

SNIGDHA BUILDWELL PRIVATE LIMITED
(CIN - U45200DL2008PTC175785)
Balance Sheet as at 31 March, 2020

	Note No.	As at 31 March, 2020 ₹	As at 31 March, 2019 ₹	As at 01 April, 2018 ₹
Assets				
1. Non current assets				
a. Investments	3	2,01,00,000	-	-
		2,01,00,000		
2. Current assets				
a. Financial assets				
i. Cash and cash equivalents	4	1,41,902	3,53,015	88,209
ii. Short-term loans and advances	5	4,50,000	-	2,73,000
		5,91,902	3,53,015	3,61,209
TOTAL		2,06,91,902	3,53,015	3,61,209
Equity and Liabilities				
1. Equity				
a. Equity Share capital	6	1,00,000	1,00,000	1,00,000
b. Other equity	7	2,27,742	2,40,035	2,49,559
		3,27,742	3,40,035	3,49,559
2. Liabilities				
Current liabilities				
a. Financial liabilities				
i. Borrowings	8	2,03,50,000	-	-
ii. Trade Payables	9	14,160	12,980	11,650
		2,03,64,160	12,980	11,650
TOTAL		2,06,91,902	3,53,015	3,61,209

See accompanying notes forming part of the financial statements 1-14

In terms of our report of even date attached.

For Shanti Prashad & Co
Chartered Accountants
FRN - 019923N

For and on behalf of the Board

ASHISH KUMAR AGGARWAL
Partner
M No : 522443



P.V.Raman
Director
DIN : 06862390

Rakesh Bhardwaj
Director
DIN : 07503740

Place: Delhi
Date: 08.07.2020

SNIGDHA BUILDWELL PRIVATE LIMITED
(CIN - U45200DL2008PTC175785)

Statement of Profit and Loss for the year ended 31 March, 2020

	Note No.	Year ended	Year ended
		31 March, 2020	31 March, 2019
		₹	₹
1. Revenue from operations		-	-
Total Income		-	-
2. Expenses			
Other expenses	10	12,293	9,524
Total Expenses		12,293	9,524
3. Profit before Tax (1-2)		(12,293)	(9,524)
4. Tax expenses		-	-
5. Profit after tax (3-4)		(12,293)	(9,524)
6. Other comprehensive income		-	-
7. Total comprehensive income for the year		(12,293)	(9,524)
8. Earnings per equity share [nominal value of share ₹ 10 each]	11		
(a) Basic		(1.23)	(0.95)
(b) Diluted		(1.23)	(0.95)
See accompanying notes forming part of the financial statements	1-14		

In terms of our report of even date attached.

For Shanti Prashad & Co
Chartered Accountants
FRN - 019923N

ASHISH KUMAR AGGARWAL
Partner
M No : 522443



For and on behalf of the Board

P.V.Raman
Director
DIN : 06862390

Rakesh Bhardwaj
Director
DIN : 07503740

Place: Delhi
Date: 08.07.2020

SNIGDHA BUILDWELL PRIVATE LIMITED
(CIN - U45200DL2008PTC175785)

Statement of changes in equity for the year ended 31 March,2020

A. Equity Share Capital

Particulars	No. of shares	₹
Equity shares of Rs. 10 each issued, subscribed and fully paid		
Balance as at 1 April, 2018	10,000	1,00,000
Changes in equity share capital during the year	-	-
Balance as at 31 March, 2019	10,000	1,00,000
Changes in equity share capital during the year	-	-
Balance as at 31 March, 2020	10,000	1,00,000

B Other Equity

Reserves & Surplus

Particulars	Retained earnings	Total
Balance as at 1 April, 2018	2,49,559	2,49,559
Profit /(Loss) for the year	(9,524)	(9,524)
Other comprehensive income for the year	-	-
Balance as at 31 March, 2019	2,40,035	2,40,035
Profit /(Loss) for the year	(12,293)	(12,293)
Other comprehensive income for the year	-	-
Balance as at 31 March, 2020	2,27,742	2,27,742

See accompanying notes forming part of the financial statements

In terms of our report of even date attached.

For Shanti Prashad & Co
Chartered Accountants
FRN - 019923N


ASHISH KUMAR AGGARWAL
Partner
M No : 522443



For and on behalf of the Board


P.V.Raman
Director
DIN : 06862390


Rakesh Bhardwaj
Director
DIN : 07503740

Place: Delhi
Date: 08.07.2020

SNIGDHA BUILDWELL PRIVATE LIMITED
(CIN - U45200DL2008PTC175785)
Cash Flow Statement for the year ended 31 March, 2020

	Year ended 31 March, 2020 ₹	Year ended 31 March, 2019 ₹
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax	(12,293)	(9,524)
Adjustments for :		
Movements in working capital	(12,293)	(9,524)
Increase/(Decrease) in Trade Payables	1,180	1,330
(Increase)/Decrease in short term loans and advances	(4,50,000)	2,73,000
Cash generated from/(used in) operations	(4,61,113)	2,64,806
Direct taxes paid/deducted at source	-	-
Net cash used in operating activities	(4,61,113)	2,64,806
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of investments	(2,01,00,000)	-
Net cash from/(used in) investing activities	(2,01,00,000)	-
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from short term borrowings	2,03,50,000	-
Net cash from/(used in) financing activities	2,03,50,000	-
D. Net increase/ (decrease) in cash and cash equivalents	(2,11,113)	2,64,806
E. Cash and cash equivalents as at the beginning of the year	3,53,015	88,209
F. Cash and cash equivalents as at the end of the year (Refer note 4)	1,41,902	3,53,015

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

In terms of our report attached.

