and purpose of reserves:**

- a. General reserve - The Company has transferred a part of the net profit of the Company to general reserve.
- b. Securities premium - The amount received in excess of the face value of the equity shares issued by the Company is recognised in securities premium.
- c. Debenture redemption reserve - The amount has recognised debenture redemption reserve from its retained earnings. The amount of reserve is equivalent to 25% of the value of redeemable debentures issued by the Company. The reserve is to be utilised for the purpose of redemption of debentures.
- d. Retained earnings - Retained earnings are profits of the Company earned till date less transfer to general reserve and debenture redemption reserve.

**Parsvnath Landmark Developers Private Limited**  
**Notes to the financial Statements for the year ended 31 March, 2022**

	As at 31-March-22 Rs. in lakhs	As at 31-March-21 Rs. in lakhs
<b>15. Borrowings</b>		
<b>Current</b>		
<b>Secured - at amortised cost</b>		
a. 16% Non-convertible Debentures 2,000 (31 March, 2021: 2,000 ) Non-Convertible debentures of Rs. 10.00 lakhs each	20,000.00	20,000.00
	<b>20,000.00</b>	<b>20,000.00</b>

2000 16% Listed Redeemable Non –Convertible Debentures of face value Rs. 10.00 lakhs for cash aggregating to Rs. 20,000.00 lakhs were issued on 13<sup>th</sup> October, 2016.

The rate of Interest is 16% per annum for a period of 36 months from the date of issue and 18% per annum for the period starting from the expiry of 36 months from the date of issue and ending on the final settlement date.

There is a moratorium period of 12 months from the date of issue on the payment of interest.

The NCD is secured by (a) First charge over Company’s assets, present and future, including underlying land of the project and specific units of Jodhpur project of Parsvnath Developers Limited (b) First charge over all accounts established in relation to the proceeds of the Project and the Debentures, cash flows and distributions, agreements and other rights and properties of the Company and all monies, securities, instruments and/or cash equivalents deposited or required to be deposited in the bank accounts of the Company; and (c) First charge over all receivables of the Project and Jodhpur Project (specified units) (d) First charge over (i) all shareholder loans advanced to the Company; (ii) the Company’s rights and interests under all approvals, insurance contracts, project documents and any completion guarantees provided in relation to project documents; (iii) pledge over all shares of the Company held by Parsvnath Developers Limited; (iv) guarantees given by Parsvnath Developers Limited and Mr. Pradeep Jain, Chairman of Parsvnath Developers Limited.

The Company's management is in active discussion with the debenture holders for reschedulement of redemption of debentures starting from 31st March 2023 or the Company has an option for early redemption and payment of interest thereon. As per ongoing discussion with the debenture holders, the rescheduling of the same is principally approved by the debenture holders, however documentation for reschedulement is under process.

The terms of the debentures have been renegotiated with the debenture trustee and interest rate has been revised to 13% payable from the date of issue of debentures and premium payable on redemption of debentures has been waived.

**Parsvnath Landmark Developers Private Limited**  
**Notes to the financial Statements for the year ended 31 March, 2022**

	As at 31-March-22 Rs. in lakhs	As at 31-March-21 Rs. in lakhs
<b>16. Trade payables</b>		
<b>Current</b>		
a. Trade Payables		
i. Total outstanding due to Micro and Small Enterprises	3.95	4.23
ii. Total outstanding due to other than Micro and Small Enterprises *	851.75	616.88
	<b>855.70</b>	<b>621.11</b>
* Refer Note-44 for Trade payables ageing schedule		
Note:		
As per the information available with the Company, except as disclosed above, trade payables do not include any other amount due to Micro and Small Enterprises as defined under 'Micro, Small and Medium Enterprises Developments Act, 2006' (MSMED Act, 2006) and no interest has been paid in terms of MSMED Act, 2006.		
<b>17. Other financial liabilities *</b>		
<b>Current</b>		
a. Interest accrued:		
i. Interest accrued but not due on borrowings	17,232.33	12,947.33
b. Others:		
i. Due to related parties ( Refer Note-39 )	-	1,246.22
ii. Security deposits received	209.57	166.79
	<b>17,441.90</b>	<b>14,360.34</b>
* Carrying amount of these financial liabilities are reasonable approximation of their fair value.		
<b>18. Other liabilities</b>		
<b>Current</b>		
a. Advances from customers	46,803.57	53,114.08
b. Statutory dues (Withholding tax etc.)	169.97	170.83
C. Employee dues	109.79	87.43
	<b>47,083.33</b>	<b>53,372.34</b>
<b>19. Provisions</b>		
<b>Current</b>		
a. Employee benefits	7.99	8.65
	<b>7.99</b>	<b>8.65</b>
i. Gratuity ( Refer Note-34 )	5.15	3.41
ii. Leave compensation	2.84	5.24
	<b>7.99</b>	<b>8.65</b>

