



Limited review report on unaudited quarterly and year-to-date financial results under regulation 52 of the securities and exchange board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 of Parsvnath Landmark Developers Private Limited for the period ended 30th September 2022.

To,

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

1. We have reviewed the accompanying statement of unaudited financial results of Parsvnath Landmark Developers Private Limited ("the company") for the quarter ended 30 September 2022 and year to date results for the period from 1 April 2022 to 30 September 2022 ("the statement").
2. This Statement, which is the responsibility of the company's management and approved by the Board of Directors has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" (Ind AS 34) prescribed under section 133 of the companies Act 2013, and other accounting principles generally accepted in India and in compliance with Regulation 52 of the securities and exchange board of India(Listing Obligations and Disclosure Requirements) Regulation 2015 as amended ("the Listing Regulations"). Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review of the statement in accordance with the standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information performed by the independent auditor of the entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations, including the manner in which it is to be disclosed or that it contains any material misstatement.

5. Emphasis of Matters

- (a) Attention is invited to note no 10 to the financial results, the Company has recognized cumulative Deferred Tax Assets of Rs. 7,295.38 lakhs till September 30,2022 (March 2022 Rs. 7,330.33 lakhs). Based on the management assumption and future business plan, management is certain about realization of these assets in coming year.

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(A limited liability partnership with LLP Identification No. AAF-3926) with effect from 28th December, 2015

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- (b) Attention is drawn to note 11 in the accompanying financial results which indicates that certain old debit balances related to advance to vendor/receivables of Rs. 902.37 lakhs are subject to confirmation/ reconciliation. The management of the Company is of the opinion that amount is good & recoverable.

Our conclusion is not modified in respect of this matters.

For T R Chadha & Co LLP
Chartered Accountants
Firm's Reg. No-: 006711N/N500028



Aashish Gupta
(Partner)
Membership No. 097343

UDIN No. 22097343 BCYNFW4544

Place: Delhi
Date: 12/11/2022

Statement of unaudited standalone financial results for the quarter and half year ended September 30, 2022

(Rs. in lakhs, except per share data)

S. No.	Particulars	Quarter ended			6 months ended		Year ended
		September 30, 2022	June 30, 2022	September 30, 2021	September 30, 2022	September 30, 2021	31.03.2022
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
a.	Revenue from operations	297.16	80.03	17.42	377.19	54.08	8,148.62
b.	Other income	13.11	14.21	7.28	27.32	9.57	16.74
	Total income	310.27	94.24	24.70	404.51	63.66	8,165.36
2	Expenses						
a.	Cost of materials consumed	439.86	329.73	87.56	769.59	168.51	461.84
b.	Contract cost, labour and other charges	1,632.96	488.93	238.90	2,121.89	668.57	1,671.03
c.	Purchase of stock-in-trade (- Purchase Return)	(765.50)	(501.87)	-	(1,267.37)	(149.96)	(1,958.09)
d.	Changes in inventories of work-in-progress	(1,240.23)	(167.54)	(410.77)	(1,407.78)	(841.36)	10,502.57
e.	Employee benefit expense	2.88	2.67	19.99	5.56	32.94	76.43
f.	Finance costs	0.16	8.06	(529.08)	8.22	2.12	55.42
g.	Depreciation and amortisation expense	3.45	2.37	1.63	5.82	3.19	6.61
h.	Other expenses	72.11	26.93	109.23	99.04	256.43	1,312.94
	Total expenses	145.69	189.28	(482.54)	334.97	140.43	12,128.75
3	Profit/(loss) before tax (1-2)	164.58	(95.04)	507.24	69.54	(76.77)	(3,963.39)
4	Tax expense						
	Tax adjustment for earlier years	-	-	-	-	-	-
	Deferred tax charge/(credit)	-	34.94	-	34.94	(0.35)	-
	Total tax expense/(benefit)	-	34.94	-	34.94	(0.35)	-
5	Profit/(loss) for the period/year (3-4)	164.58	(129.98)	507.24	34.60	(76.42)	(3,963.39)
6	Other comprehensive income	-	-	-	-	-	-
7	Total comprehensive income / (loss) for the year (5+6)	164.58	(129.98)	507.24	34.60	(76.42)	(3,963.39)
8	Paid up equity share capital, Equity share of Rs. 10 each	328.21	328.21	328.21	328.21	328.21	328.21
9	Other equity						(17,208.88)
10	Earnings per equity share (Face value of Rs. 10 each)						
a.	Basic (in Rs.)	5.01	(3.96)	15.45	1.05	(2.33)	(120.76)
b.	Diluted (in Rs.)	5.01	(3.96)	15.45	1.05	(2.33)	(120.76)






