



Parsvnath Rail Land Project Private Limited

11th Annual Report

Financial Year 2021-2022

Parsvnath Rail Land Project Private Limited

CIN: U45203DL2011PTC227343

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

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BOARD'S REPORT

Dear Shareholders,

Your Directors have pleasure in presenting the 11th Annual Report together with the Audited Financial Statements of the Company for the financial year ended March 31, 2022.

1. FINANCIAL RESULTS

(Rs. in Lakh)

Item	FY 2021-22	FY 2020-21
Total Revenue	-	1.67
Net Profit/(Loss) before Tax	(20.79)	(10.76)
Exceptional Items	-	-
Tax adjustments for earlier years	-	-
Net Profit/ (Loss) after Tax	(20.79)	(10.76)

2. REVIEW OF THE STATE OF COMPANY'S AFFAIRS

Your Company was identified as the Special Purpose Vehicle (SPV) for the development of a residential project at Sarai Rohilla- Kishanganj, Delhi awarded by the Rail Land Development Authority (RLDA) to the Company's holding company Parsvnath Developers Ltd (PDL). The Development Agreement (DA) was executed with RLDA and PDL on 31st May, 2013. However, since the Company was unable to achieve the financial close within the agreed timelines, the DA entered with RLDA terminated. Disputes arose regarding the reason for the termination of the DA and various other matters. RLDA refused to return any amounts deposited by the Company towards the lease installments and interest etc. Your Company invoked the arbitration clause in the development agreement for recovery of amount paid to RLDA together with interest thereon and other related matters. In the first Arbitration (Arbitration I), your Company along with PDL claimed interest on installments demanded and received in advance by RLDA since the necessary legislation authorizing RLDA to lease Railway land and collect monies was passed only later. The Arbitral Tribunal by majority judgment dated May 31, 2018 rejected the Company's claim and directed the Company vide its Award dated June 1, 2018, to pay the cost incurred in the proceedings amounting to Rs. 97,00,142 (Rupees Ninety Seven Lakhs One Hundred Forty Two) to RLDA. However, the Company has appealed against the decision before the Delhi High Court and the Hon'ble Court's decision is awaited.

The Arbitral Tribunal announced its award in respect of the Arbitration II on 25th November, 2017 directing RLDA to refund the amount of Rs.103,453.78 lacs along with 4% interest per annum payable with effect from the 15th July,2015 till the date of recovery. After exhausting all legal remedies before the High Court and Supreme Court of Indian, RLDA finally paid the award amount during July, 2019.

In the abovementioned arbitration (Arbitration II), an amount of Rs. 132,12,08,000/- (Rupees One Hundred Thirty-Two Crores Twelve Lakhs Eight Thousand only) was deducted from the

lease instalments of Rs. 1166,65,85,913 (Rupees One Thousand One Hundred Sixty-Six Crores Sixty-Five Lakhs Eight-Five Thousand Nine Hundred Thirteen only) paid by the Company in terms of certain terms and conditions of the Development Agreement. PDL and the Company initiated Arbitration proceedings ("Arbitration III") for refund of this amount and claim for losses. The proceedings are in progress on regular basis and were last held on 3rd September 2020. Your Company has also initiated arbitration proceedings ("Arbitration IV") seeking Redressal of losses incurred due to the delay in return of the Performance Bank Guarantee submitted by the Company with RLDA for the project.

During the year under review, your Company had not earned revenue as compared to the other income of Rs. 1.67 Lakhs during the previous year. The loss after tax during the year under review is Rs.20.79 as compared to the loss after tax of Rs. 10.76 Lakhs during the previous year.

3. DIVIDEND

In the absence of distributable profits, the Board of Directors of your Company does not recommend any dividend for the financial year under review.

4. TRANSFER OF AMOUNT TO RESERVES

During the financial year 2021-22, your Company has not transferred any amount to reserves.

5. MATERIAL CHANGES AND COMMITMENTS IF ANY, AFFECTING THE FINANCIAL POSITION OF THE COMPANY OCCURRED BETWEEN THE END OF THE FINANCIAL YEAR TO WHICH THIS FINANCIAL STATEMENTS RELATE AND THE DATE OF THE REPORT

No material changes and commitments occurred between the end of the financial year under review and the date of the report.

6. SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES

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

7. CHANGE IN THE NATURE OF BUSINESS, IF ANY

There were no changes in the nature of the business of the Company during the financial year under review.

8. PUBLIC DEPOSITS

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

9. DIRECTORS AND KEY MANAGERIAL PERSONNEL

Directors

Pursuant to the applicable provisions of the Companies Act, 2013, Mr. Atul Jain retires by rotation and being eligible, offers himself for re-appointment at the forthcoming Annual General Meeting of the Company.

The Board at present comprises of three non-executive directors- Mr. Atul Jain, Mr. Arvind Kumar Mishra and Mr. Rahul Kumar Srivastav.

Key Managerial Personnel

Mr. Rakesh, ACS- 57773, was appointed as the Company Secretary and Compliance Officer with effect from 1st April, 2021.

10. AUDIT COMMITTEE AND NOMINATION AND REMUNERATION COMMITTEE OF THE BOARD

Pursuant to notification dated 19th 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 01, 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 01st April, 2021.

11. NUMBER OF MEETINGS OF THE BOARD

During the financial year 2021-22, the Board met Four (4) times with adequate quorum on 29th June, 2021, 21st September, 2021, 13th November, 2021 and 12th February, 2022.

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

S. No.	Name of the Directors	Number of Meetings which director was entitled to attend	Number of Meetings attended
1.	Mr. Arvind Kumar Mishra	4	4
2.	Mr. Atul Jain	4	4
3.	Mr. Rahul Kumar Srivastav	4	4

12. 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.

13. POLICY ON DIRECTORS' APPOINTMENT, PAYMENT OF REMUNERATION AND OTHER DETAILS

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.

14. DIRECTORS' RESPONSIBILITY STATEMENT

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

- (a) in the preparation of the annual accounts for the year ended March 31, 2021, the applicable accounting standards have been followed along with proper explanation relating to 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 fraud and other irregularities;
- (d) the directors had not prepared the annual accounts on a going concern basis. This is because the Company has surrendered its project to RLDA and has received the arbitration award amount for the instalments paid to RLDA. The Company has also partly redeemed its debentures out of award money received. The Company does not have any project in hand, therefore financials have been prepared on the basis that the Company does not continue to be a going concern.
- (e) the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

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

15. RELATED PARTY TRANSACTIONS

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

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 the 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.

