

# Focusing on Strategic Growth



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## **Caution regarding forward looking statements**

Certain statements in this annual report concerning our future growth prospects are forward-looking statements, which involve a number of risks, and uncertainties that could cause actual results to differ materially from those in such forward-looking statements. We have tried wherever possible to identify such statements by using words such as 'anticipate', 'estimate', 'expect', 'project', 'intend', 'plan', 'believe' and words of similar substance in connection with any discussion of future performance. We cannot guarantee that these forward-looking statements will be realized, although we believe we have been prudent in assumptions. The achievement of results is subject to risks, uncertainties and even inaccurate assumptions. Should known or unknown risks or uncertainties materialise, or should underlying assumptions prove inaccurate, our actual results could vary materially from those anticipated, estimated or projected. Readers should bear this in mind.

We undertake no obligation to publicly update any forward-looking statements, whether as a result of new information, future events or otherwise.



## Focusing on Strategic Growth

During the year under review world economy grew by a positive 5.7% in Calendar Year 2021 (CY21) as compared to a negative 3.3% contraction in CY20. Indian Economy grew by a positive 8.7% in FY22, compared to a negative of 6.7% in FY21. The Real Estate sector finally saw an uptick on various counts right from new launches, higher off-take to higher FDI.

India on the other hand celebrated its 76th Independence Day on August 2022 the nation-wide celebration of 'Azadi Ka Amrutmahotsav – 75 Years of Celebration'.

During FY22, at Parsvnath Developers we moved forward with a focus on strategic growth. Having served the Indian Real Estate sector for over 38 years, Parsvnaths has come a long way to have a near pan-India presence; being first Company from the sector to come with IPO; first Real Estate Company to integrate ISO 9001, 14001 and OHSAS 18000; first Company to develop malls projects with DMRC; first ever mall in a tier II city of Modabdad (1994) and many more. The Company has sustained through all major sectoral and economic transformations, changes and developments. With a heap of learnings in our fold coupled with sectoral expertise and commitment to business, we are pursuing our strategic growth agenda.

We are focusing on growing our revenues, reducing our debt, improving profitability, planning for future launches, fast executing the existing projects among other measures. We are working towards strategic partnerships in the areas of execution and finance for present operations and future growth. During FY22, we witnessed 151% growth from ₹358 Crores in FY21 to ₹899 Crores in FY22. We believe that our ability to stay resilient and bounce back in favourable times, worked for us all these years. The road ahead shall be to stay nimble, focus on the next and commitment to the present.

# From The Chairman's Desk

## *Dear Shareholders*

When the next generations will look back on the last two years, they will note the resilience exhibited by humankind in fighting a once in a century pandemic in a world that is globalized like never before. This pandemic has given birth to a multitude of stories of the triumph of the survival spirit. Humanity knows when it is time to hunker down and fight against all the threats to survival and keep the other battles for expansion and material resources for a later day. This spirit is exactly what has helped us sustain and survive during some of the toughest years for the Real Estate sector in the last few years. We kept our focus on the most important things, i.e., delivering on our promises by completing projects, diversifying our revenue and cash flow, monetizing the non-core assets and entering Joint Ventures with other developers.

While the financial year 2021-22 may have begun on a sad note because of the tragic consequences of the second wave of COVID-19 pandemic in India, it ended on a positive note with the country overcoming the rampant Omicron phase of the pandemic with minimal social and economic damage. The Indian economy also recovered from the recessionary phase in the previous year and logged an 8.7% growth in FY2021-22 vs. a 6.6% contraction. This was in line with the overall Global trends. Economic activity and demand rebounded with a vengeance and all sectors, especially those very badly hit during the peaks of pandemic, showed a high growth trajectory. The outlook for the next financial year may have become a bit clouded due to the prolonged Russia – Ukraine war exacerbating the supply chain and inflation issues globally, and the downstream impact of interest rate hikes and flight to safety of capital.



Yet the Indian economy is expected to perform better in relation to the broader world and grow in the range of 7% – 8% in real terms. In tune with the broader economy, the Real Estate sector has also seen a significant revival during the reported financial year. The upswing was seen in all the segments, including Residential, Office, Retail and Hospitality. The Residential segment that has seen major upheavals in the last decade showed a robust demand with end users returning to the market in a big way. The developers responded with an increased number of launches. The unsold inventory fell by 2% as the sales number beat the number of units launched by 5%, bringing it down to 27 months of sales. Both, Residential and Office & Commercial, segments saw all metro markets deliver varying degrees of high growth during the year. The same trend was seen in case of upsizing of the units, where in the Residential segment the High-end and Luxury apartments saw their share inch up and in the Office segment deals greater than 0.1 million sq. ft. had a market share of greater than 50%. Overall most parameters for the industry were positive, except the inflation in the input costs. Flat steel prices were over 50% higher in FY2021-22 as compared to the previous year and cement prices were 11% higher in March 2022 vis-à-vis prices in March 2021. This has affected the profitability across all developers and project viability in some cases.

During the year under review, your Company's consolidated revenues grew by 151% from ₹358 crores in the previous year to ₹899 crores. However, the continued need to finance the execution of existing projects along with lack of adequate sources of finance meant the Company had to liquidate its inventory at much lower margins. In combination with the input cost inflation, this has affected our EBITDA margins during the reported financial year. The Company was, however, successful in reducing the burden of finance costs from ₹433 crores to ₹395 crores, a fall of 8.6%. The Company's net loss increased from ₹428 crores to ₹494 crores in the current year, mainly on account of the EBITDA loss. The balance sheet has suffered further strain on account of this loss. However, the recovery in the sector has made us cautiously confident of turning around the fortunes of the Company in the coming years. On the operational front, during the year under review, the Company booked total 14861.78 sq. mt. area valuations of ₹9331.44 Lakhs that was spread between Residential, Integrated Townships, and Commercial segments. While internally our focus remains on execution to shed the baggage of the past and maintain the trust of our customers, we are taking watchful steps to address market opportunities through strategic alliances with other players and sales partners. Your Company has 36 active projects majorly in Northern India across the National Capital Region and many Tier-II & Tier-III cities. These under construction projects shall remain our focus where we will also explore possibilities to conclude an outright sale.

The outlook for the Real Estate sector in the coming year is positive. Among the various research agencies that have released their projections of the sectoral performance next year, CBRE has assessed that most demand and supply parameters across segments will show an upward trend. The scenario is, however, not all rosy as there are certain negative overhangs that may affect the extent of growth. Key among these are the slowdown in GDP and interest rate hikes, where the impact will depend on the extent and the pace of hike. Inflation in input costs shall moderate going forward and with conducive atmosphere for increase in prices, the profitability situation is likely to improve for the sector. These favourable tidings will act as a tailwind for your Company as well.

In conclusion, like the country was celebrating Azadi Ka Amrit Mahotsav for 75 weeks starting from March 12, 2021, to commemorate 75 years of independence and its history, the Company is extremely proud of its achievements and people. We express our deepest appreciation to all our stakeholders including shareholders, financial institutions, bankers, investors, esteemed customers, associates and most importantly, our employees, for standing by us through the thick and the thin. On behalf of the Board and the Management, I would like to assure you of our best intentions and efforts to turnaround your Company. We wish you the best in the new financial year and desire to come back to you with a lot of good news ourselves during the year!