Statement of unaudited standalone assets and liabilities as at 30 September, 2022

Particulars	(Rs. in lakhs)	
	As at 30.09.2022	As at 31.03.2022
	Unaudited	Audited
Assets		
Non-current assets		
i. Property, plant and equipment	100.24	38.69
ii. Financial assets		
a. Other financial assets	1,594.08	1,635.78
iii. Deferred tax assets (net) (See note 8)	7,295.38	7,330.33
iv. Other non-current assets	0.63	2.38
Total non-current assets	8,990.33	9,007.18
Current assets		
i. Inventories	60,890.02	56,847.33
ii. Financial assets		
a. Trade receivables	335.75	1,212.05
b. Cash and cash equivalents	613.07	416.37
c. Bank balances other than (ii) above	2,400.00	425.00
d. Other financial assets	92.67	77.00
iii. Current tax assets (net)	84.76	64.48
iv. Other current assets	1,372.28	458.81
Total current assets	65,788.55	59,501.05
Total assets	74,778.88	68,508.23
Equity and Liabilities		
Equity		
i. Equity share capital	328.21	328.21
ii. Other equity	(17,174.31)	(17,208.88)
Total Equity	(16,846.10)	(16,880.67)
Liabilities		
Non-current liabilities		
i. Financial liabilities		
a. Borrowings	-	-
Total non-current liabilities	-	-
Current liabilities		
i. Financial liabilities		
a. Borrowings	20,000.00	20,000.00
b. Trade Payables		
- Total outstanding dues of micro enterprises and small enterprises	3.95	3.95
- Total outstanding dues of creditors other than micro enterprises and small enterprises	962.02	851.75
c. Other financial liabilities	19,930.94	17,441.90
ii. Provisions	8.46	7.99
iii. Other current liabilities	50,719.60	47,083.31
Total current liabilities	91,624.98	85,388.90
Total liabilities	91,624.98	85,388.90
Total equity and liabilities	74,778.88	68,508.23



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

Particulars	Half Year ended 30 September, 2022	Year ended 31 March, 2022
	Rs. in lakhs	Rs. in lakhs
A. Cash flows from operating activities		
Profit/(loss) before tax	69.54	(3,963.40)
Finance costs	2,350.00	4,285.00
Depreciation and amortisation expense	5.82	6.62
	2,425.36	328.22
Adjustments for:		
(Increase)/decrease in inventories	(4,042.68)	6,217.57
(Increase)/decrease in trade receivables	876.30	(1,194.29)
(Increase)/decrease in other non-current financial assets	41.70	2,328.67
(Increase)/decrease in other non-current assets	(13.91)	(1.75)
(Increase)/decrease in other current assets	(913.46)	161.74
Increase/(decrease) in trade payables	110.27	234.61
Increase/(decrease) in other financial liabilities	29.25	(1,181.08)
Increase/(decrease) in other liabilities	3,746.06	(6,311.39)
Increase/(decrease) in provisions	0.47	(0.66)
Cash generated from operations	2,259.36	581.63
Income taxes paid (net)	20.28	5.65
Net cash flow from/(used in) operating activities	2,239.08	575.98
B. Cash flows from investing activities		
Purchase of property, plant and equipment	(67.38)	(11.81)
Decrease/(increase) in bank balances not considered as Cash and cash equivalents	(1,975.00)	(417.87)
Net Cash flow from/(used in) investing activities	(2,042.38)	(429.68)
C. Cash flows from financing activities		
Proceeds from borrowings	-	-
Interest paid	-	-
Net Cash flow from/(used in) financing activities	-	-
Net increase in Cash and cash equivalents (A+B+C)	196.70	146.30
Cash and cash equivalents at the beginning of the year	416.37	270.07
Cash and cash equivalents at the end of the year	613.07	416.37