The related party transactions undertaken during the financial year 2020-21 are detailed in the Notes to Accounts of the Financial Statements.

16. STATUTORY AUDITORS

M/s T R Chadha & Co LLP, Chartered Accountants, Statutory Auditors of the Company were appointed for a period of five years from the conclusion of the 10th Annual General Meeting held on 29th September, 2021 until the conclusion of the 15th 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.

17. Statutory Auditors Report

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

However, Auditors have made an observation in clause vii of Annexure A to their Report regarding the payment of undisputed dues, to which response of your Directors is given below:

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

18. DEBENTURE TRUSTEE

The details of debenture trustee are as under:

Vistra ITCL (India) Ltd.

Registered office: IL & FS Financial Centre, Plot C-22, G Block, Bandra- Kurla Complex, Bandra East, Mumbai- 400051, Maharashtra

19. LISTING WITH STOCK EXCHANGE

During the year under review, the two series of Non-Convertible Debentures of the Company amounting to Rs. 3.60 Crores and Rs. 112.57 Crores respectively continued to be listed on BSE Limited.

The listing fee for the financial year 2022-23 is being paid by the Company.

20. DISCLOSURES

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

The Company does not have any operations and therefore disclosures relating to conservation of energy and technology absorption are not made.

The Company has neither incurred any expenditure nor earned any income in foreign currency during the year under review.

2. Particulars of Employees

No employee 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 Company had only one employee during the Financial Year 2021-22. The list of the employee is annexed as Annexure-I to this Report.

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

There were no loans, guarantees or investments made by the Company under Section 186 of the Companies Act, 2013 during the year under review.

4. Annual Return

Annual Return may be accessed on the Company's Website at the link www.parsvnath.com/prlp

21. RISK MANAGEMENT

The Company has adopted a Risk Management Policy to identify the risks associated with the Business of the Company. The Board periodically reviews the risks/concerns associated with the project being developed by the Company and devises measures to resolve/mitigate such concerns/risks.

However, Company has not come across any element of risk which may threaten the existence of the Company.

22. CORPORATE SOCIAL RESPONSIBILITY

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

23. 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.

24. INTERNAL FINANCIAL CONTROLS AND SYSTEMS

There is an adequate internal controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022.

25. COMPLIANCE OF SECRETARIAL STANDARDS

The Board of Directors of the Company hereby states 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.

26. 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;

3. There is no requirement for Constitution of Internal Complaints Committee under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and Rules made thereunder as the number of employees is less than ten. During the year under review, there were no cases filed/ reported pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.
4. There is no application made or any proceeding pending under the Insolvency and Bankruptcy Code, 2016 (31 of 2016) during the year under review.

ACKNOWLEDGEMENTS

Your Directors wish to place on record their sincere gratitude to the shareholders, debenture holders, bankers, financial institutions and all the other business associates for the continuous support provided by them to the Company.

By Order of the Board of Directors
Parsvnath Rail Land Project Private Limited

Place: Delhi
Date: 12.08.2022

S/d-
Rahul Kumar Srivastav
Director
DIN: 08250331
Sarai Jujhar, Sultanpur,
Uttar Pradesh-222302

s/d-
Arvind Kumar Mishra
Director
DIN: 08250280
L-429, Mangol Puri,
North West Delhi 110083

Particulars of Employees (in terms of remuneration drawn during Financial Year 2021-22)
(Pursuant to section 197(12) of the Companies Act, 2013)

S. No.	Name	Designation	Qualifications	Remuneration during FY 2021-22 (in Rs.)	Experience (In Years)	Date of commencement 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. Rakesh	Company Secretary	M.Com. , CS	4,61,739	6	01.04.2021	36	Engineering Projects India Ltd	Nil	Permanent

Note:

1. The remuneration does not include leave encashment, gratuity and other retirement benefits and 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.



INDEPENDENT AUDITOR'S REPORT

To the Members of PARSVNATH RAIL LAND PROJECT PRIVATE LIMITED

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **PARSVNATH RAIL LAND PROJECT 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 and 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 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 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 Paragraph

- a) Attention is drawn to note 24 to the financial statements wherein it is stated that these financial statements have been prepared on the basis that the company does not continue to be a going concern, for the reason stated in the said notes. Accordingly, all assets and liabilities have been measured and stated at the values they expect to be realized or settled at, to the extent ascertained by management at the time of preparation of these accounts.
- b) Attention is drawn to Note 4 to financial statements, regarding claim of Rs. 6442.62 lakhs recoverable from RLDA relating to matter under arbitration. In the opinion of the management, amount is considered good and recoverable.

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 28th December, 2015

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Corporate Office/ Regd. Office: B-30, Connaught Place, Kuthiala Building, New Delhi - 110001
Phone: 43259900, Fax: 43259930, E-mail: delhi@trchadha.com

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 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 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 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 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, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, subject to the matters described in the Basis for Opinion Section of our Report, 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**".

(g) 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.

(h) 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 26 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 27 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 34 (xii) to the financial statements.**
- d. (a) The Management has represented to us and as disclosed in note no. 34(v) to the financial statements, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) 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, 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;
- (b) The Management has represented to us and as disclosed in note no. 34(vi) to the financial statements, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) 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, as on the date of this audit report, that the Company shall, 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;

(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 : 22097343ANPKLR3879

ANNEXURE A
PARSVNATH RAIL LAND PROJECT 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 does not have any Property, plant and Equipment, therefore company is not required to maintain records showing full particulars 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 we informed in above clause that company does not have property plant and equipment thus there is no requirement of physical verification of Property, Plant and Equipment.
- c) According to the information and explanations given to us, there are no immovable assets held by the company, hence this clause of paragraph 3 (i) of the order is not applicable to the Company.
- d) As we informed in clause (i) (a), company does not have Property, Plant and Equipment (including Right of Use assets), thus clause of revaluation is not applicable to this company for the year 2021-2022.
- e) As disclosed by the management in note 32(i) of the financial statements, no proceedings have been initiated during the year or are pending against the Company as at March 31, 2022 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) (as amended in 2016) and rules made thereunder.

(ii) Inventories

- a) The Company does not have any inventory and hence reporting under clause (ii) of CARO 2016 is not applicable .