With warm regards,

**Pradeep Jain**

Founder Chairman



# Corporate Information

## BOARD OF DIRECTORS

### Executive Directors

Shri Pradeep Kumar Jain  
*Founder Chairman*

Shri Sanjeev Kumar Jain  
*Managing Director & CEO*

Dr. Rajeev Jain  
*Director (Marketing)*

### Non-Executive Independent Directors

Shri Ashok Kumar

Ms. Deepa Gupta

Shri Mahendra Nath Verma

Shri Subhash Chander Setia

Dr. Rakshita Shharma

## COMPANY SECRETARY & COMPLIANCE OFFICER

Shri Mandan Mishra

## AUDITORS

M/s T R Chadha & Co. LLP  
Chartered Accountants,  
B-30, Connaught Place, Kuthiala Building,  
New Delhi-110001

## REGISTRAR & SHARE TRANSFER AGENT

Mas Services Limited  
T-34, 2nd Floor, Okhla Industrial Area,  
Phase - II, New Delhi - 110 020

## SHARES LISTED AT

National Stock Exchange of India Limited (NSE)  
BSE Limited (BSE)

## REGISTERED AND CORPORATE OFFICE

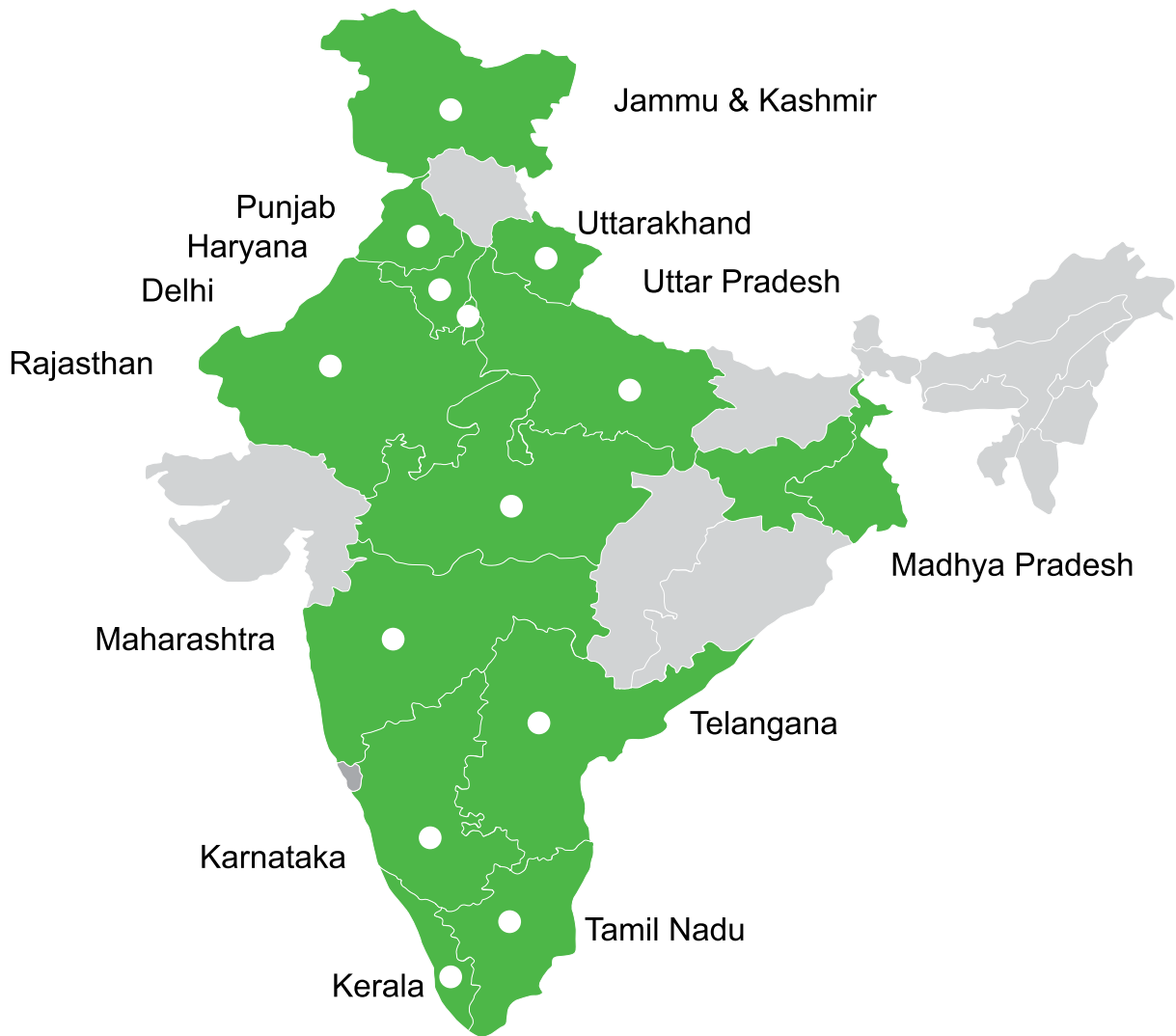
Parsvnath Tower,  
Near Shahdara Metro Station,  
Shahdara, Delhi - 110 032.  
CIN: L45201DL1990PLC040945  
Phone No: 011-43010500, 011-43050100  
Fax No: 011-43050473

E-mail: [investors@parsvnath.com](mailto:investors@parsvnath.com)

Website: [www.parsvnath.com](http://www.parsvnath.com)



## OUR PROJECT FOOTPRINTS



### PAN INDIA PRESENCE

#### Delhi

#### Haryana

- Dharuhera
- Faridabad
- Gurgaon
- Rohtak
- Kurukshetra
- Sonapat
- Panchkula
- Karnal
- Panipat

#### Jammu & Kashmir

- Jammu

#### Karnataka

- Mysore

#### Kerala

- Kochi

#### Madhya Pradesh

- Indore
- Ujjain

#### Maharashtra

- Pune
- Shirdi

#### Punjab

- Derabassi
- Mohali
- Rajpura

#### Rajasthan

- Bhiwadi
- Jodhpur
- Jaipur

#### Tamil Nadu

- Chennai

#### Telangana

- Hyderabad

#### Uttarakhand

- Dehradun

#### Uttar Pradesh

- Agra
- Noida
- Greater Noida
- Ghaziabad
- Lucknow
- Moradabad
- Saharanpur
- Sahibabad
- Kanpur

**Parsvnaths**



# **BOARD'S REPORT**



# BOARD'S REPORT

**Dear Shareholders,**

Your Directors have pleasure in presenting the 31<sup>st</sup> Annual Report, together with the Audited Financial Statements of the Company for the Financial Year ("FY") ended March 31, 2022.

## 1. FINANCIAL HIGHLIGHTS

(₹ in Lakhs)

Item	STAND-ALONE		CONSOLIDATED	
	FY 2021-22	FY 2020-21	FY 2021-22	FY 2020-21
<b>Total Revenue</b>	<b>75,712.87</b>	<b>33,800.58</b>	<b>91,779.05</b>	<b>42,962.27</b>
<b>Profit/ (loss) before depreciation and tax</b>	<b>(20,166.74)</b>	<b>(23,209.75)</b>	<b>(43,240.51)</b>	<b>(37,752.09)</b>
Less: Depreciation	336.11	462.43	5,731.28	3,708.87
<b>Profit/ (loss) before tax</b>	<b>(20,502.85)</b>	<b>(23,672.18)</b>	<b>(48,971.79)</b>	<b>(41,460.96)</b>
Less: Provision for taxation	414.35	530.55	414.14	1,325.32
<b>Profit/ (loss) after tax</b>	<b>(20,917.20)</b>	<b>(24,202.73)</b>	<b>(49,385.93)</b>	<b>(42,786.28)</b>
Share of Profit/(loss) in Associates	-	-	(0.31)	(0.02)
<b>Profit/ (loss) for the year</b>	<b>(20,917.20)</b>	<b>(24,202.73)</b>	<b>(49,386.24)</b>	<b>(42,786.30)</b>
Other comprehensive income	78.75	49.87	78.75	49.87
<b>Total comprehensive income for the year</b>	<b>(20,838.45)</b>	<b>(24,152.86)</b>	<b>(49,307.49)</b>	<b>(42,736.43)</b>
Net profit/(loss) attributable to:				
a) Shareholders of the Company	(20,838.45)	(24,152.86)	(49,150.92)	(42,692.43)
b) Non-controlling interest	-	-	(156.57)	(44.00)
<b>Balance brought forward (including other comprehensive income)</b>	<b>(49,998.91)</b>	<b>(25,846.05)</b>	<b>(1,69,830.32)</b>	<b>(1,27,198.59)</b>
<b>Add: Profit/(loss) for the year attributable to shareholders of the Company</b>	<b>(20,838.45)</b>	<b>(24,152.86)</b>	<b>(49,150.92)</b>	<b>(42,692.43)</b>
<b>Add: Impact of acquisition of shares of Subsidiary Company</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>60.67</b>
<b>Closing balance (including other comprehensive income)</b>	<b>(70,837.36)</b>	<b>(49,998.91)</b>	<b>(2,18,218.34)</b>	<b>(1,69,830.32)</b>

## 2. REVIEW OF OPERATIONS AND STATE OF COMPANY'S AFFAIRS

During the year under review, on stand-alone basis, the Company has earned total revenue of ₹75,712.87 Lakhs as against ₹33,800.58 Lakhs in 2020-2021 and incurred a net loss of ₹(20,917.20) Lakhs as against a net loss of ₹(24,202.73) Lakhs incurred during 2020-2021.

