

Limited Review Report on Unaudited Standalone Half-Yearly Financial Results

TO THE BOARD OF DIRECTORS OF PARSVNATH RAIL LAND PROJECT PRIVATE LIMITED

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of **PARSVNATH RAIL LAND PROJECT PRIVATE LIMITED** ("the Company") for the half year ended 30 September, 2020 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 52 of the Securities and Exchange Board of India ("the SEBI") (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting' ('Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013 ("the Act") read with relevant Rules issued thereunder; and other accounting principles generally accepted in India. Our responsibility is to issue a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

4. Emphasis of Matters

- a. We draw attention to note 4 to the Statement wherein it is stated that these financial results 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 realised or settled at, to the extent ascertained by management at the time of preparation of these accounts.
- b. We draw attention to note No. 5 to the Statement, 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.



5. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Ind AS and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **S N Dhawan & Co LLP**
Chartered Accountants
Firm Registration No.: 000050N/N500045



Vinesh Jain

Partner

Membership No.: 087701

UDIN No.: 20087701AAAAHR7132



Place: New Delhi

Date: 12 November 2020

PARSVNATH RAIL LAND PROJECT PRIVATE LIMITED

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

CIN:U45203DL2011PTC227343

Financial Results for the half-year ended 30 September, 2020

(Rs. in lakhs, except per share data)

S. No.	Particulars	6 months ended		Year ended
		30.09.2020	30.09.2019	31.03.2020
		Unaudited	Unaudited	Audited
1	Income			
a.	Revenue from operations	-	-	-
b.	Other income	1.67	392.22	2,215.01
	Total income	1.67	392.22	2,215.01
2	Expenses			
a.	Employee benefit expense	-	2.25	2.25
b.	Finance costs	-	1,281.59	1,285.20
c.	Other expenses	8.95	827.43	1,217.32
	Total expenses	8.95	2,111.27	2,504.77
3	Profit/(loss) before exceptional items and tax (1-2)	(7.28)	(1,719.05)	(289.76)
4	Exceptional items - Provision for impairment of Investments		-	5,225.86
5	Profit/(loss) before tax (3-4)	(7.28)	(1,719.05)	(5,515.62)
6	Tax expense	-	-	-
7	Profit/(loss) for the period/year (5-6)	(7.28)	(1,719.05)	(5,515.62)
8	Other comprehensive income	-	-	-
9	Total comprehensive income / (loss) for the year (7+8)	(7.28)	(1,719.05)	(5,515.62)
10	Earnings per equity share (Face value of Rs. 10 each)			
a.	Basic (in Rs.)	(5.16)	(1,219.09)	(3,911.48)
b.	Diluted (in Rs.)	(5.16)	(1,219.09)	(3,911.48)
11	Paid up equity share capital, Equity share of Rs. 10 each	14.10	14.10	14.10
12	Other equity	(5,050.74)	(1,246.90)	(5,043.48)
13	Debenture Redemption Reserve	-	-	-
14	Net Worth	(5,008.34)	(1,204.50)	(5,001.08)
15	Debt Equity Ratio	(2.32)	(9.79)	(2.32)
16	Asset coverage ratio	0.57	0.90	0.57
17	Debt service coverage ratio	N.A	N.A	N.A.
18	Interest service coverage ratio	N.A	N.A	N.A.



For Parsvnath Rail Land Project Pvt. Ltd.

Amishra

Director

PARSVNATH RAIL LAND PROJECT PRIVATE LIMITED

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Balance sheet as at 30 September, 2020

Particulars	(Rs. in lakhs)	
	AS at 30.09.2020 Audited	AS at 31.03.2020 Audited
Assets		
Non-current assets		
i. Investments	549.40	549.40
ii. Financial assets		
a. Other financial assets	6,442.62	6,442.62
iii. Tax assets	35.18	59.18
Total non-current assets	7,027.20	7,051.20
Current assets		
i. Financial assets		
a. Cash and cash equivalents	19.83	0.76
ii. Other current assets	0.61	0.58
Total current assets	20.44	1.34
Total assets	7,047.64	7,052.54
Equity and Liabilities		
Equity		
i. Equity share capital	14.10	14.10
ii. Convertible non-participating preference share capital	28.30	28.30
iii. Other equity	(5,050.74)	(5,043.48)
Total Equity	(5,008.34)	(5,001.08)
Liabilities		
Non-current liabilities		
i. Financial liabilities		
a. Borrowings	11,617.49	11,617.49
Total non-current liabilities	11,617.49	11,617.49
Current liabilities		
i. Financial liabilities		
a. Trade Payables	80.12	78.00
b. Other financial liabilities	357.83	357.83
ii. Other current liabilities	0.54	0.30
Total current liabilities	438.49	436.13
Total liabilities	12,055.98	12,053.62
Total equity and liabilities	7,047.64	7,052.54



For Parsvnath Rail Land Project Pvt. Ltd.