(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) The aggregate amount of loans granted & guarantee given to its subsidiary, Associates & others 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:

(Rs. In Lakhs)

Particulars	Guarantee	Security	Loans	Investment
Aggregate amount granted/provided during the year	NIL	NIL	NIL	NIL
-Subsidiaries	NIL	NIL	NIL	NIL
-Associates	NIL	NIL	NIL	NIL
Holding	NIL	NIL	NIL	NIL
-Others	NIL	NIL	NIL	NIL

Balance outstanding as at balance sheet date	NIL	NIL	NIL	NIL
-Subsidiaries	NIL	NIL	NIL	546.53
-Associates	NIL	NIL	NIL	NIL
Holding	NIL	NIL	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) The Company has not accepted any deposits or amounts which are deemed to be deposits from the public to which the directives issued by the Reserve Bank of India and the provisions of section 73 to 76 or any other relevant provisions of the Act and the Rules framed there under apply. Accordingly, the provision of paragraph 3(v) of the Order is not applicable to the Company.

(vi) The maintenance of cost records has been specified by the Central Government under section 148(1) of the Companies Act, 2013. We have broadly reviewed the cost records maintained by the Company pursuant to the Companies (Cost records and Audit) Rules, 2014, as amended and prescribed by the Central Government under section 148(1) of the Companies Act 2013, and are of the opinion that, prima facie, the prescribed cost records have been made and maintained. We have however , not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.

(vii) Statutory Dues

- a) The Company has been significant delays in deposit of its undisputed statutory dues including Goods and Service tax, Provident Fund, Employees State insurance, Income-tax, Value added Tax and Goods & Service Tax, Cess and other relevent material statutory dues applicable to it to the appropriate authority.
- a) Undisputed amounts payable in respect of Tax Deducted at Source (TDS), Value Added Tax and Work Contacrt Tax in arrears as at 31 March 2022 for a period of more than six months from the date they become payable are as given 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	Int on TDS/ Late Fees	0.65	AY 2020-21	AO
Income Tax Act, 1961	Int on TDS/ Late Fees	0.06	AY 2021-22	AO
Income Tax Act, 1961	Int on TDS/ Late Fees	0.01	AY 2022-23	AO
Income Tax Act, 1961	Int on TDS/ Late Fees	0.06	Prior to AY 2020-21	AO
Income Tax Act, 1961	Income tax	185.22	AY 2017-18	AO

(viii) As disclosed by the management in note 34(vii) of the financial statements and as verified by us, there were no transactions relating to previously unrecorded income that 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 requirement to report on clause 3(viii) is not applicable to the Company

(ix) Application & Repayment of Loans & Borrowings

- a) 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.
- b) As disclosed by the management in note 34(viii) of the financial statements, the Company has not been declared as willful defaulter by any bank or financial institution or the other lender.
- c) As disclosed by the management in note 34(xi) 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.17.92 lakhs during the financial year & in immediate previous financial year cash loss incurred amounting Rs. 10.76 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. 38 to the 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 (a) 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 : 22097343ANPKLR3879

ANNEXURE B

THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF PARSVNATH RAIL LAND PROJECT 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 RAIL LAND PROJECT 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 : 22097343ANPKLR3879

Parsvnath Rail Land Project Private Limited
Balance Sheet as at 31 March,2022

	Notes	As at 31-March-22 Rs. In lakhs	As at 31-March-21 Rs. In lakhs
Assets			
1. Non-current assets			
a. Financial assets			
i. Investments	3	546.53	549.40
ii. Other financial assets	4	6,442.62	6,442.62
b. Tax assets (Net)	5	32.14	33.51
Total non-current assets		7,021.29	7,025.53
2. Current assets			
a. Financial assets			
i. Cash and cash equivalents	6	0.59	12.04
ii. Other financial assets	4	-	1.16
b. Other current assets	7	0.30	-
Total current assets		0.89	13.20
Total assets		7,022.18	7,038.73
Equity and Liabilities			
1. Equity			
a. Equity share capital	8	14.10	14.10
b. Convertible preference share capital	9	28.30	28.30
c. Other equity	10	(5,075.03)	(5,054.24)
Total Equity		(5,032.63)	(5,011.84)
2. Liabilities			
Non-current liabilities			
a. Financial liabilities			
i. Borrowings	11	11,257.49	11,617.49
Total non-current liabilities		11,257.49	11,617.49
Current liabilities			
a. Financial liabilities			
i. Borrowings	11	362.03	0.06
ii. Trade Payables	12		
a. Total outstanding dues of micro enterprises and small enterprises		78.05	79.03
b. Total outstanding dues of creditors other than micro enterprises and small enterprises			
iii. Other financial liabilities	13	356.89	353.83
b. Other current liabilities	14	0.35	0.16
Total current liabilities		797.31	433.08
Total liabilities		12,054.81	12,050.57
Total equity and liabilities		7,022.18	7,038.73

See accompanying notes to the financial statements **1-44**

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 -
Rahul Kumar Srivastav
Director
DIN: 08250331

S/d -
Arvind Kumar Mishra
Director
DIN -08250280

Place: Delhi
Date:-30 May 2022

S/d -
Rakesh
Company Secretary
A-57773

Parsvnath Rail Land Project Private Limited
Statement of Profit and Loss account for the Year ended 31 March, 2022

	Notes	Year ended	Year ended
		31 March, 2022	31 March, 2021
		Rs. In lakhs	Rs. In lakhs
I Other income	15	-	1.67
II Total income		-	1.67
III Expenses			
a. Employee benefits expense	16	4.62	-
b. Finance costs	17	0.01	0.11
c. Other expenses	18	16.16	12.32
Total expenses (III)		20.79	12.43
IV Profit/(loss) before exceptional items and tax (II-III)		(20.79)	(10.76)
V Less: Exceptional Items		-	-
VI Profit/(loss) before tax (IV- V)		(20.79)	(10.76)
VII Tax expense/(benefit):			
(i) Tax adjustment for earlier years		-	-
VIII Profit/(loss) for the year (VI - VII)		(20.79)	(10.76)
IX Other comprehensive income			
X Total comprehensive income for the year (VIII+IX)		(20.79)	(10.76)
XI Earnings per equity share (face value Rs. 10 per share)	29		
(1) Basic (in ₹)		(14.74)	(7.63)
(2) Diluted (in ₹)		(14.74)	(7.63)
See accompanying notes to the financial statements	1-44		

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 -
Rahul Kumar Srivastav
Director
DIN: 08250331