During the year under review, on consolidated basis, the Company has earned total revenue of ₹91,779.05 Lakhs as against ₹42,962.27 Lakhs in 2020-2021 and incurred a net loss of ₹(49,386.24) Lakhs as against a net loss of ₹(42,786.30) Lakhs incurred during 2020-2021.

Earnings per Share ("EPS") of the Company stood at ₹(4.81) on stand-alone basis and ₹(11.31) on consolidated basis in 2021-2022.

There has been no change in the nature of business of your Company. A detailed business-wise review of the operations of the Company is included in the Management Discussion and Analysis section of this Annual Report.

## 3. MATERIAL CHANGES AND/OR COMMITMENTS AFFECTING THE FINANCIAL POSITION OF YOUR COMPANY OCCURRED BETWEEN THE END OF THE FINANCIAL YEAR AND THE DATE OF SIGNING OF THIS REPORT

No material changes and/or commitments affecting the financial position of your Company have occurred between the end of the Financial Year and the date of signing of this Report.

## Impact of COVID-19

The second wave of COVID-19 pandemic caused disruptions in the economy as a whole and impacted the Indian Real Estate Industry as well. It presented an unprecedented challenge to public health, food systems and the economy as a whole. This pandemic led to loss of human life and suffering worldwide. The economic and social disruption caused by the pandemic was devastating.

In the first quarter of FY 2021-22, several State Governments announced lockdowns to prevent the spread of COVID-19. This led to the curtailment of economic activity. Once lockdown restrictions were eased, the economy started witnessing a strong recovery.

The health and safety of its employees and stakeholders remained the top priority for the Company, with several initiatives to support employees and their families during the pandemic.

## 4. SHARE CAPITAL

The Authorized Share Capital of the Company is ₹350,00,00,000/- divided into 60,00,00,000 Equity Shares of ₹5/- each and 5,00,00,000 Preference Shares of ₹10/- each. The Issued, Subscribed and Paid-up Share Capital of the Company is ₹217,59,05,850/- divided into 43,51,81,170 Equity Shares of ₹5/- each.

There was no change in the Share Capital of the Company during the year under review.

## 5. DIVIDEND

In view of loss incurred during the Financial Year ended March 31, 2022 coupled with constrained liquidity position of the Company, your Directors have considered it appropriate not to recommend any dividend.

Pursuant to Regulation 43A of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**SEBI Listing Regulations**"), as amended, the Company has a 'Dividend Distribution Policy', which is available on the Company's website and can be accessed at the link: <http://www.parsvnath.com/investors/iulr/dividend-distribution-policy/>.

## 6. TRANSFER TO RESERVES

The Company has not transferred any amount to General Reserve during the Financial Year 2021-22.

In terms of the provisions of Section 71 of the Companies Act, 2013 ("**the Act**") read with the Companies (Share Capital and Debentures) Rules, 2014, as amended, Debenture Redemption Reserve is not required to be created for Privately Placed Debentures.

## 7. DEBENTURES

During the year under review, the Company has partly redeemed Series XIV Secured Redeemable Non-Convertible Debentures ("NCDs") amounting to ₹461.35 Lakhs and Series XVI Secured Redeemable NCDs amounting to ₹380.00 Lakhs.

As per the Agreement with Debenture holder who is holding Series XIV NCDs, the Debenture holder had permitted to extend the time for repayment till March 31, 2023.

## 8. FIXED DEPOSITS

During the year under review, the Company has not accepted fixed deposits from the public.

## 9. LISTING AT STOCK EXCHANGES

The Equity Shares of the Company are listed on National Stock Exchange of India Limited ("**NSE**") and BSE Limited ("**BSE**"). The Listing Fee for the Financial Year 2022-23 has been paid by the Company to both NSE and BSE.

## 10. ANNUAL RETURN

The Annual Return of the Company, in Form MGT-7, may be accessed on the Company's website at the link: <http://www.parsvnath.com/investors/iulr/annual-return-form-mgt-7/>, as per the provisions of Section 92 of the Act.

## 11. SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES AND CONSOLIDATED FINANCIAL STATEMENTS

As on March 31, 2022, the Company had 21 Subsidiaries (including a foreign subsidiary) and 3 Associate Companies, in terms of the provisions of the Act. During the year under review, Vasavi PDL Ventures Private Limited has ceased to be a Subsidiary of the Company due to transfer of entire shareholding by the Company.

The project-specific or sector-specific Subsidiary Companies ensure maximum utilization of available resources through focused attention on specific activities.

Pursuant to the provisions of Section 129(3) of the Act, a



statement containing brief financial details of the Company's Subsidiaries and Associate Companies for the Financial Year ended March 31, 2022 in Form AOC-1 is attached to the Financial Statements of the Company. The details as required under Rule 8 of the Companies (Accounts) Rules, 2014 regarding the performance and financial position of each of the Subsidiaries and Associate Companies forms part of the Consolidated Financial Statements of the Company for the Financial Year ended March 31, 2022.

Pursuant to the provisions of Section 136 of the Act, the Financial Statements of the Company (including Consolidated Financial Statements) alongwith relevant documents and separate audited accounts in respect of its Subsidiary Companies are available on the website of the Company at [www.parsvnath.com](http://www.parsvnath.com). The annual accounts of these Subsidiaries and the related detailed information will also be made available electronically to any shareholder of the Company / its Subsidiary Companies, on request.

#### **Material Subsidiary Companies**

As at March 31, 2022, Six (6) subsidiary Companies have become 'Material Subsidiary Companies', as per the provisions of the SEBI Listing Regulations and in terms of the Company's Policy for determining Material Subsidiaries. The said Policy can be accessed on the Company's website at the link: <http://www.parsvnath.com/investors/iulr/policy-for-determining-material-subsidiaries/>.

#### **Consolidated Financial Statements**

In accordance with the provisions of the Act, implementation requirements of Indian Accounting Standards ("Ind-AS") Rules on accounting and disclosure requirements and the SEBI Listing Regulations, the Audited Consolidated Financial Statements are provided in the Annual Report of the Company for the Financial Year 2021-22.

### **12. CONTRACTS AND ARRANGEMENTS WITH RELATED PARTIES**

During the Financial Year under review, all contracts / arrangements / transactions entered by the Company with related parties were in the ordinary course of business and on an arm's length basis, with specific approvals obtained, wherever necessary. Also, the Company has obtained prior omnibus approval for related party transactions occurred during the year for transactions which are of repetitive

nature and / or entered in the ordinary course of business, at arm's length.

#### **Contract / Arrangement with Related Party under Section 188 of the Act**

During the year under review, the Company has not entered into any contract / arrangement / transaction with related parties which could be considered material under Section 188 of the Act. In view of the above, the requirement of giving particulars of contracts / arrangements 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 2021-22 are detailed in the Notes to Accounts of the Financial Statements.