**Parsvnath Landmark Developers Private Limited**  
**Notes to the financial Statements for the year ended 31 March, 2022**

	As at 31-March-22 Rs. In lakhs	As at 31-March-21 Rs. In lakhs
<b>20. Deferred tax assets ( net)</b>		
Deferred tax assets	7,330.33	7,330.33
Deferred tax liabilities	-	-
<b>Net</b>	<b>7,330.33</b>	<b>7,330.33</b>

	Opening balance	Recognised in Profit and loss	Closing balance
--	-----------------	----------------------------------	--------------------

**Year ended 31 March, 2022**

Deferred tax assets in relation to:			
Property, plant and equipment	3.54		3.54
Employee benefits	5.73		5.73
	9.27	-	9.27
Tax losses	2,396.46		2,396.46
Others - Revenue recognition deferred in books	4,924.60		4,924.60
	<b>7,330.33</b>	-	<b>7,330.33</b>

**Year ended 31 March, 2021**

Deferred tax assets in relation to:			
Property, plant and equipment	4.08	(0.54)	3.54
Employee benefits	4.85	0.88	5.73
	8.93	0.34	9.27
Tax losses	2,396.46		2,396.46
Others - Revenue recognition deferred in books	4,924.61	-	4,924.60
	<b>7,329.99</b>	<b>0.34</b>	<b>7,330.33</b>

**Notes:**

- The Company has tax losses of Rs. 11,555.69 lakhs ( 31 March, 2021 - Rs. 11,426.34 lakhs) that are available for offsetting for eight years against future taxable income of the Company. The losses will expire as under:

	Current Year Rs. in lakhs	Previous Year Rs. in lakhs
Year ending 31 March, 2022		1,285.08
Year ending 31 March, 2023	29.21	29.21
Year ending 31 March, 2024	690.89	690.89
Year ending 31 March, 2025	3,773.90	3,773.90
Year ending 31 March, 2026	2,313.85	2,313.85
Year ending 31 March, 2027	2,645.47	2,645.47
Year ending 31 March, 2028	2,517.24	2,517.24
Year ending 31 March, 2029	660.39	660.39
Year ending 31 March, 2030	3,963.40	
<b>Total</b>	<b>16,594.35</b>	<b>13,916.03</b>

- On a prudence basis, the company has not recognised Deferred tax assets (DTA) on current year losses and other items. Unrecognised DTA on current year's losses is amounting to 1918.07 Lakhs (31st March 2021- 2396.46 lakhs)
- The Company has recognised deferred tax assets on its unabsorbed depreciation and business losses carried forward. The Company has executed flat / plot sale agreements with the customers against which the Company has also received advances, as disclosed in Note 18 of the financial statements. Revenue in respect of such sale agreements will get recognised in future years as per IND AS 115. Based on these sale agreements, the Company has certainty as on the date of the balance sheet, that there will be sufficient taxable income available to realise such assets in the near future. Accordingly, the Company has created deferred tax assets on its carried forward unabsorbed depreciation and business losses.
- The recognition of deferred tax assets on unabsorbed depreciation and tax losses to the extent is based detailed budgets prepared by the Company .

**Parsvnath Landmark Developers Private Limited**  
**Notes to the financial Statements for the year ended 31 March, 2022**