S/d -
Arvind Kumar Mishra
Director
DIN -08250280

S/d -
Rakesh
Company Secretary
A-57773

Parsvnath Rail Land Project Private Limited
Statement of Changes in Equity for the Year ended 31 March, 2022

a Equity Share Capital

Particulars	Rs. In lakhs
Balance as at 31 March, 2020	14.10
Changes in equity share capital during the year	-
Balance as at 31 March, 2021	14.10
Changes in equity share capital during the year	-
Balance as at 31 March, 2022	14.10

b Preference share capital

Particulars	Rs. In lakhs
Balance as at 31 March, 2020	28.30
Changes in preference share capital during the year	-
Balance as at 31 March, 2021	28.30
Changes in preference share capital during the year	-
Balance as at 31 March, 2022	28.30

c Other Equity (Refer Note No-10)

Particulars	Reserves and Surplus		
	Securities premium reserve	Retained earnings	Total
	Rs. In lakhs	Rs. In lakhs	Rs. In lakhs
Balance as at 31 March, 2020	4,264.05	(9,307.53)	(5,043.49)
Profit/(loss) for the year	-	(10.76)	(10.76)
Other comprehensive income for the year	-	-	-
Balance as at 31 March, 2021	4,264.05	(9,318.29)	(5,054.25)
Profit/(loss) for the year	-	(20.79)	(20.79)
Other comprehensive income for the year	-	-	-
Balance as at 31 March, 2022	4,264.05	(9,339.08)	(5,075.04)

See accompanying notes to the financial statements

1-44

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

For and on behalf of the Board of Directors

S/d -

Rahul Kumar Srivastav

Director

DIN: 08250331

S/d -

Arvind Kumar Mishra

Director

DIN -08250280

Place: Delhi

Date:-30 May 2022

S/d -

Rakesh

Company Secretary

A-57773

Parsvnath Rail Land Project Private Limited
Statement of Changes in Equity for the Year ended 31 March, 2022

Notes	Year ended 31 March, 2022 Rs. In lakhs	Year ended 31 March, 2021 Rs. In lakhs
Cash flows from operating activities		
Profit/(loss) for the year	(20.79)	(10.76)
Adjustments for :		
Finance costs recognised in statement of profit and loss	0.01	0.11
TDS Written back	1.38	-
Amortization of Deposit	1.16	-
Diminution in Investment	2.87	-
Interest income recognised in statement of profit and loss	-	(1.67)
	<u>(15.37)</u>	<u>(12.32)</u>
Movements in working capital:		
(Increase)/decrease in other current financial assets	-	(5.16)
(Increase)/decrease in other current assets	(0.30)	0.58
Increase/(decrease) in trade payables	(0.98)	1.10
Increase/(decrease) in provisions	0.10	-
Increase/(decrease) in other financial liabilities	3.06	-
Increase/(decrease) in other current liabilities	0.08	(0.14)
Cash generated from operations	<u>(13.41)</u>	<u>(15.95)</u>
Income tax paid (net)	-	25.67
Net cash flow from/(used in) operating activities	<u>(13.41)</u>	<u>9.73</u>
Cash flows from investing activities		
Interest received	-	1.67
Net Cash flow from/(used in) investing activities	<u>-</u>	<u>1.67</u>
Cash flows from financing activities		
Interest paid	(0.01)	(0.11)
Proceeds from borrowings	1.97	-
Net Cash flow from/(used in) financing activities	<u>1.96</u>	<u>(0.11)</u>
Net increase in Cash and cash equivalents	<u>(11.45)</u>	<u>11.28</u>
Cash and cash equivalents at the beginning of the year	<u>12.04</u>	<u>0.76</u>
Cash and cash equivalents at the end of the year	<u>0.59</u>	<u>12.04</u>

1) The statement 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

1-44

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

For and on behalf of the Board of Directors

S/d -

Rahul Kumar Srivastav

Director

DIN: 08250331

S/d -

Arvind Kumar Mishra

Director

DIN -08250280

Place: Delhi

Date:-30 May 2022

S/d -

Rakesh

Company Secretary

A-57773

Parsvnath Rail Land Project Private Limited
Notes to the financial statements for the Year ended 31 March, 2022

	As at 31-March-22		As at 31-March-21	
	No.	Rs. In lakhs	No.	Rs. In lakhs
3 . Investments				
Non current, unquoted				
A. Subsidiary company at cost				
a. Equity instruments	1,53,190	5,775.26	1,53,190	5,775.26
Parsvnath Promoters & Developers P Ltd				
Less provision for dimunition of investments		(5,228.73)		(5,225.86)
	1,53,190	546.53	1,53,190	549.40

Parsvnath Rail Land Project Private Limited
Notes to the financial statements for the Year ended 31 March, 2022

	<u>As at</u> <u>31-March-22</u> <u>Rs. In lakhs</u>	<u>As at</u> <u>31-March-21</u> <u>Rs. In lakhs</u>
4 . Other financial assets		
(Unsecured, Considered good unless stated otherwise)		
Non-Current		
a. Claim with RLDA on deemed cancellation of project (see note 22)	6,442.62 <u>6,442.62</u>	6,442.62 <u>6,442.62</u>
Current		
a. Security Deposit	- <u>-</u>	1.16 <u>1.16</u>
5 . Tax assets (net)		
a. Tax refund receivable	32.14 <u>32.14</u>	33.51 <u>33.51</u>
6. Cash and cash equivalents		
a. Balances with banks in current account	0.39	11.79
b. Cash on hand	0.20 <u>0.59</u>	0.25 <u>12.04</u>
7. Other assets		
(Unsecured, Considered good unless stated otherwise)		
Current		
a. Advances to suppliers	0.30 <u>0.30</u>	- <u>-</u>

Parsvnath Rail Land Project 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
8. Equity share capital		
Authorised share capital		
2,90,50,000 fully paid equity shares of Rs. 10 each (as at 31 March, 2022: 2,90,50,000)	2,905.00	2,905
2,90,50,000 fully paid equity shares of Rs. 10 each (as at 31 March, 2021: 2,90,50,000)		
Issued, subscribed and fully paid share capital		
1,41,011 fully paid equity shares of Rs 10 each (as at 31 March, 2022: 1,41,011)	14.10	14.10
1,41,011 fully paid equity shares of Rs 10 each (as at 31 March, 2021: 1,41,011)	14.10	14.10

	As at 31-March-22	
	Number of Shares	Share Capital Rs. In lakhs
Balance as at 31 March, 2020	1,41,011	14.10
Movements during the year	-	-
Balance as at 31 March, 2021	1,41,011	14.10
Movements during the year	-	-
Balance as at 31 March, 2022	1,41,011	14.10

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

The Company has issued only one class of equity shares having a par value of ₹ 10 per share. Each shareholder is entitled to one vote per share. The dividend proposed by the Board of Directors is subject to approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