Amishas

Director

PARSVNATH RAIL LAND PROJECT PRIVATE LIMITED

Regd. Office: Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi - 110 032
CIN:U45203DL2011PTC27343

Notes:

- 1 The above financial results have been reviewed and approved by the Board of Directors in the meeting held on 12 November, 2020 and have been reviewed by Statutory Auditors of the Company.
- 2 The financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standards 34 'Interim Financial Reporting' ('Ind AS 34') specified under Section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other accounting principles generally accepted in India.
- 3 These financial results have been prepared on the basis that the Company does not continue to be a going concern, since the Company has surrendered its project. 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.
- 4 CRISIL Ltd has reaffirmed its rating on non-convertible debentures of the Company at 'CRISIL D' vide its Rating Rationale dated December 27, 2019.
- 5 The Company was awarded a project for development of residential project at Sarai Rohilla, Delhi ('the project'), by Rail Land Development Authority (RLDA). Due to disputes regarding the development agreement, inability to achieve financial closure, the Company had surrendered the project and invoked the arbitration clause in the development agreement for recovery of amount paid to RLDA together with interest thereon.

In case of Arbitration I (with respect to RLDA's liability for payment of interest to the Company on instalments received in excess of and prior to RLDA's entitlement), the Arbitral Tribunal by award dated 01 June, 2018, rejected the Company's claim. The Company has appealed against the decision before the Hon'ble Delhi High Court and the matter is in the process of being heard by the Hon'ble High Court.

The Company has also initiated Arbitration Proceedings (Arbitration III), wherein the Company and PDL inter-alia sought refund of the amounts retained as alleged losses, losses incurred on account of RLDA's breach of its representations and warranties in respect of the land sought to be leased. On RLDA's refusal to appoint its nominee arbitrator, the Company and PDL approached the Hon'ble High Court of Delhi which nominated an arbitrator for RLDA. Arbitration proceedings have thereafter commenced

Pending settlement of Arbitration I and III, and based on legal advice, claim of Rs. 6,442.62 lakhs from RLDA is considered good and recoverable and reflected under 'Other Non-current financial assets'.

- 6 The Company has not received any complaint from the investor during the half-year ended 30 September 2020 and there was no complaint pending at the beginning of the year.
- 7 The holders of non convertible debentures and the Company by way of Board Resolution have decided to waive the interest on debentures and the Company has accordingly not accrued any liability for interest on these debentures for the half-year ended 30 September, 2020.
- 8 Debt service coverage ratio and interest service coverage ratio are not applicable, since the company has no income from operations till date.
- 9 Redemption of debenture is not due as at 30 September, 2020 and no redemption is due in next six months from year-end.
- 10 In the absence of available profits, the company has not created Debenture Redemption Reserve.
- 11 Figures for the previous period/year have been regrouped for the purpose of comparison.

12 Formula used:

Earnings per share = Net Profit / No of shares

Net worth = Share capital + Reserves and surplus

Debt service coverage ratio = $\frac{\text{Earnings before interest and tax}}{\text{Interest expense} + \text{Principal repayments made during the}}$

Interest service coverage ratio = $\frac{\text{Earnings before interest and tax}}{\text{Interest expenses}}$

Debt equity ratio = $\frac{\text{Total debt}}{\text{Equity}}$

Asset cover = $\frac{\{(\text{Assets} - \text{Intangible assets}) - (\text{Current liability} - \text{Short term debt} - \text{Current maturities of long term debt})\}}{\text{Total debt}}$

Place: Delhi
Date: 12 November, 2020



For and on behalf of the Board

Arvind Kumar Mishra
Arvind Kumar Mishra
Director

Director