For Shanti Prasad & Co
Chartered Accountants
FRN - 019923N

ASHISH KUMAR AGGARWAL
Partner
M No : 522443

Place: Delhi
Date: 08.07.2020



For and on behalf of the Board

Raman Ebyath P.V.
P.V.Raman
Director
DIN : 06862390

Rakesh Bhardwaj
Rakesh Bhardwaj
Director
DIN : 07503740

1 Corporate Information

Snigdha Buildwell Private Limited ("the Company") has become a wholly owned subsidiary of Parsvnath Developers Limited with effect from December 14, 2019. The Company has been set up to purchase land, immovable property or right therein and to promote the development and construction of real estate projects.

2 Significant Accounting Policies :

2.1 Basis of preparation

The financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the Ind AS) as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

Upto the year ended 31 March 2019, the Company prepared its financial statements in accordance with the requirements of previous GAAP, which includes Standards notified under the Companies (Accounting Standards) Rules, 2006. These are the Company's first Ind AS financial statements. The date of transition to Ind AS is 1 April 2018. The financial statements for the year ended 31 March, 2018 and the opening balance sheet as at 1st April, 2017 have been restated in accordance with Ind AS for comparative information. There is no impact of the transition from Previous GAAP to Ind AS on the Company's Balance Sheet, Statement of Profit and Loss and the Statement of Cash Flows

The financial statements are presented in Indian Rupee and all values are rounded to the nearest lakhs, except when otherwise stated.

2.2 Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting

2.3 Basis of measurement and presentation

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

2.4 Use of estimates

The preparation of these financial statements in conformity with the recognition and measurement principles of Ind AS requires the management of the Company to make estimates and assumptions that affect the reported balances of assets and liabilities, disclosures relating to contingent liabilities as at the date of the financial statements and the reported amounts of income and expense for the periods presented.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and future periods are affected.

2.5 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is being made.



A handwritten signature in blue ink, appearing to be "SP".

A handwritten signature in blue ink, appearing to be "Su".

2.6 Taxation

Income tax expense represents the current tax. Current tax is the amount of tax payable as determined in accordance with the provisions of the Income Tax Act, 1961.

2.7 Financial Instruments

A. Initial recognition

Financial assets and financial liabilities are recognised when a Company entity becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

Cash and cash equivalents

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

B. Subsequent measurement

I. Non-derivative financial instruments

a. Financial assets carried at amortised cost

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business whose objective is to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

b. Financial assets at fair value through other comprehensive income

Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows that give rise on specified dates to solely payments of principal and interest on the principal amount outstanding and by selling financial assets.

c. Financial assets at fair value through profit or loss

Financial assets are measured at fair value through profit or loss unless it is measured at amortised cost or at fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are immediately recognised in profit or loss.

d. Financial liabilities

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit and loss. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

II. Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issuance of new ordinary shares and share options are recognised as a deduction from equity, net of any tax effects.

2.8 Operating Cycle

Based on the nature of products/activities of the Company and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the Company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current or non current.

[Handwritten signatures]



SNIGDHA BUILDWELL PRIVATE LIMITED
(CIN - U45200DL2008PTC175785)
Notes to the Financial Statements

	As at <u>31 March, 2020</u> ₹	As at <u>31 March, 2019</u> ₹	As at <u>01 April, 2018</u> ₹
3. Investments			
Non current			
Investments in equity shares - unquoted			
i. Generous Buidwell Private Limited 19,90,000(Previous year NIL) Equity shares of Rs. 10/- each	2,00,00,000	-	-
ii. Evergreen Realtors Private Limited 10,000(Previous year NIL) Equity shares of Rs. 10/- each	1,00,000	-	-
	<u>2,01,00,000</u>	<u>-</u>	<u>-</u>
4. Cash and cash equivalents			
i. Cash in hand	1.15.061	3,24.692	81.692
ii. Balance with scheduled banks in current accounts	26.841	28.323	6.517
	<u>1,41,902</u>	<u>3,53,015</u>	<u>88,209</u>
5. Short Term Loans & advances (unsecured,considered good)			
i. Advances to companies	4,50,000	-	2,73,000
	<u>4,50,000</u>	<u>-</u>	<u>2,73,000</u>
7. Other equity			
Reserves and surplus			
Retained earnings			
i. Opening Balance	2,40,035	2,49,559	2,59,805
ii. Add: Profit for the year	(12,293)	(9,524)	(10,246)
Closing Balance	<u>2,27,742</u>	<u>2,40,035</u>	<u>2,49,559</u>
8. Borrowings			
Loan repayable on demand - from holding company	<u>2,03,50,000</u>	<u>-</u>	<u>-</u>
9. Trade Payables			
Trade Payables	<u>14,160</u>	<u>12,980</u>	<u>11,650</u>
As per the information available with the Company, sundry creditors do not include any amount due to Mircro, Medium and Small Enterprises as defined under "Micro, Small and Medium Enterprises Developments Act, 2006 (MSMED Act, 2006) and no interest has been paid or payable in terms of MSMED Act, 2006.			