Notes:

- 1 Parsvnath Landmark Developers Private Limited(the 'Company') is primarily engaged in the business of promotion, construction, development of residential buildings, flats, apartments, integrated township etc.
- 2 These financial results for the quarter and half year ended 30 September 2022, were approved by the Board of Directors in their meetings held on 12 November 2022. These financial results have been subjected to limited review by the statutory auditors of the Company
- 3 CRISIL Ltd has reaffirmed its rating on non-convertible debentures of the Company at 'CRISIL D' vide its Rating Rationale dated 30 December, 2021.
- 4 The financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards as specified under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other accounting principles generally accepted in India.
- 5 Figures for the quarter ended 30 September 2022 represent the balancing figures derived by deducting the reviewed year-to-date figures for the first six months ended 30 September 2022 and year to date figures up to the end of quarter ended 30 June 2022.
- 6 The debenture holders have agreed for reduction of interest payable on debentures, retrospectively from the date of issue of debentures, accordingly interest payable on debentures has been revised as per agreed reduced rates .However documentation for reduction in interest rate is under process.
- 7 The Company's management is in active discussion with the debenture holders for reschedulement of redemption of debentures 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.
- 8 The Company is engaged in the business of 'Real Estate'. Hence the Company has only one operating segment and disclosure under Ind AS 108 on "Operating Segments" is not applicable.
- 9 The Company has not received any complaint from the investor during the half year ended September 30, 2022 and there was no complaint pending at the beginning of the year.
- 10 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. Revenue in respect of such sale agreements will get recognised in future years. Based on these sale agreements, the Company has certainty as on the date of balance sheet, that there will be sufficient taxable income available to realise such assets in near future. Accordingly, the Company has created deferred tax assets on its carried forward unabsorbed depreciation and business losses. The recognition of deferred tax assets on tax losses is based on the assumptions, future business plan and detail budgets prepared by the Company which have been approved by the Board of Directors.
- 11 Certain old debit balances relate to advance to vendors/receivables/bank balances of Rs.902.37 lakhs are subject to confirmation/reconciliation . The management of the Company is of the opinion that amount is goods & recoverables.
- 12 Additional disclosure as per Regulation 52(4) of SEBI (LODR) Regulation 2015 are as under

Particulars	Quarter ended	Year ended
	September 30, 2022	March 31, 2022
	Unaudited	Audited
Interest service coverage ratio	1,051.18	-70.40
Operating margin (%)	0.55	0.05
Net Profit margin (%)	0.55	(0.49)



Particulars	Half Year ended	Year ended March
	September 30,2022	31,2022
	Unaudited	Audited
Debt service coverage ratio	0.04	(0.90)
Debt Equity ratio	(0.92)	(0.91)
Debenture Redemption reserve	5000.00	5000.00
Capital Redemption reserve	0.00	0.00
Net Worth	(16846.09)	(16880.69)
Net Profit after tax	34.60	(3963.39)
Earning per share	1.05	(120.76)
Current ratio	0.72	0.70
Long term debt to working capital	0.00	0.00
bad debts to accounts receivable ratio	N.A.	N.A.
Current liability ratio	1.23	1.25
Total Debts to total assets	0.27	0.29
Debtor's turnover	0.49	13.25
Gross NPA ratio	N.A.	N.A.
Net NPA ratio	N.A.	N.A.
Provision Coverage ratio	N.A.	N.A.
Outstanding redeemable preference shares	N.A.	N.A.
Outstanding redemption reserve/ Debenture redemption reserve	N.A.	N.A.
Inventory turnover	N.A.	N.A.
Asset Coverage Ratio	0.61	0.58

13 The debentures of the Company are secured by the following:-

- 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
- 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
- First charge over all receivables of the Project and Jodhpur Project (specified units)
- 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.

14 Pursuant to Regulation 52 (7) & (7A) of SEBI (LODR) Regulations, 2015, the Company confirms that the proceeds of the non-convertible debentures have been fully utilized and there have been no material deviations in the use of proceeds from the objects stated in the offer document.