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

	As at 31-March-22 No. of shares	As at 31-March-21 No. of shares
Holding company		
Parsvnath Developers Limited (PDL)	1,20,000	1,20,000

8.4- Details of shares held by each shareholder holding more than 5%

	As at March 31, 2022		As at March 31, 2021	
	Number of shares held	% holding	Number of shares held	% holding
Fully paid equity shares				
Parsvnath Developers Limited	1,20,000	85%	1,20,000	85%
Tango Investment Holdings Ltd.	21,011	15%	21,011	15%

**8.5 Shareholding of Promoters as below:
Promoters as on 31.03.2022**

Sr. N	Name of Promoter	No. of Shares	% of total shares	As on 31.03.22	As on 31.03.21	% Change during year
1	Parsvnath Developers Limited	1,19,995	84.95%	84.95%	84.95%	0%
2	Mr.Pradeep Kumar Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
3	Mr.Praveen Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
4	Mr.Sanjeev Kumar Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
5	Dr. Rajeev Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
6	Mr. Yogesh Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
7	Tango Investment Holdings Ltd.,Mauritius	21,011	15.00%	15.0%	15.0%	0%
	Total	1,41,011	100%	100%	100%	-

Promoters as on 31.03.2021

Sr. N	Name of Promoter	No. of Shares	% of total shares	As on 31.03.21	As on 31.03.20	% Change during year
1	Parsvnath Developers Limited	1,19,995	84.95%	84.95%	84.95%	0%
2	Mr.Pradeep Kumar Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
3	Mr.Praveen Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
4	Mr.Sanjeev Kumar Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
5	Dr. Rajeev Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
6	Mr. Yogesh Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
7	Tango Investment Holdings Ltd.,Mauritius	21,011	15.00%	15.00%	15.00%	0%
	Total	1,41,011	100%	100%	100%	-

Parsvnath Rail Land Project Private Limited
Notes to the financial statements for the Year ended 31 March ,2022

9. Convertible preference share capital

	As at 31-March-22	As at 31-March-21
	Rs.in lakhs	Rs.in lakhs
Authorised share capital		
3,00,000 Class A -Cumulative convertible preference share of Rs. 10 each (as at 31 March, 2022: 300,000 shares)	30.00	30.00
Issued and subscribed capital		
282,974 Class A -Cumulative convertible preference share of Rs. 10 each (as at 31 March, 2022: 282,974 shares)	28.30	28.30
	28.30	28.30

9.1- Reconciliation of share capital

	As at 31-March-22	
	Number of shares	Share Capital Rs. In lakhs
Balance as at 31 March, 2020	2,82,974	28.30
Movements during the year	-	-
Balance as at 31 March, 2021	2,82,974	28.30
Movements during the year	-	-
Balance as at 31 March, 2022	2,82,974	28.30

9.2 - Rights, preferences and restrictions attached to each class of preferences shares

Each Compulsorily convertible preference share (CCPS) shall compulsorily convert at the Conversion Price of the CCPS at the end of 18 years from the allotment, date into equity shares as per terms of the Amended and Restated Investors and Security Holders Agreement dated 21 August 2013. The holders of Class A CCPS can also seek conversion into Equity shares prior to the end of the term as set out in the agreement.

9.3 -Details of shares held by each shareholder holding more than 5% shares

	As at 31-March-22		As at 31-March-21	
	Number of Shares held	% holding of this class of shares	Number of Shares held	% holding of this class of shares
Tango Investment Holdings Ltd	2,82,974	100%	2,82,974	100%

Parsvnath Rail Land Project Private Limited
Notes to the financial statements for the Year ended 31 March ,2022

	<u>As at</u> <u>31-March-22</u> <u>Rs. In lakhs</u>	<u>As at</u> <u>31-March-21</u> <u>Rs. In lakhs</u>
10. Other equity		
a. Securities premium reserve	4,264.05	4,264.05
b. Retained earnings	(9,339.08)	(9,318.29)
	<u>(5,075.03)</u>	<u>(5,054.24)</u>
a. Securities premium		
Balance at the beginning of the year	4,264.05	4264.05
Movements		-
Balance at the end of the year	<u>4,264.05</u>	<u>4264.05</u>
b. Retained earnings		
Balance at the beginning of the year	(9,318.29)	(9,307.53)
Profit/(Loss) for the year	(20.79)	(10.76)
Balance at the end of the year	<u>(9,339.08)</u>	<u>(9,318.29)</u>

Nature and purpose of Reserves

- a. Securities premium - The amount received in excess of the face value of the equity shares and convertible preference shares issued by the Company is recognised in securities premium.
- b. Retained earnings - Retained earnings are profits/losses of the Company earned till date.

Parsvnath Rail Land Project 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
11. Borrowings		
i. Non current		
Secured - at amortised cost		
a. 15% Redeemable non convertible debentures Series A of Rs. 1 lakh each (31 March,2022: 360; 31 March 2021: 360;) redeemable non convertible debentures of Rs 1 lakh each)	-	360.00
b. 15% Redeemable non convertible debentures Series B of Rs. 1 lakh each (31 March,2022: 24,439; 31 March 2021:24,439 debentures)	11,257.49	11,257.49
	11,257.49	11,617.49
<p>15% Redeemable Non convertible debenture (NCD) are secured by an exclusive charge all current assets and fixed assets both present and future including hypothecation of all booked debts,operating cash flows, receivables,commissions, intangible and revenues of what so ever nature and were arising,present and future including but not limited to refunds due to the borrower.</p> <p>Interest is compounded annually and payable on 31 March every year subject to availability of surplus operating cash flow or on before redemption anytime out of operating surplus cash flows on or redemption date. However interest was waive by the lender up to 30th June 2022.</p> <p>Debentures are redeemable after the expiry of a period of 36 months but before the expiry of 120 months from the date of allotment i.e. 21 August, 2013 respectively.</p>		
ii. Current		
Secured - at amortised Cost		
a. 15% Redeemable non convertible debentures Series A of Rs. 1 lakh each (31 March,2022: 360; 31 March 2021: 360;) redeemable non convertible debentures of Rs 1 lakh each)	360.00	-
	360.00	-
<p>15% Redeemable Non convertible debenture (NCD),a first sole and exclusive charge by way of hypothecation over oll properties of the Companies till over all moveable assets and right of the Company including all tangible moveable fixed assets (both presenet and future) and including,without limitation,receivables from the project and the escrow accounts including any fixed deposit created in accordance with the escrow agreement and/or the supplementary escrow agreement,out of monies lying in the escrow accounts from time to time together with all and any interest accruing in respect thereof, any development rights arising out of any agreement, all present and future book debts, outstandings,monies receivable,claims and bills which are now due and owing or which may at any time during the continuance of the security become due and owing to the company form any person in relation to the Project.</p> <p>Interest is compounded annually and payable on 31 March every year subject to availability of surplus operating cash flow or on before redemption anytime out of operating surplus cash flows on or redemption date. However interest was waive by the lender up to 30th June 2022.</p> <p>Debentures are redeemable after the expiry of a period of 36 months but before the expiry of 120 months from the date of allotment i.e. 20 December, 2012 respectively.</p>		
Unsecured		
a. From related Party (Refer note No.-30)	2.03	0.06
	2.03	0.06