	Year ended 31 March, 2022	Year ended 31 March, 2021
	Rs. in lakhs	Rs. in lakhs
<b>21. Revenue from Operations</b>		
a. Revenue from operations	8,072.35	-
b. Other operating revenue:		
i. Scrap Sales	4.86	0.25
ii. Miscellaneous income	71.41	24.05
<b>Total</b>	<b>8,148.62</b>	<b>24.30</b>
<b>Note:</b>		
<b>Set out below is the amount of revenue recognised from:</b>		
<b>i. Movement of Contract liability</b>		
Amount included in contract liabilities at the beginning of the year	53,114.08	52,709.39
Add: Amount received / adjusted against contract liability during the year	1,041.84	404.69
Less: Performance obligation satisfied in current year (Refer note 21)	8,072.35	0.00
<b>Amount included in contract liabilities at the end of the year (Refer Note: 18 )</b>	<b>46,083.57</b>	<b>53,114.08</b>
<b>ii. Movement of Contract assets</b>		
Amount included in contract assets at the beginning of the year	17.76	50.27
Add: Performance obligation satisfied in current year (Refer note 21)	8,072.35	0.00
Less: Amount received / adjusted against contract assets during the year	6,878.06	32.51
<b>Amount included in contract assets at the end of the year ( Refer Note:8 )</b>	<b>1,212.05</b>	<b>17.76</b>
<b>22. Other income</b>		
a. Interest income:		
i. From customers	5.94	1.42
ii. On fixed deposits with bank	7.36	1.73
b. Excess provisions written back ( see note 36 )	-	1,481.21
Balance written off	3.44	-
c. Other receipts from customers	-	11.87
<b>Total</b>	<b>16.74</b>	<b>1,496.23</b>
<b>23. Changes in inventories of work-in-progress, stock-in-trade and finished goods</b>		
a. Inventories at the beginning of the year		
i. Work-in-progress	59,091.13	57,715.14
ii. Finished goods	3,973.77	4,023.27
	<b>63,064.90</b>	<b>61,738.41</b>
b. Add: Finance cost allocated to inventory of work-in-progress ( Refer Note-25 )	4,285.00	1,691.72
c. Less: excess provision written back ( see note 36 )	-	(1,367.27)
d. Inventories at the closing of the year		
i. Work-in-progress	54,831.65	59,091.13
ii. Finished goods	2,015.68	3,973.77
	<b>56,847.33</b>	<b>63,064.90</b>
<b>Net (increase)/decrease</b>	<b>10502.57</b>	<b>(1002.04)</b>
<b>24. Employee benefits expense</b>		
a. Salaries and wages	76.43	61.88
	<b>76.43</b>	<b>61.88</b>

**Parsvnath Landmark Developers Private Limited**  
**Notes to the financial Statements for the year ended 31 March, 2022**

	Year ended 31 March, 2022	Year ended 31 March, 2021
	Rs. in lakhs	Rs. in lakhs
<b>25. Finance costs</b>		
a. Interest expenses:		
i. On borrowings	4,285.00	3,524.43
ii. On delayed payment of statutory dues	53.44	18.97
	4,338.44	3,543.40
Less: Finance cost allocated to inventory of work-in-progress	4,285.00	1,691.72
b. Other borrowing cost	1.98	1.78
	<b>55.42</b>	<b>1,853.46</b>
<b>26. Depreciation and amortisation expense</b>		
a. Depreciation on property, plant and equipment	6.62	6.48
	<b>6.62</b>	<b>6.48</b>
<b>27. Other expenses</b>		
a. Power and fuel	148.54	80.15
b. Travelling and conveyance	0.89	0.67
c. Repair and maintenance	3.71	2.40
d. Insurance	6.21	3.43
e. Rates and Taxes	45.08	76.73
f. Postage and telegram	0.77	0.17
g. Printing and stationery	0.72	0.80
h. Compensation to customers	808.78	17.70
i. Advertisement and publicity	4.83	7.93
j. Payment to auditors (see note below)	0.50	8.26
k. Legal and professional charges	189.73	229.41
l. Project consultancy fee	37.44	17.58
m. Rent-office *	1.64	1.64
n. Balances written off	-	80.63
o. Miscellaneous expenses	64.10	59.38
	<b>1,312.94</b>	<b>586.88</b>
<b>Payment to auditors (Net of GST input credit)</b>		
i. Statutory audit fee ( Payment to current auditor )	0.50	-
ii. Statutory audit fee ( Payment to previous auditor )	-	8.26
	<b>0.50</b>	<b>8.26</b>

\* Rent related to short term lease.

**Parsvnath Landmark Developers Private Limited**  
**Notes to the financial Statements for the year ended 31 March, 2022**

	Year ended 31 March, 2022	Year ended 31 March, 2021
	Rs. in lakhs	Rs. in lakhs
<b>28. Income taxes</b>		
<b>A. Income tax recognised in profit and loss</b>		
<b>Current tax</b>		
In respect of the current year	-	-
Tax adjustment of previous year	-	8.21
	-	<b>8.21</b>
<b>Deferred tax</b>		
In respect of the current year	-	(0.34)
	-	<b>(0.34)</b>
Total income tax expense recognised in the Profit and loss	-	<b>7.87</b>
<b>B. Reconciliation of income tax expense with accounting profit</b>		
i. Profit/(loss) before tax	(3,963.40)	(676.85)
i. Income tax expense calculated at 26%	(1,030.48)	(175.98)
ii. Effect of expenses that are not deductible in determining taxable income	-	175.64
iii. Effect due to change in tax rate	-	
iv. Adjustment recognised in the current year in relation to the deferred tax of previous years.	-	8.21
v. Adjustment on account of deferred tax not recognised on prudence basis.	1,030.48	-
Total income tax expense recognised in the Statement of Profit and Loss (i to iv)	-	<b>7.87</b>

The tax rate used for the years 2021-2022 is 26% and for 2020-2021 26%, payable by corporate entities in India on taxable profits under the Indian tax laws.