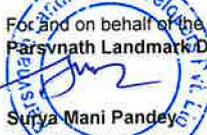
15 In terms of SEBI Circular CIR/CFD/CMD/56/2016 dated May 27, 2016, the Company hereby declares that the auditors have issued limited review report with unqualified conclusion on Reviewed financial results for the quarter and half year ended September 30,2022.

16 Figures for the previous periods have been regrouped wherever necessary in order to make them comparable with the current period

17 Formula used:

- Interest service coverage ratio = Earnings before interest and tax / Interest expenses
- Operating margins = (Profit before tax + Finance costs) / Revenue from operations
- Net Profit margin : Net profit for the period / year / Revenue from operations
- Debt service coverage ratio = Earnings before depreciation, interest and tax / (interest expense + Actual principal repayments made during the period for long
- Debt equity ratio = Total debt / Equity (excluding debenture redemption reserve)
- Net worth = Share capital + Reserves and surplus
- Current Ratio : Current Assets / Current Liabilities
- Long term debt to working capital : Long term borrowings / (Current Assets - Current Liabilities)
- Bad debts to accounts receivable ratio : Bad debts / Average Trade Receivables
- Total Debts to total assets : Debt / Total assets
- Debtors' turnover : Revenue from operations / Average Trade Receivables
- Earnings per share = Net Profit / No of shares
- Current liability Ratio : Current liability / (Total equity + liabilities)
- Asset Coverage Ratio : (Total Asset- Advance from customers) / (Secured Debentures + Interest Accrued)



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

Surya Mani Pandey
 Director
 DIN: 08250346

Place: Delhi
 Dated: 12 November, 2022

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

12th November, 2022

Sub: Independent Auditor's Certificate pursuant to clause (d) of sub-regulation (1) of Regulation 56 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

1. This certificate is issued in accordance with the terms of our engagement letter dated 01 November 2022 with Parsvnath Landmark Developers Private Limited ('the Company').
2. The accompanying Statement containing details of listed non-convertible debt securities ('NCDs') of the Company outstanding as at 30 September 2022, asset cover maintained against such securities, the covenants criteria as per the terms of debenture trust deeds (read with amendment thereon), and the Company's compliance with such covenants ('the Statement') has been prepared by the Company's management pursuant to the requirements of clause (d) of sub-regulation (1) of Regulation 56 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('the Regulations'), for the purpose of submission of the Statement along with this certificate to the Debenture Trustee of the Company. A copy of the Statement signed by the management and initialed by us is attached herewith for identification purposes only as **Annexure 1**.

Management's Responsibility for the Statement

3. The preparation of the Statement, including the preparation and maintenance of all accounting and other relevant supporting records and documents, is solely the responsibility of the management of the Company. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The Management is also responsible for ensuring the compliance with the requirements of the Regulations and the debenture trust deeds (read with amendment thereon) for the purpose of furnishing this Statement and for providing all relevant information to the Debenture Trustee.

Auditor's Responsibility

5. Pursuant to requirement of the Regulations, it is our responsibility to express limited assurance in the form of the conclusion as to whether any matter has come to our attention that cause us to believe that the accompanying Statement, containing details regarding maintenance of hundred percent asset cover or asset cover as per the terms of debenture trust deeds (read with amendment thereon) and compliance with all the covenants stated in

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such debenture trust deeds (read with amendment thereon) in respect of listed NCDs of the Company outstanding as at 30 September 2022, as mentioned in the Statement, is not, in all material respects, in agreement with the unaudited Half Yearly financial statements of the Company prepared and submitted pursuant to the Regulation 52 of the Regulations, underlying books of account and other relevant records and documents maintained by the Company for the half year ended 30 September 2022, and that the calculation thereof is not arithmetically accurate.

6. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) ('the Guidance Note') issued by the ICAI. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements, issued by the ICAI.
8. The procedure we performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for a reasonable assurance engagement; and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been performed had a reasonable assurance engagement been performed. The procedure selected depend on the auditor's judgement, including the assessment of the areas where a material misstatement of the subject matter information is likely to arise. We have performed the following procedures in relation to the Statement:
 - a) Obtained the unaudited financial statement of the company for the half year ended 30th September 2022.
 - b) Verified the total assets as per balance sheet and borrowing as on 30th September 2022 as mentioned in computation of asset coverage ratio in Annexure 1.
 - c) Obtained necessary written representations from the Management of the Company.