The Policy for determination of materiality of related party transactions and dealing with related party transactions, as approved by the Board, can be accessed on the Company's website at the link: <http://www.parsvnath.com/investors/iulr/related-party-transaction-policy/>.

### **13. LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186 OF THE ACT**

As your Company is engaged in the business of real estate development, included in the term 'Infrastructural projects/ facilities' under Schedule VI to the Act, the provisions of Section 186 of the Act related to loans made, guarantees given or securities provided are not applicable to the Company. However, the details of the same are provided in the Financial Statements.

### **14. MANAGEMENT DISCUSSION AND ANALYSIS REPORT**

The Management Discussion and Analysis Report for the year under review, forming part of the Board's Report, as stipulated under Regulation 34 (2)(e) read with Schedule V to the SEBI Listing Regulations, is attached.

### **15. CORPORATE GOVERNANCE**

The Company is committed to benchmarking itself with best practices of Corporate Governance. It has put in place an effective Corporate Governance system which ensures that provisions of the Act and SEBI Listing Regulations are duly complied with, not only in letter but also in spirit.

The Board has also evolved and adopted a Code of Conduct

based on the principles of good Corporate Governance and best management practices. The said Code is available on the website of the Company at [www.parsvnath.com](http://www.parsvnath.com).

The Company is in compliance with the Corporate Governance guidelines as stipulated under SEBI Listing Regulations. A report on the matters mentioned in the said Regulations and the practices followed by the Company are detailed in Corporate Governance Report which forms part of this report. A certificate of a Practising Company Secretary confirming compliance with the conditions of Corporate Governance is attached thereto.

## 16. BUSINESS RESPONSIBILITY REPORT

Your Company was under the list of Top 1000 Companies (based on Market Capitalization) as on the March 31, 2021. Therefore, as per Regulation 34(2)(f) of the SEBI Listing Regulations, the Business Responsibility Report ("BRR") describes the initiatives taken by the Company from social, environmental and governance perspectives and the same is attached thereto.

## 17. CORPORATE SOCIAL RESPONSIBILITY ("CSR")

An Annual Report on CSR in compliance with the requirements of Section 135 of the Act read with the Companies (Corporate Social Responsibility Policy) Rules, 2014 is annexed as **Annexure-I** to this report, in the prescribed format.

The CSR Policy of the Company, as approved by the Board, is available on the website of the Company and can be accessed through the web link <http://www.parsvnath.com/investors/iulr/corporate-social-responsibility-policy/>

The salient features of the policy are mentioned in the Corporate Governance Report, forming part of Board's Report.

## 18. RISK MANAGEMENT

Risk management is embedded in Company's operating framework. The Company believes that risk resilience is the key to achieving higher growth. The Company manages, monitors and reports on the principal risks and uncertainties that can impact its ability to achieve its strategic objectives. The Company's management systems, organizational structure, processes, standards, code of conduct etc. governs

how the Company conducts its business and manages associated risks.

The Company has an adequate risk management framework designed to identify, assess and mitigate risks appropriately. The Risk Management Committee of the Board of Directors has been entrusted with the responsibility of overseeing various risks and assessing the adequacy of mitigation plans to address such risks. The terms of reference and the composition details of the Risk Management Committee of the Company are provided in the Corporate Governance Report, which forms part of this report.

Your Company has a Risk Management Policy in place to assist the Board in overseeing that all the risks that the Company faces such as strategic, financial, credit, market, liquidity, cyber security, property, human resource, legal, regulatory, reputational and other risks, have been identified and assessed.

## 19. DISCLOSURE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

In accordance with the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 ("POSH") and Rules made thereunder, the Company has adopted a policy on Prevention, Prohibition and Redressal of Sexual Harassment of Women at Workplace.

Your Company has complied with the provisions of the aforesaid Act relating to the constitution of Internal Complaints Committee ("ICC"). An ICC is in place to redress complaints received regarding sexual harassment at the workplace. The Company is strongly opposed to sexual harassment and employees are made aware about the consequences of such acts and about the constitution of ICC.

During the Financial Year ended March 31, 2022, no complaint pertaining to sexual harassment was received by the Company or reported to ICC.

## 20. PERFORMANCE EVALUATION

Due to the COVID-19 pandemic, evaluation of performance of the Board, its Committees and Individual Directors could not be carried out and the same will be done at an appropriate time in the near future.



## 21. APPLICATIONS MADE / PROCEEDINGS PENDING UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016

Pursuant to the provisions of Section 134 of the Companies Act, 2013 read with Rule 8(5) of the Companies (Accounts) Rules, 2014, the details of applications made during the year and proceedings pending under the Insolvency and Bankruptcy Code, 2016, are annexed herewith as **Annexure II.**

## 22. COMPLIANCE WITH THE SECRETARIAL STANDARDS ISSUED BY ICSI

The Board confirms that, during the period under review, the Company has complied with the applicable Secretarial Standards issued by the Institute of Company Secretaries of India (ICSI).

## 23. PROHIBITION OF INSIDER TRADING

In compliance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 ("**PIT Regulations**"), the Board of Directors has adopted "Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information" and "Code of Conduct to regulate, monitor and report trading by Designated Persons and their immediate relatives" which are available on the website of the Company i.e. [www.parsvnath.com](http://www.parsvnath.com).

Mr. Mandan Mishra, Company Secretary is the Compliance Officer who is responsible for setting forth policies and procedures for monitoring adherence to the aforesaid Codes under the overall supervision of the Board of Directors.

## 24. DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to the provisions of Section 134(5) of the Act, the Board of Directors, to the best of its knowledge and ability, state that:

- a) in the preparation of the annual accounts for the Financial Year ended March 31, 2022, the applicable accounting standards read with requirements set out under Schedule III to the Act, have been followed and there are no material departures from the same;
- b) the Directors have selected such accounting policies and applied them consistently and made judgements and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of

the Company as at March 31, 2022 and the loss of the Company for the Financial Year ended on that date;

- c) the Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d) the Directors have prepared the annual accounts on a 'going concern' basis;
- e) the Directors have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and are operating effectively; and
- f) 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.

Based on the framework of internal financial controls and compliance systems established and maintained by the Company, work performed by the internal, statutory and secretarial auditors and the reviews of the management and the relevant Board Committees, including the Audit Committee, the Board is of the opinion that the Company's internal financial controls were adequate and effective during the Financial Year 2021-22.

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

## 25. DIRECTORS AND KEY MANAGERIAL PERSONNEL

During the year under review, there has been no change in the composition of the Board of Directors. However, the members of the Company in its meeting held on September 30, 2021 approved the appointment of Mr. Subhash Chander Setia (DIN:01883343) and Dr. Rakshita Shharma (DIN: 08579771) as Directors on the Board of the Company w.e.f. June 30, 2021 for a period of 18 months.

### Declarations by the Independent Directors

The Independent Directors have submitted necessary declarations that each of them meets the criteria of

independence as provided in Section 149(6) of the Act along with Rules made thereunder and Regulation 16(1) (b) of the SEBI Listing Regulations and confirmation under Regulation 25(8) of the SEBI Listing Regulations that they are not aware of any circumstance or situation, which exists or may be reasonably anticipated, that could impair or impact their ability to discharge their duties with an objective independent judgment and without any external influence. Based on the declarations received from the Independent Directors, the Board of Directors has confirmed that they meet the criteria of independence and that they are independent of the management. Necessary disclosures regarding Committee positions in other public companies have been made by the Directors and have been reported in the Corporate Governance Report, forming part of this Report.

During the year under review, the Non-Executive Independent Directors of the Company had no pecuniary relationship or transactions with the Company, apart from receiving Directors' remuneration.