[Handwritten signature]

[Handwritten signature]



	As at 31 March, 2020		As at 31 March, 2019		As at 01 April, 2018	
	Number	₹	Number	₹	Number	₹
6. Equity Share capital						
i. Authorised						
Equity shares of ₹ 10 each	10,000	1,00,000	10,000	1,00,000	10,000	1,00,000
	10,000	1,00,000	10,000	1,00,000	10,000	1,00,000
ii. Issued, subscribed and fully paid-up shares						
Equity Shares of ₹ 10 each fully paid	10,000	1,00,000	10,000	1,00,000	10,000	1,00,000
	10,000	1,00,000	10,000	1,00,000	10,000	1,00,000
(a) Reconciliation of number of shares outstanding						
i. Shares outstanding at the beginning of the year	10,000	1,00,000	10,000	1,00,000	10,000	1,00,000
ii. Shares outstanding at the end of the year	10,000	1,00,000	10,000	1,00,000	10,000	1,00,000

(b) Terms/rights attached to equity shares

- i. Each equity shareholder is entitled to one vote per share.

(c) Details of shares held by each shareholders holding more than 5% shares

	As at 31 March, 2020		As at 31 March, 2019		As at 01 April, 2018	
	Number	% holding	Number	% holding	Number	% holding
Equity shares of ₹ 10 each fully paid						
Parasnath And Associates Pvt. Ltd.	-	-	5,000	50.00%	5,000	50.00%
New Hind Enterprises Pvt. Ltd.	-	-	5,000	50.00%	5,000	50.00%
Parsvnath Developers Ltd	10,000	100.00%				

[Handwritten signature]

[Handwritten signature]



SNIGDHA BUILDWELL PRIVATE LIMITED
(CIN - U45200DL2008PTC175785)
Notes to the Financial Statements

	<u>Year ended</u> <u>31 March, 2020</u> ₹	<u>Year ended</u> <u>31 March, 2019</u> ₹
10. Other expenses		
i. Fees and taxes	1,800	600
ii. Legal and professional charges	2,831	1,550
iii. Payment to auditors (see note 'i' below)	7,080	7,080
iv. Bank Charges	582	294
	<u>12,293</u>	<u>9,524</u>
Note 'i' Payment to auditors (exclusive of GST)		
Statutory audit fees	<u>6,000</u>	<u>6,000</u>
11. Earnings per share		
i. Net profit for calculation of basic and diluted earnings per share	(12,293)	(9,524)
ii. Weighted average number of equity shares outstanding during the year	10,000	10,000
iii. Basic and diluted earnings per share	(1.23)	(0.95)
iv. Nominal value of equity shares	10	10







12. Related party disclosures

i. List of related parties

a. Holding company

- Parsvnath Developers Ltd (w.e.f 14.12.2019)

b. Companies having significant influence

- Parasnath And Associates Pvt. Ltd.*
 - New Hind Enterprises Pvt. Ltd.*
 Ceased to be w.e.f 14.12.2019

c. Subsidiary companies

- Generous Buildwell Private Limited (w.ef. 14.12.2019)
 - Evergreen Realtors Private Limited (w.e.f 06.02.2020)

ii. Balances outstanding/transactions with related parties

	Parsvnath Developers Limited	Generous Buildwell Private Limited
	Rs.	Rs.
a. Transactions during the year		
Borrowings	2,03,50,000 (-)	- (-)
Advances	- (-)	4,50,000 (-)
b. Balances at year-end		
Short term Borrowings	2,03,50,000 (-)	- (-)
Advances	- (-)	4,50,000 (-)

- Figures in brackets represents as at and for the year ended 31.03.2019.

13. First time Ind AS reconciliation

There is no impact on balance sheet and Statement of Profit and Loss due to adoption of Ind AS.

14. Events after reporting period

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

For and on behalf of the Board



Raman Elayath P.V.

P.V.Raman
 Director
 DIN : 06862390

Rakesh Bhardwaj

Rakesh Bhardwaj
 Director
 DIN : 07503740

Place: Delhi
 Date: 08.07.2020