**Parsvnath Landmark Developers Private Limited**  
**Notes to the financial Statements for the year ended 31 March, 2022**

	<b>As at 31 March, 2022</b>	<b>As at 31 March, 2021</b>
	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>
<b>29. Contingent liabilities</b>		
Claims against the Company not acknowledged as debts		
- Customers complaints pending in consumer court	19,487.19	15,306.32
- Income Tax Demand	1,361.77	-
	<b>20,848.97</b>	<b>15,306.32</b>

**Note:**

It is not possible for the Company to estimate cash outflows. The extent to which an outflow of funds will be required is dependent on the pending resolution of the respective proceedings/legal cases and it is determinable on receipt of judgement/ decision pending with various forums/authorities/court.

**30 Commitments**

The Company does not have any significant financial commitments.

**31.** The National Consumer Disputes Redressal Commission (NCDRC) vide its interim order passed on 19 July 2015 in connection with a complaint filed by Resident Welfare Association (RWA) for delay in handing over of possession of La-Tropicana project, had given interim relief to complainants by way of compensation as agreed in the flat buyer agreement. The company had paid the compensation in accordance with the interim order and the amount paid has been charged to the statement of profit and loss during the financial year 2017-18. During the course of hearing on 21 December 2018, the Hon'ble Commission suggested that the parties should try to amicably resolve the dispute. On 30th April 2019 a Memorandum of Understanding (MOU) was signed with the RWA to settle the matter and was taken on record by the NCDRC in its final order dated 30th April 2019. The RWA has subsequently filed an execution application seeking enforcement of the terms of the MOU for which the legal proceedings are on .

**32** The Company did not have any long term contracts including derivative contracts for which there were any material foreseeable losses.

**33.** Details of borrowing cost capitalised/inventorised during the year:

	<b>As at 31 March, 2022</b>	<b>As at 31 March, 2021</b>
	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>
Inventory	4,285.00	1,691.72

**34. Employee benefit plan**

The Company offers its employees defined benefit plan in the form of a gratuity scheme. Benefits under gratuity scheme are based on year's of service and employee remuneration. The scheme provides for lump sum payment to vested employees at retirement, death while on employment, resignation or on termination of employment.

Amount is equivalent to 15 days salary payable for each completed year of service or part thereof in excess of 6 months. Vesting occurs upon completion of 5 years of continuous service.

The following table sets out the amount recognised in respect of gratuity in the financial statements:

	<b>As at 31 March, 2022</b>	<b>As at 31 March, 2021</b>
	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>
Liability at the beginning of the year	3.41	1.93
Current service cost	1.74	1.48
Paid during the year	-	-
Liability at the end of the year	5.15	3.41
Expensed recognised in the Statement of Profit and Loss	<b>1.74</b>	<b>1.48</b>

**35. Segment reporting**

The chief operating decision maker ( 'CODM') for the purpose of resource allocation and assessment of segments performance focuses on Real Estate, thus operates in a single business segment. The Company is operating in India, which is considered as single geographical segment. Accordingly, the reporting requirements for segment disclosure as prescribed by Ind AS 108 are not applicable.

**36.** The debentureholders have agreed for reduction of interest payable on debentures, retrospectively from the date of original issue of debentures. Accordingly, interest payable on debentures has been revised as per agreed reduced rates and excess provision for earlier year's amounting to Rs. 1,481.21 lakhs has been reversed and taken during in the year 2020.21 to 'Other Income' in the statement of profit and loss. The formal documentation for reduction in the rate of interest is under progress.

**Parsvnath Landmark Developers Private Limited**  
**Notes to the financial Statements for the year ended 31 March, 2022**

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**37. Earnings per share**

		<u>As at</u> <u>31 March, 2022</u>	<u>As at</u> <u>31 March, 2021</u>
i.	Net loss for calculation of basic and diluted earnings per share	Rs. In lakhs (3,963.40)	(684.72)
ii.	Weighted average number of equity shares outstanding during the year	Numbers 32,82,052	32,82,052
iii.	Basic and diluted earnings per share	Rs. (120.76)	(20.86)
iv.	Nominal value of equity shares	Rs. 10	10

**38. Corporate social responsibility**

In terms of provisions of section 135 of the Companies Act, 2013, the Company was not required to spend on Corporate Social Responsibility ( CSR ) during the year in view of the continuing losses during the last three years and there is no unspent amount towards Corporate Social Responsibilities (CSR) under section (5) of Section 135 of the Act pursuant to any project.