None of the Directors of the Company is debarred from holding the office of Director by virtue of any SEBI order or any other authority

The Board acknowledges the contribution made by the Independent Directors of the Company, with their integrity, expertise and diverse experience, in the growth and development of the Company. In the opinion of the Board, all the Independent Directors possess the requisite expertise and experience and are persons of high integrity and repute and they fulfill the conditions specified in the Act as well as the Rules made thereunder and SEBI Listing Regulations.

All the Independent Directors of the Company have got their names included in the data bank of Independent Directors maintained with the Indian Institute of Corporate Affairs ("IICA"), in terms of Section 150 read with Rule 6 of the Companies (Appointment and Qualification of Directors) Rules, 2014, as amended from time to time. All the Independent Directors, except Dr. Rakshita Shharma, are exempt from passing the online proficiency test, as prescribed under the aforesaid Rules.

## **Appointment and Re-appointment of Directors**

The Board of Directors on the recommendation of the Nomination and Remuneration Committee, in its Meeting held on February 14, 2022, has re-appointed Mr. Pradeep Kumar Jain, Mr. Sanjeev Kumar Jain and Dr. Rajeev Jain as Whole-time Directors w.e.f. April 1, 2022 to March 31, 2027, subject to the approval of Members of the Company at the ensuing Annual General Meeting (AGM).

Further, the Board of Directors on the recommendation of the Nomination and Remuneration Committee, its Meeting held on February 14, 2022 has also recommended the re-appointment of Mr. Subhash Chander Setia and Dr. Rakshita Shharma, as Independent Directors of the Company for a second term of 5 years w.e.f. December 30, 2022 to December 29, 2027, subject to the approval of the Members of the Company at the ensuing Annual General Meeting (AGM), who are not liable to retire by rotation.

Requisite Notice under Section 160 of the Act has been received from a Member of the Company proposing the candidature of the aforesaid Independent Directors, who have filed their consents to act as Independent Directors of the Company, if appointed.

In accordance with the provisions of Section 152 of the Act read with the Articles of Association of the Company, Mr. Sanjeev Kumar Jain (DIN: 00333881) will retire by rotation at the ensuing AGM and being eligible, has offered himself for re-appointment.

The Notice convening the ensuing AGM includes the proposals for appointment/ re-appointment of the Directors and their Brief Resumes / other details are furnished in the explanatory statement thereto.

## **Key Managerial Personnel**

In accordance with the provisions of the Act read with Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Key Managerial Personnel of the Company are Mr. Pradeep Kumar Jain, Chairman; Mr. Sanjeev Kumar Jain, Managing Director and Chief Executive Officer; Dr. Rajeev Jain, Director (Marketing); Mr. M.C. Jain, Sr. Vice President (Corporate) & Group Chief Financial Officer and Mr. Mandan Mishra, Company Secretary.





## 26. POLICY ON DIRECTORS' APPOINTMENT AND REMUNERATION AND CRITERIA FOR APPOINTMENT OF DIRECTORS

The Board has, on the recommendation of the Nomination and Remuneration Committee, framed a Policy for appointment and remuneration of Directors, Key Managerial Personnel and Senior Management.

The Nomination and Remuneration Policy, as approved by the Board of Directors, is available on the website of the Company and can be accessed through the web link: <http://www.parsvnath.com/investors/iulr/nomination-and-remuneration-policy/>.

The salient features of the policy are mentioned in the Corporate Governance Report, which forms part of this Report.

## 27. NUMBER OF MEETINGS OF THE BOARD

Five (5) meetings of the Board of Directors were held during the year under review. For details of the meetings of the Board, including attendance of the Directors thereat, please refer to the Corporate Governance Report, which forms part of this Report.

## 28. BOARD COMMITTEES

Pursuant to the various applicable provisions of the Act read with SEBI Listing Regulations, the Board of Directors of the Company functions through / delegates authority to the following Committees:

- a) Audit Committee
- b) Nomination and Remuneration Committee
- c) Risk Management Committee
- d) Corporate Social Responsibility Committee
- e) Stakeholders Relationship Committee
- f) Shares Committee
- g) Management Committee

A detailed note on the various Committees of the Board of Directors including their composition, terms of reference and Meeting details etc. is given in the Corporate Governance Report, which forms part of this Report.

## 29. AUDIT COMMITTEE RECOMMENDATIONS

During the year under review, the suggestions put forth by

the Audit Committee were duly considered and accepted by the Board of Directors. There were no instances of non-acceptance of such recommendations.

## 30. INTERNAL FINANCIAL CONTROLS AND INTERNAL AUDIT

The Company has in place adequate internal financial controls with reference to the Financial Statements. The Audit Committee periodically reviews the internal control systems with the management, Internal Auditors and Statutory Auditors and the adequacy of internal audit function, significant internal audit findings and follow-ups thereon. The Company's internal control system is commensurate with the nature, size and complexities of operations of the Company.

## 31. VIGIL MECHANISM / WHISTLE BLOWER POLICY

The Company has in place a Vigil Mechanism, which also incorporates a Whistle Blower Policy for Directors and Employees to report genuine concerns in the prescribed manner, in line with Section 177(9) of the Act and Regulation 22 of the SEBI Listing Regulations. The Vigil Mechanism is overseen by the Audit Committee and it provides adequate safeguards against victimization of Employees and Directors. Whistle Blower Policy is a mechanism to address any complaint(s) related to fraudulent transactions or reporting intentional non-compliance with the Company's policies and procedures and any other questionable accounting/operational process followed. It provides a mechanism for Employees to approach the Chairman of the Audit Committee or the Company Secretary designated as 'Whistle and Ethics Officer'. During the year, no such incidents were reported and no personnel were denied access to the Chairman of the Audit Committee.

The Vigil Mechanism/ Whistle Blower Policy of the Company may be accessed on the Company's website at the link: <http://www.parsvnath.com/investors/information/vigil-mechanism-whistle-blower-policy/>.

## 32. AUDITORS

- a) **Statutory Auditors and Independent Auditors' Report**

M/s T R Chadha & Co. LLP, Chartered Accountants (Firm Registration No. 006711N/N500028) was appointed as



Statutory Auditors of the Company for a term of five consecutive years from the conclusion of the 30<sup>th</sup> AGM till the conclusion of 35<sup>th</sup> AGM of the Company.

### **Independent Auditors' Report**

- M/s T R Chadha & Co. LLP, Statutory Auditors in their Report on the Financial Statements of the Company for the Financial Year ended March 31, 2022 have drawn attention to some of the matters in the notes to the Ind-AS Financial Statements, in respect of which their opinion is not modified. The response of the Directors in respect thereof is given below:

- (i) Due to COVID-19 pandemic and continued recession in the real estate sector owing to slowdown in demand, the Company is facing tight liquidity situation as a result of which there have been delays/default in payment of principal and interest on borrowings, statutory liabilities, salaries to employees and other dues. Also, the Company continues to face lack of adequate sources of finance to fund execution and completion of its on-going projects resulting in delayed realisation from its customers and lower availability of funds to discharge its liabilities. The Company is continuously exploring alternate sources of finance, including sale of non - core assets to generate adequate cash inflows for meeting these obligations and to overcome this liquidity crunch. In the opinion of the Management, no adverse impact is anticipated on future operations of the Company.
- (ii) Based on the management assumptions, future business plans and planned sale off some identified assets, management is certain about realization of these assets in coming years.
- (iii) Due to pending legal cases in arbitration against Delhi Metro Rail Corporation (DMRC), intangible assets under development of ₹13,851 Lakhs is recoverable, in respect of suspension of construction at one of the

projects awarded by DMRC.

- (iv) There was a computational error in the award dated January 09, 2015 that needs to be rectified in the interest of justice. Therefore, in the opinion of the legal Counsel, ₹14,047 Lakhs is good and recoverable from Chandigarh Housing Board relating to the matter pending before Hon'ble High Court of Punjab and Haryana.

- There were no instances of frauds reported by the Statutory Auditors under Section 143(12) of the Act.