Parsvnath Rail Land Project 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
15. Other income		
a. Interest Income :		
i. on income tax refund	-	1.67
	-	1.67
16. Employee benefits expense		
a. Salaries and Wages	4.62	-
	4.62	-
17. Finance costs		
a. Interest expenses:		
i. Other borrowing cost	0.01	0.11
	0.01	0.11
18. Other expenses		
a. Rates and taxes	0.03	-
b. Bank charges	0.29	0.02
c. Printing and stationery	0.01	0.07
d. Advertisement and business promotion	0.98	0.65
e. Legal and professional charges	5.45	7.95
f. Payment to auditors (See note below)	3.07	3.18
g. Miscellaneous expenses	0.50	0.45
h. Penalty & Fine	0.41	-
i. Amortisation expenses	1.16	-
j. Loss on impairment of investments	2.87	-
k. Tds Receivable written back	1.38	-
	16.16	12.32
Note:-		
Payment to auditors		
i. Statutory audit fee (Current Auditors)	0.59	-
ii. Special purpose Audit (Current Auditors)	0.94	-
iii. Statutory audit fee (Previous Auditors)	1.54	2.00
iv. Limited review fee	-	1.00
iv. GST on above	-	0.18
	3.07	3.18

Parsvnath Rail Land Project 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
19. Income taxes		
A. Income tax expense recognised in statement of profit and loss		
Current tax		
i. In respect of the current year	-	-
ii. In respect of the previous years	-	-
	-	-
Deferred tax		
i. In respect of the current year	-	-
	-	-
Total income tax expense / (benefit) recognised in the Profit and Loss	-	-
B. Reconciliation of income tax expense with accounting profit		
i. Profit/ (loss) before tax	(20.79)	(10.76)
ii. Income tax expense calculated at 26% (2020-21: 26%)	(5.40)	(2.37)
iii. Adjustments recognised in the current year in relation to the current tax of previous years	-	-
iv. Adjustment on account of deferred tax and not recognised on prudence basis.	-5.40	2.37
v. Total income tax expense recognised in profit or loss	-	0.00

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

Parsvnath Rail Land Project Private Limited
Notes to the financial statements for the year ended 31 March,2022

	<u>As at</u> <u>31-March-22</u> <u>Rs in lakhs</u>	<u>As at</u> <u>31-March-21</u> <u>Rs in lakhs</u>
20. Deferred tax assets (net)		
Deferred tax assets	-	-
Deferred tax liabilities	-	-
Net	-	-
	<u>Opening balance</u>	<u>Recognised in Profit or loss</u> <u>Closing balance</u>
	<u>Rs in lakhs</u>	<u>Rs in lakhs</u> <u>Rs in lakhs</u>
Year ended 31 March, 2022		
Deferred Tax (liabilities)/assets in relation to Property, Plant and Equipment	-	- -
Deferred tax assets:		
Tax losses	-	- -
	-	- -
Year ended 31 March, 2021		
Deferred Tax (liabilities)/assets in relation to Property, Plant and Equipment	-	- -
Deferred tax assets:		
Tax losses	-	- -
	-	- -

Notes:

1 The Company has tax losses of Rs. 8959.33 lakhs up to 31.03.2022 (31 March, 2021 - Rs. 8957.17 lakhs) that are available for off setting for eight years against future taxable income of the Company. The losses will expire as under:

	<u>Current Year</u> <u>Rs. in lakhs</u>	<u>Previous Year</u> <u>Rs. in lakhs</u>
Year ending 31 March, 2022		18.63
Year ending 31 March, 2023	2.90	2.90
Year ending 31 March, 2024	324.98	324.98
Year ending 31 March, 2025	937.64	937.64
Year ending 31 March, 2026	940.88	940.88
Year ending 31 March, 2027	1,207.85	1,207.85
Year ending 31 March, 2028	5,513.64	5,513.64
Year ending 31 March, 2029	10.65	10.65
Year ending 31 March, 2030	20.79	
Total	8,959.33	8,938.54

- On a prudence basis, the group has not recognised deferred tax assets(DTA) on current year's losses and other items. Unrecognised DTA on current year's losses is approximately Rs. 2,329.43 Lakhs.
- The Company has recognised deferred tax assets on its unabsorbed depreciation and business losses carried forward. The Company has executed long term lease agreements with its tenants. Based on these lease 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 tax losses is based on detailed budgets prepared by the Company .

Parsvnath Rail Land Project Private Limited
Notes to the financial statements for the year ended 31 March, 2022

- 21.** The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- 22.** Parsvnath Developers Limited (PDL), the holding Company was selected as bidder for grant of lease for development of residential, commercial and other related infrastructure facilities on plot of land at Sarai Rohilla, Kishanganj by Rail Land Development Authority (RLDA) vide its 'Letter of Acceptance' (LOA) dated 26 November, 2010. Parsvnath Promoters and Developers Private Limited (PPDPL) was identified as a Special Purpose Vehicle (SPV) Company for the purposes of implementation of the project and RLDA accorded its in principle approval on 7 February, 2011.

Subsequently as per the requirement of RLDA and their subsequent approvals vide letter dated 3 August, 2012, PDL incorporated a new company Parsvnath Rail Land Project Private Limited (PRLPPL) for the development and implementation of the project and accordingly all assets and liabilities were transferred by PPDPL to the Company.