Conclusion

9. Based on our review as above, and according to the information, explanations and representations provided to us by the Management of the Company nothing has come to our attention that causes us to believe that the information in the Statement are not in agreement with the unaudited books of account and are arithmetically inaccurate.

Restriction on distribution or use

10. Our work was performed solely to assist you in meeting your responsibilities in relation to your compliance with the Regulations. Our obligations in respect of this certificate are entirely separate from, and our responsibility and liability is in no way changed by, any other role we may have as the statutory auditors of the Company or otherwise. Nothing in this certificate, nor anything said or done in the course of or in connection with the services that are the subject of this certificate, will extend any duty of care we may have in our capacity as statutory auditors of the Company.

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11. The certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose of enabling it to comply with the requirements of the Regulations, which inter-alia, require it to submit this certificate along with the Statement to the Debenture Trustee of the Company, and therefore, this certificate should not be used, referred to or distributed for any other purpose or to any other party without our prior written consent. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

Yours faithfully
For T R Chadha & Co LLP
Chartered Accountants
Firm's Regn No.: 006711N/N500028



Aashish Gupta
(Partner)
Membership No.: 097343
UDIN: 22097343BCYUMJ8382

Place: Delhi
Date : 12th November, 2022

Annexure 1**Certificate for asset cover by debenture trustee in respect of listed debt securities of the listed entity**

To,
Stock Exchange (s)

Based on examination of books of accounts and other relevant records/documents, we hereby certify that:

a) The listed entity has vide its Board Resolution and information memorandum/ offer document and under various Debenture Trust Deeds, has issued the following listed debt securities:

ISIN	Private/public Placement	Secured/ Unsecured	Sanctioned Amount (Rs. In Crores)
INE712L07057	Private Placement	Secured	200.00

b) Asset Cover for listed debt securities:

- i. The financial information as on 30-9-2022 has been extracted from the books of accounts for the half year ended 30-09-2022 and other relevant records of the listed entity;
- ii. The assets of the listed entity provide coverage of **0.61** times of the interest and principal amount, which is in accordance with the terms of issue/ debenture trust deed (calculation as per statement of asset cover ratio for the Secured debt securities - table – I)

Table – I:

Sr. No.	Particulars		Amount (Rs in Crores)
i.	Total assets available for secured Debt Securities' – (secured by exclusive charge on assets)	A	241.19
	• Property Plant & Equipment (Fixed assets) - movable/immovable property etc		1.00
	• Loans /advances given (net of provisions, NPAs and sell down portfolio),Debt Securities, other credit extended etc		-
	• Receivables including interest accrued on Term loan/ Debt Securities etc		-
	• Investment(s)		-
	• Cash and cash equivalents and other current/ Non-current assets (refer Note 1 below)		240.19
ii.	Total borrowing through issue of secured Debt Securities (secured by either pari passu or exclusive charge on assets)	B	395.82
	• Debt Securities (Provide details as per table below)		200.00
	• IND - AS adjustment for effective Interest rate on secured Debt Securities		-
	• Interest accrued/payable on secured Debt Securities		195.82
iii.	Asset Coverage Ratio (100% or higher as per the terms of offer document/information memorandum/ debenture trust deed)	A/B	0.61



ISIN wise details

S. No.	ISIN	Facility	Type of Charge	Sanctioned amount	Outstanding as on 31-03-2022	Amt in Crs.	
						Cover required	Assets required
1	INE712L07057	Non-convertible Debentures	Exclusive	200	200	1	200

Note No. 1:**Cash and cash equivalents and other current/ Non-current assets**

Particulars	Amount (Rs. in Crores)
Current assets	
Inventory	608.9
Trade receivable	3.36
Less: advance from customers	502.01
Cash and cash equivalents	6.13
Other bank balances	24
Current tax assets	0.85
Other current assets	9.9
Total current assets (A)	151.13
Non Current assets	
Other financial assets	15.94
Deferred tax assets	72.95
Other non current assets	0.16
Total non current assets (B)	89.06
Total (A+B)	240.19

For Parsvnath Landmark Developers Private Limited

Authorised signatory

Place : Delhi

Date: 12.11.2022