### **(b) Secretarial Auditor and Secretarial Audit Report**

The Secretarial Audit Report of Mr. Ashok Tyagi for the Financial Year ended March 31, 2022 is annexed herewith as **Annexure III** to this Report. The Secretarial Auditor in his report has made some observations and the response of the Directors in respect thereof is given below:

- (i) In respect of certain delays/ defaults in payment of principal and interest on borrowings, statutory liabilities and payment of other dues by the Company, the response of Directors is given in Point (a) (i) above.
- (ii) In respect of the Show Cause Notice received from SEBI, the SCN was replied by the Company and also personal hearings before Whole Time Member (WTM), SEBI were conducted. Now the SEBI has issued its order dated June 29, 2022, wherein the Company is restrained from accessing the securities market and further prohibited from buying, selling or otherwise dealing in securities, directly or indirectly, or being associated with the securities market in any manner, whatsoever, for a period of six (6) months, from the date of coming into force of the aforesaid order and a penalty of ₹15,00,000/- (Rupees Fifteen Lakhs) is imposed under Section 23H of SCRA 1956 on the Company. However, the Company has filed an appeal against the same with the Competent Authority.
- (iii) In respect of the Show Cause Notices received from MCA, the Company has denied all the allegations



charged against it and has filed compounding applications in respect thereof.

Pursuant to the provisions of Regulation 24A of the SEBI Listing Regulations, the Secretarial Audit Report of Parsvnath Infra Limited, Parsvnath Estate Developers Private Limited, Parsvnath Hessa Developers Private Limited and Parsvnath Buildwell Private Limited, Material Unlisted Subsidiary Companies, issued by M/s Sonal J & Associates, Company Secretaries, for the Financial Year ended March 31, 2022 are annexed herewith as **Annexure IV to VII** respectively to this Report. There are no qualifications, reservations or adverse remarks in the said Reports.

(c) **Internal Auditors**

Pursuant to the provisions of Section 138 of the Act, the Board of Directors of the Company has approved the appointment of M/s Nitin Agrawal & Associates, Chartered Accountants (Firm Registration No.015541C), as Internal Auditors of the Company, based on the recommendation of the Audit Committee.

(d) **Cost Auditors**

The Company is required to maintain the cost records, as per Section 148 of the Act read with the Companies (Cost Records and Audit) Rules, 2014 and accordingly, such accounts and records are made and maintained.

During the year under review, the Board of Directors at its Meeting held on August 24, 2021 had re-appointed M/s Chandra Wadhwa & Company, Cost Accountants (Firm Registration No. 000239) as Cost Auditors of the Company for conducting the audit of cost records of the Company for the Financial Year 2021-22.

Further, the Board of Directors in its Meeting held on August 13, 2022 has also approved the appointment of M/s Chandra Wadhwa & Company, as Cost Auditors of the Company for conducting the audit of cost records of the Company for the Financial Year 2022-23.

The remuneration payable to Cost Auditors is required to be approved by the Members in a General Meeting for their ratification. Accordingly, a resolution seeking Members' ratification for the remuneration payable to M/s Chandra

Wadhwa & Company for conducting the audit of cost records of the Company, for the Financial Year 2022-23, as approved by the Board at its Meeting held on August 13, 2022 based on the recommendation of Audit Committee, is included in the notice convening the ensuing 31<sup>st</sup> AGM.

### 33. DISCLOSURES

#### A. Conservation of energy, technology absorption, foreign exchange earnings and outgo

The disclosure of particulars relating to conservation of energy, technology absorption, and foreign exchange earnings and outgo, as prescribed under Section 134(3) (m) of the Act read with Rule 8(3) of the Companies (Accounts) Rules, 2014, is annexed herewith as **Annexure VIII** to this Report.

#### B. Particulars of Employees

The particulars of Employees under Section 197 of the Act read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are annexed herewith as **Annexure IX** to this Report.

Since none of the employees of the Company is drawing a remuneration of more than ₹102 Lakhs per annum, if employed throughout the Financial Year and ₹8.5 Lakhs per month, if employed for part of the Financial Year, the provisions of Section 197(12) of the Act read with Rule 5 (2) and (3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, relating thereto are not applicable.

However, the list of top ten employees of the Company (based on remuneration drawn during Financial Year 2021-22) is annexed herewith as **Annexure X**.

### 34. 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:

- a. Details relating to deposits covered under Chapter V of the Act.
- b. Issue of equity shares with differential rights as to dividend, voting or otherwise.

- c. Issue of shares (including sweat equity shares) to employees of the Company under any scheme.
- d. Neither the Managing Director nor the Whole-time Directors of the Company receive any remuneration or commission from any of the subsidiary companies of the Company.
- e. No significant or material orders were passed by the Regulators or Courts or Tribunals which impact the going concern status and the Company's operations in future.
- f. There was no instance of one time settlement with any Bank or Financial Institution.

#### **Update on the SEBI matter relating to Shell Companies**

Pursuant to SEBI's Order dated January 4, 2019 and the consequent appointment of Ernst & Young LLP ("E&Y") by National Stock Exchange of India Limited ("NSE"), to conduct forensic audit of certain transactions of the Company, E&Y has submitted its Forensic Audit Report dated April 1, 2020 and consequently, SEBI had issued Show Cause Notices (SCNs) dated October 19, 2020 addressed to the Company, its Directors and Chief Financial Officers who were holding office during the Financial Years 2009-10 to 2011-12. The SCN was replied by the Company and also requested for a personal hearing before Whole Time Member (WTM), SEBI.

The SEBI informed the Company and the other Noticee to appear before Shri Ananta Barua, Whole Time Member (WTM), SEBI in online hearing.

On the hearing scheduled on October 25, 2021, where the senior counsel appeared on behalf of the Company concluded the arguments. The WTM also heard the other Noticees. Some of the Noticees sought further time to file their reply and requested for the same before the WTM. The WTM has allowed them to file their reply before the

next date of hearing to be announced by SEBI. The SEBI has scheduled a hearing on December 31, 2021 for filing of reply of other Noticees. On the appointed date of hearing other Noticees were made their representation before WTM. Now, the SEBI has issued its order dated June 29, 2022, wherein the Company is restrained from accessing the securities market and further prohibited from buying, selling or otherwise dealing in securities, directly or indirectly, or being associated with the securities market in any manner, whatsoever, for a period of six (6) months, from the date of coming into force of the aforesaid order and a penalty of ₹15,00,000/- (Rupees Fifteen Lakhs) is imposed under Section 23H of SCRA 1956 on the Company. However, the Company has filed an appeal against the same with the Competent Authority.

#### **ACKNOWLEDGEMENT**

Your Directors wish to place on record their sincere gratitude to the shareholders, customers, bankers, financial institutions, investors, vendors and all other business associates for the continuous support provided by them to the Company and for the confidence reposed in the management of the Company.

The Directors also wish to acknowledge the contribution made by employees at all levels for steering the growth of the organization. Your Directors also thank the Government of India, the State Governments and other Government Agencies for their assistance and co-operation and look forward to their continued support in future.

**On behalf of the Board of Directors**

**Sd/-**  
**Pradeep Kumar Jain**  
**Chairman**  
**DIN: 00333486**

**Place: Delhi**  
**Date: August 13, 2022**

**ANNUAL REPORT ON CORPORATE SOCIAL RESPONSIBILITY (CSR) ACTIVITIES****1. A brief outline of the Company's CSR policy:**

The Company is a responsible corporate citizen and is conscientiously working towards fulfilling its Corporate Social Responsibility. The Company's CSR Policy lays out the vision, objectives, guiding principles, implementation and reporting / monitoring mechanisms. The projects for CSR activities will be within the broad framework of Schedule VII to the Companies Act, 2013 read with the Rules made thereunder.

