

Date: 12th February, 2022

To,
The Department of Corporate Services
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai-400001

Dear Sir/Madam,

Scrip Code: 955060 (NCDs - Rs. 200 Crores)
ISIN (INE712L07057)

Sub: Outcome of the Board Meeting

The Board of Directors of the Company at its meeting held on 12th February, 2022 has considered and approved the Un-audited Financial Results for the quarter and nine months ended 31st December, 2021. A copy of the said results along with the Limited Review Report is enclosed, in compliance with Regulation 52 and 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The Meeting of the Board of Directors concluded at 06:35 p.m.

Kindly take the same on record.

Thanking you,

Yours faithfully,
For Parsvnath Landmark Developers Private Limited


Surya Mani Pandey
Director
DIN: 08250346



Parsvnath Landmark Developers Pvt. Ltd.

(A subsidiary of Parsvnath Developers Ltd.)

CIN: U45201DL2003PTC122489

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

E-mail : secretarial@parsvnath.com, Visit us at : www.parsvnath.com



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 quarter and 9 month period ended 31st December 2021.

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 and nine months ended 31 December 2021, and year to date results for the period from 1 April 2021 to 31 December 2021 ("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

Attention is invited note no. 8 to the statement, the Company has recognized cumulative Deferred Tax Assets of Rs. 7330.68 lakhs till December 31,2021. Based on the management assumption and future business plan, management is certain about realization of these assets in coming year.

Our conclusion is not modified in respect of this matter.

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 28th December, 2015

Gurgaon Office: 76-D, Udyog Vihar Phase IV, Gurgaon -122001 (Haryana)
Phone: 0124-4129900, Fax: 011-4114935, E-mail: gurgaon@trchadha.com
Corporate Office/ Regd. Office: B-30, Connaught Place, Kuthiala Building, New Delhi - 110001
Phone: 43259900, Fax: 43259930, E-mail: delhi@trchadha.com





6. Other Matters

- a. 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 interim financial results. We have relied upon the said report for the purpose of our report on this statement.

Our conclusion is not modified in respect of these matter.

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



Aashish
Aashish Gupta
(Partner)

Membership No. 097343

UDIN No. 22097343ABRDMW4964

Place: Gurugram
Date: 12-02-2022

PARSVNATH LANDMARK DEVELOPERS PRIVATE LIMITED

Regd. Office: Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi - 110 032

CIN:U45201DL2003PTC122489

Statement of unaudited standalone financial results for the quarter and nine months ended December 31, 2021

(Rs. in lakhs, except per share data)

S. No.	Particulars	Quarter ended		9 months ended	Year ended
		December 31, 2021	September 30, 2021	December 31, 2021	March 31, 2021
		Unaudited	Unaudited	Unaudited	Audited
1	Income				
a.	Revenue from operations	(0.06)	17.42	54.02	24.30
b.	Other income	3.54	7.28	13.11	1,496.23
	Total income	3.48	24.70	67.14	1,520.53
2	Expenses				
a.	Cost of materials consumed	28.25	87.56	196.76	376.44
b.	Contract cost, labour and other charges	354.91	238.90	1,023.48	363.78
c.	Purchase of stock-in-trade (Purchases Return)	(1,649.16)	-	(1,799.12)	(49.50)
d.	Changes in inventories of work-in-progress	1,135.93	(410.77)	294.57	(1,002.04)
e.	Employee benefit expense	21.62	19.99	54.56	61.88
f.	Finance costs	1.49	(529.08)	3.61	1,853.46
g.	Depreciation and amortisation expense	0.46	1.63	3.65	6.48
h.	Other expenses	200.98	109.23	457.41	586.88
	Total expenses	94.48	(482.54)	234.91	2,197.38
3	Profit/(loss) before tax (1-2)	(91.00)	507.24	(167.78)	(676.85)
4	Tax expense				
	Tax adjustment for earlier years	-	-	-	8.21
	Deferred tax charge/(credit)	-	-	(0.35)	(0.34)
	Total tax expense/(benefit)	-	-	(0.35)	7.87
5	Profit/(loss) for the period/year (3-4)	(91.00)	507.24	(167.42)	(684.72)
6	Other comprehensive income	-	-	-	-
7	Total comprehensive income / (loss) for the year (5+6)	(91.00)	507.24	(167.42)	(684.72)
8	Paid up equity share capital, Equity share of Rs. 10 each	328.21	328.21	328.21	328.21
9	Other equity (As per audited Balance Sheet)	-	-	-	(13,245.50)
10	Earnings per equity share (Face value of Rs. 10 each)				
a.	Basic (in Rs.)	(2.77)	15.45	(5.10)	(20.86)
b.	Diluted (in Rs.)	(2.77)	15.45	(5.10)	(20.86)