**Parsvnath Landmark Developers Private Limited**  
**Notes to the financial Statements for the year ended 31 March, 2022**

**39. Related party disclosures**

**a. List of related parties**

- i. Holding Company**  
 - Parsvnath Developers limited (PDL)
- ii. Entities over which company, subsidiary/Key Managerial Persons/their relative, exercise significance influence**  
 - Parsvnath Realcon Private Limited (PRPL)

**b. Balances outstanding/transactions with related parties**

	<b>Holding Company</b>	<b>Holding Company</b>	<b>PRPL</b>	<b>PRPL</b>
	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>
	<b>Current year</b>	<b>Previous year</b>	<b>Current year</b>	<b>Previous year</b>
<b>i. Transactions during the year</b>				
Advance repaid	5.00	12.01	-	-
Advance received	-	1,201.98	-	0.30
Purchase return (including service tax)	1,958.09	49.50	-	-
Security Deposit received back	2,328.67	-	-	-
Rent paid ( excluding GST )	1.39	1.39	-	-
<b>ii. Balances at year-end</b>				
Trade payable	0.95	2.18	-	-
Short term advance	-	1,246.22	0.30	0.30
Security Deposit	1,631.18	3,959.85	-	-
Financial Guarantees	20,000.00	20,000.00	-	-

**Notes:**

- 1 Related party transactions entered during the year were in ordinary course of business and are on arm's length basis

**Terms and conditions of transactions with related parties**

All related party transactions entered during the year were in ordinary course of business and are on arm's length basis. Loans given to wholly owned subsidiaries are unsecured and interest free. For the year ended 31 March, 2022, the Company has not recorded any impairment of receivables from related parties (31 March, 2021 - Nil). The Company makes this assessment each financial year through examination of the financial position of the related party and the market condition in which the related party operates.

**40. OTHER STATUTORY INFORMATION FOR THE YEAR ENDED 31 MARCH 2022 AND 31 MARCH 2021:**

- (i) The Company do not have any benami property , where any proceeding has been initiated or pending against the Company for holding any benami property under the Benanmi Transactions ( prohibition ) Act, 1988 ( 45 of 1988 ) and reules made thereunder.
- (ii) The Company does not have any transaction with companies struck off under Section 248 of the Companies Act. 2013
- (iii) The Company does not have any charge or satisfaction which is yet to be registered with Registrar of Companies beyond the statutory period.
- (iv) The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (v) The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
  - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries); or
  - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- (vi) The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
  - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries); or
  - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (vii) The Company do not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income in the tax assessments under the Income-tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income-tax Act, 1961).
- (viii) The Company has not been declared wilful defaulter by any bank or financial institution or Government or any Government authority or other lender, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.
- (ix) The Company does not have any investment and hence compliance under the number of layers prescribed under Clause (87) of Section 2 of the Companies Act, 2013 read with the Companies (Restriction on number of Layers) Rules, 2017 from the date of their implementation is not applicable to the company.
- (x) The Company has not provided and paid any remuneration to Directors during the year.
- (xi) The Company has not taken any over draft facility during the year, so disclosure regarding discrapancies between balance as per books and quarterly statement sent to Bank is not applicable.

- (xii) The Company has incurred cash losses during the current and previous years. Due to continued recession in the real estate sector owing to slow down in demand, the Company is facing tight liquidity situation as a result of which there have been delays/defaults in payment of principal and interest on borrowings, statutory liabilities, salaries to employees and other dues. Also, the Company continues to face lack of adequate sources of finance to fund execution and completion of its ongoing projects resulting in delayed realisation from its customers and lower availability of funds to discharge its liabilities. The company is continuously exploring alternate sources of finance, including sale of non-core assets to generate adequate cash inflows for meeting these obligations and to overcome this liquidity crunch. In the opinion of the Management, no adverse impact is anticipated on future operations of the company.
  
- (xiii) In the opinion of the Board of directors, Current and non current assets do have a value on realisation in the ordinary course of business at least equal to the amount at which they are stated.
  
- (xiv) Term loan taken from Bank, Financial Institutions or any lender were utilized for the purpose for which taken.
  
- (xv) There was no amounts which was required to be transferred to the Investor Education & Protection Fund, during the year.

**41.** The outbreak of Coronavirus (COVID-19) pandemic has caused significant disturbance and slowdown of economic activity. COVID-19 has adversely impacted the business operations of the company, by way of interruption of construction activities, supply chain disruption, unavailability of labour, etc. The Company has assessed the economic impact of Covid-19 on its business by evaluating various scenarios on certain assumptions and current indicators of future economic conditions and on the basis of internal and external sources of information. Based on this, the Company has assessed recoverability and carrying value of its assets comprising inventory, receivables, investments, investment properties, intangible assets, right of use assets, advances, deferred tax assets and other financial and non-financial assets and believes that it will recover the carrying value of all its assets. The management will continue to closely monitor any material changes arising out of future economic conditions and impact on its business.