**2. The Composition of the CSR Committee as on March 31, 2022:**

S. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of Meetings of CSR Committee attended during the year
1	Mr. Ashok Kumar (Chairperson of the Committee)	Non-Executive, Independent Director	1	1
2	Mr. Pradeep Kumar Jain	Executive Director	1	1
3	Mr. Sanjeev Kumar Jain	Executive Director	1	0
4	Ms. Deepa Gupta	Non-Executive, Independent Director	1	1
5	Mr. Mahendra Nath Verma	Non-Executive, Independent Director	1	1

Mr. Mandan Mishra, Company Secretary, acts as the Secretary to the Committee.

**3. Web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the Company:**

- Composition of CSR Committee: <http://www.parsvnath.com/investors/board-committees-of-directors/composition-of-the-committees-of-directors/>
- CSR Policy: <http://www.parsvnath.com/investors/iulr/corporate-social-responsibility-policy/>

**4. Details of Impact assessment of CSR projects carried out in pursuance of sub rule (3) of Rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014, if applicable (attach the report):**

Not Applicable

**5. Details of the amount available for set off in pursuance of sub-rule (3) of Rule 7 of the Companies (Corporate Social Responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any :**

Not Applicable

**6. Average net profit of the Company as per Section 135(5):**

₹(19,239.69) Lakhs

**7. (a) Two percent of average net profit of the Company as per Section 135(5):**

Not Applicable, as there are no profits during the last three Financial Years.

**(b) Surplus arising out of the CSR projects or programmes or activities of the previous financial years:**

Not Applicable

**(c) Amount required to be set off for the financial year, if any:**

Not Applicable

**(d) Total CSR obligation for the financial year (7a+7b-7c):**

Not Applicable

- 8 (a) **CSR amount spent or unspent for the financial year:**  
Not Applicable
- (b) **Details of CSR amount spent against ongoing projects for the financial year:**  
Not Applicable
- (c) **Details of CSR amount spent against other than ongoing projects for the financial year:**  
Not Applicable
- (d) **Amount spent in Administrative Overheads:**  
Not Applicable
- (e) **Amount spent on Impact Assessment, if applicable:**  
Not Applicable
- (f) **Total amount spent for the financial year (8b+8c+8d+8e):**  
Not Applicable
- (g) **Excess amount for set off, if any:**  
Not Applicable
- 9 (a) **Details of Unspent CSR amount for the preceding three financial years:**  
Not Applicable.  
  
As the average net profit for the last three financial years was negative, the Company was not required to spend any amount on CSR activities.
- (b) **Details of CSR amount spent in the financial year for ongoing projects of the preceding financial year(s):**  
Not Applicable
10. **In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year:**  
Not Applicable
11. **Specify the reason(s), if the Company has failed to spend two per cent of the average net profit as per Section 135(5):**  
  
As the average net profit for the last three financial years was negative, the Company was not required to spend any amount on CSR activities in the financial year 2021-22. However, suitable eligible project(s) shall be identified to make expenditure towards Corporate Social Responsibility, as and when the need arises.

**Sd/-**  
**(Sanjeev Kumar Jain)**  
**Managing Director & CEO**  
**DIN: 00333881**

**Sd/-**  
**(Ashok Kumar)**  
**Chairperson, Corporate Social**  
**Responsibility Committee**  
**DIN: 00138677**

**Place: Delhi**  
**Date : August 13, 2022**

**Annexure – II****APPLICATIONS MADE / PROCEEDINGS PENDING UNDER THE PROVISIONS OF INSOLVENCY AND BANKRUPTCY CODE, 2016  
FILED BEFORE NCLT AGAINST PARSVNATH DEVELOPERS LIMITED ("PDL")**

<b>S. No.</b>	<b>Title</b>	<b>Amount claimed</b>	<b>Last date of hearing</b>	<b>Status / Next date of hearing</b>
1	A.S. Chaudhary and Ors. Vs. PDL	₹97.66 Lakhs with interest	19.07.2022	29.09.2022
2	IL&FS Vs. PDL	₹17,500 Lakhs with interest	04.08.2022	19.09.2022
3	Gurumeher Hospital and Projects LLP Vs. PDL	₹122.83 Lakhs	-	Yet to be listed
4	Prem Chand Vs. PDL	₹122.83 Lakhs	-	Yet to be listed
5	Mr. Guarav Kumar Vs. PDL	₹13.86 Lakhs	-	Yet to be listed

There are certain matters filed by Homebuyers/Allottees against the Company before the NCLT before the enactment of the Insolvency and Bankruptcy Code (Amendment), 2020 ('2020 Amendment'), which were adjourned sine-die, However, since these Homebuyers/ Allottees have failed to comply with the directions given by the Hon'ble Supreme Court in terms of the 2020 Amendment, their Insolvency Petition would be deemed as withdrawn. Therefore, these matters have not been included in the aforesaid list.

**FORM MR-3**

**SECRETARIAL AUDIT REPORT**

**FOR THE FINANCIAL YEAR ENDED MARCH 31, 2022**

[Pursuant to Section 204(1) of the Act and Rule No. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,  
The Members,  
**PARSVNATH DEVELOPERS LIMITED,**  
**(L45201DL1990PLC040945),**  
**Parsvnath Tower, Near Shahdara Metro Station,**  
**Shahdara, Delhi-110032**

I have conducted the Secretarial Audit of the compliances for the Financial Year ended March 31, 2022 of the applicable statutory provisions and the adherence to good corporate practices by Parsvnath Developers Limited (hereinafter called **"the Company"**). The Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the statutory compliances and expressing my opinion thereon.

**Management's Responsibility for Secretarial Compliances**

The Company's Management is responsible for preparation and maintenance of secretarial records and for devising proper systems to ensure compliance with the provisions of all applicable laws and regulations.

**Auditor's Responsibility**

My responsibility is to express an opinion on the secretarial records, standards and procedures followed by the Company with respect to secretarial compliances.

I have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records.

I have not verified the correctness and appropriateness of financial records and Books of Account of the Company. Wherever required, I have obtained the Management Representation about the compliance of laws, rules and regulations and happening of events etc.

The Secretarial Audit Report is neither an assurance as to the future viability of the Company nor of the efficiency and effectiveness with which the management has conducted the affairs of the Company.

**Limitation**

Due to inherent limitation of an audit including internal, financial and operating control, there is an unavoidable risk that some mis-statements or material non-compliances may not be detected, even though the audit is properly planned and performed in accordance with the Secretarial Auditing Standards as prescribed by the Institute of Company Secretaries of India (ICSI).

Further, I conducted the Secretarial Audit by examining the secretarial records including minutes, documents, registers, other records and returns related to applicable laws on the Company etc. The management has confirmed that the records submitted to us are true and correct. I have also relied upon the representation given by the management of the Company for the certain areas which otherwise require physical verification.

**Opinion**

Based on my verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers and authorized representatives during the conduct of Secretarial Audit, I hereby report that in my opinion, the Company has, during the audit period complied with the statutory provisions listed hereunder and also that the Company has proper board processes and compliance mechanism in place to the extent, in the manner subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the Financial Year ended March 31, 2022 according to the provisions of:

- The Companies Act, 2013 ('the Act') and Rules made there under read with notifications, exemptions and clarifications thereto;
- The Securities Contracts (Regulation) Act, 1956 ('SCRA') and rules made thereunder;





- The Depositories Act, 1996 and the regulations and Bye-Laws framed thereunder;
- Foreign Exchange Management Act, 1999 and the Rules and Regulations made there under to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;- **to the extent applicable to the Company during the year under review;**

The following regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992('SEBI Act'):

- The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, as amended from time to time- **To the extent applicable to the Company for the year under review;**
- The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 as amended from time to time- **To the extent applicable to the Company for the year under review;**
- The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018-**Not applicable to the Company during the Year under review;**
- The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 as amended from time to time- **Not applicable to the Company during the Year under review;**
- The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018- **Not applicable to the Company during the Year under review;**
- The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993-**To the extent applicable to the Company for the year under review;**
- The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021-**Not applicable to the Company during the Year under review;**
- The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021-**Not applicable to the Company during the Year under review;**