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 nine months ended 31 December 2021, were approved by the Board of Directors in their meetings held on 12 February 2022. These financial results have been subjected to limited review by the statutory auditors of the Company.
- 3 The financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards (" Ind AS 34") ' Interim Financial Reporting ' specified under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other accounting principles generally accepted in India.
- 4 Figures for the quarter ended 31 December 2021 represent the balancing figures derived by deducting the reviewed year-to-date figures for the first nine months ended 31 December 2021 and year to date figures up to first six months ended 30 September 2021.
- 5 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 .
- 6 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.
- 7 The Company has not received any complaint from the investor during the nine months ended December 31, 2021 and there was no complaint pending at the beginning of the year.
- 8 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.
- 9 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 distribution, unavailability of labour, etc. The Company has assessed the impact of Covid-19 on its business by evaluation various scenarios on certain assumptions and current indicator of future 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, 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.
- 10 Additional disclosure as per Regulation 52(4) of SEBI (LODR) Regulation 2015 are as under

Particulars	Quarter ended	Year ended
	December 31, 2021	March 31, 2021
	Unaudited	Audited
Interest service coverage ratio	-0.08	0.33
Operating margin (%)	149187.08%	11803.83%
Net Profit margin (%)	151670.41%	-2817.78%




Particulars	December 31,2021	March 31,2021
	Unaudited	Audited
Debt service coverage ratio	(0.05)	0.33
Debt Equity ratio	(1.11)	(1.12)
Debenture Redemption reserve	5000.00	5000.00
Capital Redemption reserve	0.00	0.00
Net Worth	(13084.73)	(12917.29)
Net Profit after tax	(167.42)	(684.72)
Earning per share	(5.10)	(20.86)
Current ratio	0.75	0.73
Long term debt to working capital	0.00	0.00
Bad debts to accounts receivable ratio	N.A.	N.A.
Current liability ratio	1.17	1.67
Total Debts to total assets	0.26	0.27
Debtor's turnover	3.29	0.71
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.

11 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.

12 Asset coverage ratio based on unaudited books of account as on 31.12.2021 is given below:

Total assets available for secured debts securities (A) (Rs. In lakhs)	12,069.40
Total borrowings through issue of secured debt securities(B)(Rs. In lakhs)	36,122.33
Asset Coverage Ratio(A/B)	0.33 Times

13 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.

14 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 opinion on Reviewed financial results for the quarter and nine months ended December 31,2021.

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

16 Formula used:

- Interest service coverage ratio = Earnings before interest, depreciation and tax / Interest expenses
- Operating margins = (Profit before tax + Finance costs) / Revenure from operations
- Net Profit margin = Net profit for the period / year / Revenure from operations
- Debt service coverage ratio = Earnings before depreciation, interest and tax / (interest expense + Actual principal repayments made during the period for long term Loans)
- 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 Liabites)
- 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



PARSVNATH LANDMARK DEVELOPERS PRIVATE LIMITED

Regd. Office: Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi - 110 032
CIN:U45201DL2003PTC122489

- (xii) Earnings per share = Net Profit / No of shares
(xiii) Current liability ratio= Current liability/(Total equity & liabilities)



Place: Delhi
Dated: 12 February, 2022

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

A handwritten signature in blue ink, appearing to be "Surya Mani Pandey".

Surya Mani Pandey
Director
DIN: 08250346