**Parsvnath Landmark Developers Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2022**

**42 Ratios:**

S. No.	Particulars	Numerator	Denominator	As on 31.03.2022	As on 31.03.2021	% Changes In ratio	Remarks (Explanation shall be provided for any change in the ratio by more than 25% as compared to the preceding year.)
1	Current ratio (in times)	Current assets	Current liabilities	0.70	0.73	-3.97	Not Applicable
2	Debt-equity ratio (in times)	Total debt	Total equity	-0.91	-1.12	-18.11	Not Applicable
3	Debt service coverage ratio (in times)	Earnings before exceptional items, interest and tax (EBIT) & Finance cost charged to inventory	[Finance cost + principal repayments made during the period for non-current borrowings (including current maturities)]	-0.90	0.33	-369.34	Decrease in ratio due to increase in finance cost.
4	Return on equity ratio (%)	Net profit after tax	Total equity excluding Debenture Redemption Reserve	18.11%	3.82%	373.99	Increase in ratio due to increase in loss.
5	Inventory turnover ratio (in times)	Cost of goods sold	Average inventories	Not Applicable	Not Applicable	Not Applicable	Not Applicable
6	Trade receivable turnover ratio (in times)	Revenue from operations	Average trade receivables	13.25	0.71	1754.98	Increase in ratio due to increase in revenue & decrease in trade receivables.
7	Trade payable turnover ratio (in times)	Cost of goods sold	Average trade payables	Not Applicable	Not Applicable	Not Applicable	Not Applicable
8	Net capital turnover ratio (in times)	Revenue from operations	Working capital\$	-0.32	-0.00	31400.00	Decrease in ratio due to increase in revenue.
9	Net profit ratio (in %)	Net profit after tax	Revenue from operations	-0.49	-28.18	-98.26	Increase in ratio due to increase in loss.
10	Return on capital employed (%)	Earnings before exceptional items, interest and tax (EBIT) & Finance cost charged to inventory	Capital employed@	-0.12	0.56	-121.43	Decrease in ratio due to increase in loss.
11	Return on investment (%) ^						
	(i) Fixed income investments	Interest income	Average investment in fixed income investments	Not Applicable	Not Applicable	Not Applicable	Not Applicable

\$ Working capital = Total current assets less Total current liabilities.

@Capital employed has been considered as Total equity excluding DRR, Total debts excluding interest accrued net of cash and cash equivalents.

^ does not include return on investment in subsidiaries, associates, joint ventures and partnership firms which are stated at cost as per Ind AS 27 'Separate Financial Statements' and unquoted equity investments being measured at fair value through other comprehensive income ('FVTOCI').

**Parsvnath Landmark Developers Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2022**

**43 Ageing of Trade Receivables**

Rs in lakhs

Ageing of receivables as at 31 March,2022							
Particulars	Unbilled dues	Less than 6 Months	6 Months – 1 Year	1 – 2 Years	2 – 3 Years	More than 3 Yrs	Total
(i) Undisputed Trade Receivables – Considered Goods	-	-	1,198.31	0.30	-	13.44	1,212.05
(ii) Undisputed Trade Receivables – Considered Doubtful	-	-	-	-	-	-	-
(iii) Disputed Trade Receivables – Considered Goods	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables – Considered Doubtful	-	-	-	-	-	-	-
<b>Total</b>	-	-	<b>1,198.31</b>	<b>0.30</b>	-	<b>13.44</b>	<b>1,212.05</b>

Rs in lakhs

Ageing of receivables as at 31 March,2021							
Particulars	Unbilled dues	Less than 6 Months	6 Months – 1 Year	1 – 2 Years	2 – 3 Years	More than 3 Yrs	Total
(i) Undisputed Trade Receivables – Considered Goods	-	-	4.32	-	-	13.44	17.76
(ii) Undisputed Trade Receivables – Considered Doubtful	-	-	-	-	-	-	-
(iii) Disputed Trade Receivables – Considered Goods	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables – Considered Doubtful	-	-	-	-	-	-	-
<b>Total</b>	-	-	<b>4.32</b>	-	-	<b>13.44</b>	<b>17.76</b>