Due to multifarious reasons, PRLPPL was not able to achieve Financial Closure as per Article 7 of the Development Agreement which resulted in deemed termination of the agreement. PRLPPL invoked the arbitration clause in the development agreement for recovery of amount paid to RLDA together with interest thereon on deemed termination of agreement by way of instituting three Arbitrational proceedings namely Arbitration I, II and III. In Arbitration I, PRLPPL and PDL claimed interest on instalments demanded and received in advance by RLDA since necessary legislation was passed only later. The Arbitral Tribunal by majority judgment dated May 31, 2018 rejected the Company's claim and directed the Company vide its Award dated June 1, 2018, to pay the cost incurred in the proceedings amounting to Rs. 97.00 lakhs to RLDA. However, the Company has appealed against the decision before the Delhi High Court and the Hon'ble Court's decision is awaited (OMP (Comm) 395/2018 & IA 1250/2018). The Arbitral Tribunal announced its award in respect of the Arbitration II on 25th November, 2017 directing RLDA to refund the amount of Rs.103,453.78 lacs along with 4% interest per annum payable with effect from the 15th July, 2015 till the date of recovery. RLDA challenged the award before the Hon'ble Delhi High Court, which upheld the decision of the Arbitral Tribunal vide its order dated 3 April, 2018. Thereafter, RLDA filed an appeal before the Division Bench of the Delhi High Court, which was dismissed vide judgment dated 14 March, 2019. Subsequently, the Special Leave Petition filed by RLDA before the Hon'ble Supreme Court of India, was also dismissed on 08 July, 2019.

PRLPPL has subsequently received the due amount during July, 2019.

Dispute regarding alleged misrepresentation under the Development Agreement has been referred to arbitration ("Arbitration III") and is pending adjudication.

Considering the facts and based on discussions with legal counsel, the management considers the due from RLDA as good and fully recoverable.

The Company entered into a Master Settlement Agreement (MSA) on 29th July, 2019 with its investors, PPDPL and its investors and PDL under which a scheme of settlement including distribution of amounts available amongst the parties was agreed upon. An addendum to the MSA was executed on 24 October, 2019 making certain changes in the MSA. The Agreement also laid down the manner in which the amount received by the Company would be utilized.

On 29 July, 2019 the Company also executed an amendment agreement to Investment and Security Holders' Agreement (ISHA) to record inter alia the revised terms and conditions for distribution of the amounts available and make certain changes in the ISHA. Amendment/ addendum were also made to the Debenture Trust Deeds and Debenture Subscription Agreements for non-convertible debentures, debenture subscription agreement for optionally convertible debentures for series B, X and Y to record the revised terms and conditions.

Based on the legal advice received, the claim of Rs.6442.62 lakhs from RLDA is considered Good & reflected under 'Other Non-Current financial assets'.

- 23.** The holders of non convertible debentures and the Company by way of board's resolution have decided that interest on these debentures will accrue on the date on which the Company achieves the target sale and if sales target is not achieved by the specified date or such other date as unanimously approved, no interest shall be paid to the debenture holders. Accordingly, the Company has not accrued any liability for interest on these debentures for the year.

Non-convertible debentures (NCDs) Series B were partially redeemed on 26.07.2019 and 24.10.2019. Amount of NCDs Series B after partial redemption is Rs. 11,257.49 lakhs.

Non-convertible debentures (NCDs) Series A were partially redeemed on 26.07.2019 and the amount after partial redemption stands Rs. 360 lakhs.

Optionally convertible debentures Series B, Series X and Series Y held by Parsvnath Developers Limited, Three C Infra Pvt. Ltd. and Solace Projects Pvt. Ltd respectively, aggregating to Rs. 25,770.19 lakhs were redeemed in full during the year 2020-21.

Parsvnath Rail Land Project Private Limited
Notes to the financial statements for the year ended 31 March, 2022

24. As mentioned in Note 22 above, the Company has surrendered its project to RLDA and has received the award amount during the year. The Company has also partly redeemed its debentures out of award money received. The Company does not have any project in hand, therefore these financial statements have been prepared on the basis that the Company does not continue to be a going concern, and accordingly, all assets and liabilities have been measured and stated at the values they expect to be realised or settled at, to the extent ascertained by management at the time of preparation of these accounts.

25. Employee benefit plan

The Company does not have any permanent employee during the year, hence no provision for gratuity has been made.

26. The Company does not have any pending litigations which would impact its financial position except the following :-

	Year ended 31 March, 2022	Year ended 31 March, 2021
i. Pending cases with Income Tax Authorities (A Y 207-18)	185.22	-
ii. TDS default	0.79	-
	186.01	-

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

28. 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.

29. Earnings per share

		Year ended 31 March, 2022	Year ended 31 March, 2021
i. Net loss for calculation of basic and diluted earnings per share	Rs. in lakhs	(20.79)	(10.76)
ii. Weighted average number of equity shares outstanding during the year	Numbers	1,41,011	1,41,011
iii. Basic and diluted earnings per share	Rs.	(14.74)	(7.63)
iv. Nominal value of equity shares	Rs.	10.00	10.00

Parsvnath Rail Land Project Private Limited
Notes to the financial statements for the year ended 31 March, 2022

30. Related party disclosures

i. List of related parties (with whom the Company has transactions during the year)

(a) Holding Company

- Parsvnath Developers Limited (PDL)

(b) Fellow subsidiaries

- Parsvnath Promoters and Developers Private Limited (PPDPL)

ii. Balances outstanding/transactions with related parties

	<u>PDL</u>		<u>PPDPL</u>	
	₹ in Lakhs		₹ in Lakhs	
	Current Year	Previous Year	Current Year	Previous Year
(a) Transactions during the year				
Advance received	2.65	-	-	-
Advances repaid	0.69	-	-	-
Advances received back	-	0.22	-	-
(b) Balances at year-end				
Short-term Advances	2.03	0.06	-	-
Investment in equity shares (Net of provision and diminution)	-	-	546.53	549.40
Payables	-	-	353.83	353.83
(c) Maximum amount outstanding during the year				
Short-term Advances				
Short-term Advances	2.03	0.06	-	-
Investment in equity shares (Net of provision and diminution)	-	-	546.53	549.40
Payables	-	-	353.83	353.83

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. For the year ended 31 March, 2022, the Company has recorded diminution value of investment in subsidiary company of Rs. 2.87 lakhs during the year. 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.