**44 Ageing of Trade Payables**

Rs in lakhs

Ageing of Outstanding balances as at 31 March,2022						
Particulars	Unbilled dues	Less than 1 Year	1 – 2 Years	2 – 3 Years	More than 3 Yrs	Total
<b>Undisputed:</b>						
(i) Due to micro and small enterprises	-	-	-	-	3.95	3.95
(ii) Due to other than micro and small enterprises	185.38	308.13	8.64	45.24	304.36	851.75
<b>Disputed:</b>						
(i) Due to micro and small enterprises	-	-	-	-	-	-
(ii) Due to other than micro and small enterprises	-	-	-	-	-	-
<b>Total</b>	<b>185.38</b>	<b>308.13</b>	<b>8.64</b>	<b>45.24</b>	<b>308.31</b>	<b>855.69</b>

Rs in lakhs

Ageing of Outstanding balances as at 31 March,2021						
Particulars	Unbilled dues	Less than 1 Year	1 – 2 Years	2 – 3 Years	More than 3 Yrs	Total
<b>Undisputed:</b>						
(i) Due to micro and small enterprises	-	-	-	-	4.23	4.23
(ii) Due to other than micro and small enterprises	104.26	168.57	3.16	28.35	312.52	616.85
<b>Disputed:</b>						
(i) Due to micro and small enterprises	-	-	-	-	-	-
(ii) Due to other than micro and small enterprises	-	-	-	-	-	-
<b>Total</b>	<b>104.26</b>	<b>168.57</b>	<b>3.16</b>	<b>28.35</b>	<b>316.75</b>	<b>621.08</b>

**Parsvnath Landmark Developers Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2022**

**45 Financial Instruments**

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

		<b>Rs. in lakhs</b>							
		<b>As at 31-March-22</b>				<b>As at 31-March-21</b>			
		<b>Total</b>	<b>Amortised Cost</b>	<b>At cost</b>	<b>FVTPL</b>	<b>Total</b>	<b>Amortised Cost</b>	<b>At cost</b>	<b>FVTPL</b>
<b>Financial assets</b>									
i.	Trade receivables	1,212.05	1,212.05	-	-	17.76	17.76	-	-
ii.	Cash and cash equivalents	390.57	390.57	-	-	270.01	270.01	-	-
iii.	Other financial assets	2,163.58	2,163.58	-	-	4,048.64	4,048.64	-	-
<b>Total financial assets</b>		<b>3,766.19</b>	<b>3,766.19</b>	<b>-</b>	<b>-</b>	<b>4,336.40</b>	<b>4,336.40</b>	<b>-</b>	<b>-</b>
<b>Financial liabilities</b>									
i.	Borrowings	20,000.00	20,000.00	-	-	20,000.00	20,000.00	-	-
ii.	Trade Payables	855.70	855.70	-	-	621.11	621.11	-	-
iii.	Other financial liabilities	17,441.90	17,441.90	-	-	14,360.34	14,360.34	-	-
<b>Total financial liabilities</b>		<b>38,297.60</b>	<b>38,297.60</b>	<b>-</b>	<b>-</b>	<b>34,981.45</b>	<b>34,981.45</b>	<b>-</b>	<b>-</b>

The Company has disclosed financial instruments such as trade receivables, other financial assets, trade payables, borrowings and other financial liabilities at carrying value because their carrying amounts are reasonable approximation of the fair values.

**Parsvnath Landmark Developers Private Limited**  
**Notes to the financial statements for the year ended 31 March, 2022**

**46 Financial Risk Management**

The Company's business operations are exposed to various financial risks such as liquidity risk, market risks, credit risk, interest rate risk, funding risk etc. The Company's financial liabilities mainly includes borrowings taken for the purpose of financing company's operations. Financial assets mainly includes trade receivables and other financial assets.

The Company has a system based approach to financial risk management. The Company has internally instituted an integrated financial risk management framework comprising identification of financial risks and creation of risk management structure. The financial risks are identified, measured and managed in accordance with the Company's policies on risk management. Key financial risks and mitigation plans are reviewed by the board of directors of the Company.

**Liquidity Risk**

Liquidity risk is the risk that the Company may face to meet its obligations for financial liabilities. The objective of liquidity risk management is that the Company has sufficient funds to meet its liabilities when due. The Company is under stressed conditions, which has resulted in delays in meeting its liabilities. The Company, regularly monitors the cash outflow projections and arrange funds to meet its liabilities.

The following table summarises the maturity analysis of the Company's financial liabilities based on contractual undiscounted cash outflows:

	<b>Carrying amount</b>	<b>Payable within 1 year</b>	<b>Payable in 1-3 years</b>	<b>Rs. in lakhs</b>	
				<b>Payable more than 3 years</b>	
<b>As at 31 March, 2022</b>					
Borrowings	20,000.00	20,000.00	-	-	-
Trade payables	855.70	855.70	-	-	-
Other financial liabilities	17,441.90	17,441.90	-	-	-
	<b>38,297.60</b>	<b>38,297.60</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>As at 31 March, 2021</b>					
Borrowings	20,000.00	20,000.00	-	-	-
Trade payables	621.11	621.11	-	-	-
Other financial liabilities	14,360.34	14,360.34	-	-	-
	<b>34,981.45</b>	<b>34,981.45</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Market risk**

Market risk is the risk that future cash flows will fluctuate due to changes in market prices i.e. interest rate risk and price risk.

**A. Interest rate risk**

Interest rate risk is the risk that the future cash flows will fluctuate due to changes in market interest rates. The Company is mainly exposed to the interest rate risk due to its borrowings. The Company manages its interest rate risk by having fixed rate borrowings. The Company does not enter into any interest rate swaps.

## Interest rate sensitivity analysis

The exposure of the company's borrowing to interest rate change at the end of the reporting periods are as follows :

	<b>As at 31 March, 2022</b>	<b>As at 31 March, 2021</b>
	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>
<b>Variable rate borrowings</b>		
Long Term	-	-
Short Term	-	-
<b>Total Variable rate Borrowing</b>	<b>-</b>	<b>-</b>
<b>Fixed Rate Borrowings</b>		
Long Term	20,000.00	20,000.00
Short Term	-	-
<b>Total Fixed rate Borrowing</b>	<b>20,000.00</b>	<b>20,000.00</b>
<b>Total Borrowing</b>	<b>20,000.00</b>	<b>20,000.00</b>

### Sensitivity

Variable Interest rate loans are exposed to interest rate risk, the impact on profit or loss before tax maybe as follows :

	<b>Year ended 31 March, 2022</b>	<b>Year ended 31 March, 2021</b>
	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>
Total Interest	4,285.00	3,524.43
Increase in interest rate by 1 %	-200.00	-200.00
Decrease in interest rate by 1 %	200.00	200.00

## B. Price risk

The Company has very limited exposure to price sensitive securities, hence price risk is not material.

## Credit Risk

Credit risk is the risk that customer or counter-party will not meet its obligation under the contract, leading to financial loss. The Company is exposed to credit risk for receivables from its real estate customers and refundable security deposits.

Customers credit risk is managed, generally by receipt of sale consideration before handing over of possession and/or transfer of legal ownership rights. The Company credit risk with respect to customers is diversified due to large number of real estate projects with different customers spread over different geographies.

Based on prior experience and an assessment of the current receivables, the management believes that there is no credit risk and accordingly no provision is required. The ageing of trade receivables is as below:

	<b>As at 31 March, 2022</b>	<b>As at 31 March, 2021</b>
	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>
Outstanding for more than 6 months	1,212.05	17.76
Outstanding for 6 months or less	-	-
	<b>1,212.05</b>	<b>17.76</b>

## 47 Capital Management

For the purpose of capital management, capital includes equity capital, share premium and retained earnings. The Company maintains balance between debt and equity. The Company monitors its capital management by using a debt-equity ratio, which is total debt divided by total capital.

The debt-equity ratio at the end of the reporting period is as follows:

	<b>As at 31 March, 2022</b>	<b>As at 31 March, 2021</b>
	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>
<b>Borrowings:</b>		
- Long term	20,000.00	20,000.00
- Short term	-	-
- Current maturities of long term borrowings	-	-
<b>Total borrowings - A</b>	<b>20,000.00</b>	<b>20,000.00</b>
<b>Equity</b>		
- Share capital	328.21	328.21
- Other equity	(22,208.90)	(18,245.50)
<b>Total Equity - B</b>	<b>(21,880.68)</b>	<b>(17,917.28)</b>
Debt to equity ratio (A/B)	-0.91	-1.12

## 48. Events after the reporting period

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

49. Previous year figures have been regrouped / reclassified wherever necessary, to make them comparable with current year figures.
50. The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified and the final rules/ interpretation have not yet been issued. The Company will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code becomes effective. Based on the preliminary assessment the entity believes the impact of the change will not be significant

## 51. Approval of the financial statements

The financial statements were approved for issue by Board of Directors on 30<sup>th</sup> May, 2022.

**For T R Chadha & Co. LLP**  
Chartered Accountants  
Firm's Registration No. 006711N/N500028

S/d -  
**Aashish Gupta**  
Partner  
**Membership No. 097343**

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

S/d -  
**Atul Jain**  
Director  
DIN: 00102555

S/d -  
**Surya Mani Pandey**  
Director  
DIN: 08250346

S/d -  
**Atul Kumar Gupta**  
Company Secretary

Place: Delhi  
Date: 30 May, 2022