31. 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 Rail Land Project Private Limited
Notes to the financial statements for the year ended 31 March,2020

32. Financial Instruments

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

	Rs. in lakhs							
	As at 31-March-22				As at 31-March-21			
	Total	Amortised Cost	At cost	FVTPL	Total	Amortised Cost	At cost	FVTPL
Financial assets								
i. Investment	546.53	-	546.53	-	549.40	-	549.40	-
ii. Cash and cash equivalents	0.59	0.59	-	-	12.04	12.04	-	-
iii. Other financial assets	6,442.62	6,442.62	-	-	6,442.62	6,442.62	-	-
Total financial assets	6,989.74	6,443.21	546.53	-	7,004.06	6,454.66	549.40	-
Financial liabilities								
i. Borrowings	11,619.52	11,619.52	-	-	11,617.55	11,617.55	-	-
ii. Trade Payables	78.05	78.05	-	-	79.03	79.03	-	-
iii. Other financial liabilities	356.89	356.89	-	-	353.83	353.83	-	-
Total financial liabilities	12,054.45	12,054.45	-	-	12,050.41	12,050.41	-	-

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 Rail Land Project Private Limited
Notes to the financial statements for the year ended 31 March, 2022

33. 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 claim receivable from RLDA.

The Company has a system based approach to financial risk management. 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 does not have any significant financial liabilities, accordingly no liquidity risk is anticipated.

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

	Carrying amount	Payable within 1 year	Payable in 1-3 years	Rs. in lakhs Payable more than 3 years
As at 31 March, 2022				
Borrowings	11,619.52	362.03	11,257.49	-
Trade payables	78.05	78.05	-	-
Other financial liabilities	356.89	356.89	-	-
	12,054.45	796.96	11,257.49	-
As at 31 March, 2021				
Borrowings	11,617.55	0.06	11,617.49	-
Trade payables	79.03	79.03	-	-
Other financial liabilities	353.83	353.83	-	-
	12,050.41	432.92	11,617.49	-

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 has fixed rate borrowings, hence interest risk is not applicable.

Parsvnath Rail Land Project Private Limited
Notes to the financial statements for the year ended 31 March, 2022

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 :

	As at 31 March, 2022	As at 31 March, 2021
	Rs. in lakhs	Rs. in lakhs
Variable rate borrowings		
Long Term	-	-
Short Term	-	-
	<hr/>	<hr/>
	-	-
Total Variable rate Borrowing		
Fixed Rate Borrowings		
Long Term	11,257.49	11,617.49
Short Term	360.00	-
	<hr/>	<hr/>
	11,617.49	11,617.49
Total Fixed rate Borrowing		
	<hr/>	<hr/>
	11,617.49	11,617.49
Total Borrowing		
	<hr/>	<hr/>
	11,617.49	11,617.49

Sensitivity

Since the Company does not have any variable rate borrowings, there is no impact on profit and loss before tax due to change in interest rate.

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 has not yet started its operations and has no credit risk for receivables.

Parsvnath Rail Land Project Private Limited
Notes to the financial statements for the Year ended 31 March, 2022

34. 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 has compiled with 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.
 - (x) The Company has not taken any over draft facility during the year, therefore disclosure regarding discrepancies between balance as per books and quarterly statement sent to Bank is not applicable.
 - (xi) Term loan taken from Bank, Financial Institutes or any Lender were utilised for the purpose for which taken.
- 35.** The Company has not provided and paid any remuneration to Directors during the year.
- 36.** The Company does not have operations, therefore the outbreak of Coronavirus (Covid-19) pandemic have not adversely impacted the business.
- 37.** 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.

Parsvnath Rail Land Project Private Limited
Notes to the financial statements for the Year ended 31 March, 2022

38. Ratios.

S. No.	Particulars	Numerator	Denominator	As on 31.03.22	As on 31.03.21	% 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	0.00	0.03	-96.34	Decrease in ratio due to increase in borrowings
2	Debt-equity ratio (in times)	Total debt	Total equity	(2.31)	(2.32)	-0.41	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)]	Not applicable	Not applicable	Not applicable	Not applicable as there is loss
4	Return on equity ratio (%)	Net profit after tax	Total equity excluding DRR	(0.41)	(0.21)	95.24	Decrease in ratio due to increase in losses.
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	Not applicable	Not applicable	Not applicable	Not applicable
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\$	Not applicable	Not applicable	Not applicable	Not applicable
9	Net profit ratio (in %)	Net profit after tax	Revenue from operations	Not applicable	Not applicable	Not applicable	Not applicable
10	Return on capital employed (%)	Earnings before exceptional items, interest and tax (EBIT)+ Finance cost charged to inventory	Capital employed@	0.004	0.002	92.39	Increase in ratio due to increase in losses.
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.

Parsvnath Rail Land Project Private Limited
Notes to the financial statements for the Year ended 31 March, 2022

39. Ageing of Trade Payables

Rs in lakhs

As on 31-03-2022						
Particulars	Unbilled dues	Less than 1 Year	1 – 2 Years	2 – 3 Years	More than 3 Yrs	Total
(i) MSME	-	-	-	-	-	-
(ii) Others	76.65	1.40	-	-	-	78.05
(iii) Disputed Dues – MSME	-	-	-	-	-	-
(iv) Disputed Dues – Others	-	-	-	-	-	-
Total	76.65	1.40	-	-	-	78.05

Rs in lakhs

As on 31-03-2021						
Particulars	Unbilled dues	Less than 1 Year	1 – 2 Years	2 – 3 Years	More than 3 Yrs	Total
(i) MSME	-	-	-	-	-	-
(ii) Others	78.91	0.12	-	-	-	79.03
(iii) Disputed Dues – MSME	-	-	-	-	-	-
(iv) Disputed Dues – Others	-	-	-	-	-	-
Total	78.91	0.12	-	-	-	79.03

Parsvnath Rail Land Project Private Limited
Notes to the financial statements for the year ended 31 March, 2022

40. Capital Management

For the purpose of capital management, capital includes equity capital, share premium and retained earnings. The

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

	As at 31 March, As at 31 March,	
	2022	2021
	Rs. in lakhs	Rs. in lakhs
Borrowings:		
- Long term	11,257.49	11,617.49
- Short term	360.00	-
- Current maturities of long term borrowings	-	-
Total borrowings - A	11,617.49	11,617.49
Equity		
- Equity share capital	14.10	14.10
- Preference share capital	28.30	28.30
- Other equity	-5,075.03	-5,054.24
Total Equity - B	-5,032.63	-5,011.84
Debt to equity ratio (A/B)	-2.31	-2.32

41. Events after the reporting period

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

42. Previous year figures have been regrouped / reclassified wherever necessary, to make them comparable with current year figures.

43. 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

44. Approval of the financial statements

The financial statements were approved for issue by Board of Directors on 30th May 2022.

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 -

Rahul Kumar Srivastav

Director

DIN: 08250331

S/d -

Rakesh

Company Secretary

A-57773

S/d -

Arvind Kumar Mishra

Director

DIN -08250280