- The Company has identified following laws applicable specifically to the Company and I have relied upon the representation made by the Company and its officers for the system and mechanism framed by the Company for Compliances made under following laws:

- a. Real Estate (Regulations and Development) Act, 2016;
- b. The Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013;

I have also examined compliance with the applicable clauses of the following:

- Secretarial Standards (SS-1 and SS-2) issued by the Institute of Company Secretaries of India (ICSI);
- Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Based on my examination and verification of records produced to me and according to the information and explanations given to us by the Company, in my opinion, the Company has *inter alia* complied with the provisions of the Companies Act, 2013 (the Act) and Rules made under the Act and the Memorandum and Articles of Association of the Company with regard to:

- (a) Maintenance of various statutory registers and documents and making necessary entries therein;
- (b) Filing of the requisite forms and returns with the Registrar of Companies and Central Government within the time prescribed or within the extended time with additional fee as prescribed under the Act and Rules made there under;
- (c) Service of Documents by the Company on its Members, Auditors, Directors and the concerned Registrar of Companies;
- (d) Convening and holding of the meetings of Directors;
- (e) Convening and holding of the Annual General Meeting of the Company;
- (f) Minutes of the proceedings of General Meeting and Board Meetings were properly recorded in loose leaf form, which are being bound in a book form at regular intervals;



- (g) Form of Balance Sheet as prescribed under Part I , form of Statement of Profit and Loss as prescribed under Part II and disclosures to be made therein as per the revised Schedule III to the Act;
- (h) Board's Report under Section 134 of the Act;
- (i) Re-appointment of Cost Auditor as per the provision of Section 148 of the Act;
- (j) Re-appointment of Internal Auditor as per the provisions of Section 138 of the Act;
- (k) Appointment of Secretarial Auditor as per the provisions of Section 204 of the Act;
- (l) Registration, modification and satisfaction of charges, wherever applicable;
- (m) The Company has the following Key Managerial Personnel as per the Act;
  - (1) Mr. Pradeep Kumar Jain, Chairman;
  - (2) Mr. Sanjeev Kumar Jain, Managing Director and Chief Executive Officer;
  - (3) Dr. Rajeev Jain, Director (Marketing);
  - (4) Mr. M.C. Jain , Group Chief Financial Officer; and
  - (5) Mr. Mandan Mishra, Company Secretary

During the period under review, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards etc. mentioned above, subject to the following observations:

- 1) There have been certain delays/ defaults in payment of principal and interest on borrowings, statutory liabilities and payment of other dues by the Company.
- 2) As reported earlier, the Company, its Directors and CFOs (who were holding office during the financial years 2009-10 to 2011-12) had received a Show Cause Notice dated October 19, 2020 from the Securities and Exchange Board of India ("SEBI") consequent upon submission of a report by the Forensic Auditor who was appointed by National Stock Exchange of India Limited ("NSE") to conduct forensic audit of certain transactions of the Company, in terms of SEBI's Order dated January

04, 2019. The SCN was replied by the Company and also requested for a personal hearing before Whole Time Member (WTM), SEBI.

The SEBI informed the Company and the other Notice to appear before Shri Ananta Barua, Whole Time Member (WTM), SEBI in online hearing.

On the hearing scheduled on October 25, 2021, where the senior counsel appeared on behalf of the Company concluded the arguments. The WTM also heard the other Notices. Some of the Notices sought further time to file their reply and requested for the same before the WTM. The WTM has allowed them to file their reply before the next date of hearing to be announced by SEBI. The SEBI has scheduled a hearing on December 31, 2021 for filing of reply of other Notices. On the appointed date of hearing other Notices were made their representation before WTM. Now, the SEBI has issued its Order dated June 29, 2022, wherein the Company is restrained from accessing the securities market and further prohibited from buying, selling or otherwise dealing in securities, directly or indirectly, or being associated with the securities market in any manner, whatsoever, for a period of six (6) months, from the date of coming into force of the aforesaid order and a penalty of ₹ 15,00,000 (Rupees Fifteen Lakhs) is imposed under Section 23H of SCRA 1956 on the Company. However the Company has filed an appeal against the same with the competent authority.

- 3) As reported earlier also the Company, its Executive Directors and Company Secretary had received Show Cause Notices dated April 15, 2020 from Ministry of Corporate Affairs for non-compliance of Section 135 and Section 129 of the Companies Act, 2013 and Section 209(1)(c) of the Companies Act, 1956. Necessary Applications for compounding of offence have been filed in respect thereof.

#### **I further report that**

- (1) The Board of Directors of the Company is duly constituted. During the year under review Mr. Subhash Chander Setia and Dr. Rakshita Shharma were appointed as Non-Executive Independent Directors on the Board of the Company with effect from June 30, 2021;



- (2) Adequate notice is given to all the Directors to convene the Board Meeting(s), Committee Meeting, agenda and detailed notes on agenda were sent at least seven days in advance and a system exists for seeking and obtaining further information and clarifications on the agenda items before the Meeting(s) and for meaningful participation at the meeting(s).
- (3) All the decisions were carried out unanimously. None of the members of the Board/Committee have expressed dissenting views on any of the agenda items during the Financial Year under review;
- (4) The Directors have disclosed their interest and concerns in contracts and arrangements, shareholdings and directorships in other companies and interests in other entities as and when required and their disclosures have been noted and recorded by the Board;
- (5) The Company was not required to obtain any approvals under the various provisions of the Act, during the year under review;
- (6) There was no prosecution initiated and no fines or penalties imposed during the year under review under the Act and Rules, Regulations and Guidelines framed thereunder against on the Company, its Directors and Officers;

I further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

For the purpose of examining adequacy of compliances with

other applicable laws including industry/sector specific laws, under both Central and State legislations, reliance has been placed on the Company's Compliance Management.

I further report that during the audit period, the following specific events/actions took place having a major bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, standards & guidelines, etc.

- 1) The Company has partly redeemed Non-Convertible Debentures (NCDs) as per the details mentioned below:

Sr. No.	Type of NCDs	Amount (in rupees lakhs)
1	Series XIV Secured Redeemable Non-Convertible Debentures	₹461.35
2	Series XVI Secured Redeemable Non-Convertible Debentures	₹380.00

Sd/-

**CS ASHOK TYAGI**

FCS 2968

PCS 7322

**UDIN: F002968D000783506**

Place: New Delhi

Date: August 13, 2022

**Note: This Report is to be read with our letter of even date which is annexed as Annexure A and forms an integral part of this report.**

**Annexure A**

The Members

**PARSVNATH DEVELOPERS LIMITED,  
(L45201DL1990PLC040945),  
PARSVNATH TOWER, NEAR SHAHDARA METRO STATION,  
SHAHDARA, DELHI-110032**

1. Maintenance of secretarial record is the responsibility of the management of the Company. My responsibility is to express an opinion on these secretarial records based on my audit.
2. I have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of secretarial records. The verification was done on the random test basis to ensure that correct facts are reflected in secretarial records. I believe that the processes and practices, I followed provided a reasonable basis for my opinion.
3. I conducted the Secretarial Audit by examining the secretarial records including minutes, documents, registers, other records and returns related to the applicable laws on the Company etc. The Management has confirmed that the records submitted to me are the true and correct. I have also relied upon representation given by the management of the company for certain areas which otherwise requires physical verification.
4. I have not verified the correctness and appropriateness of financial records and Books of Account of the Company.
5. Wherever required, I have obtained the Management representation about the compliances of laws, rules and regulations and happening of events etc.
6. The compliances of the provisions of Corporate and other applicable laws, rules, regulations, standards are the responsibility of the Management. My examination was limited to the verification of procedures on the random test basis.
7. The Secretarial Audit Report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

Sd/-

**CS ASHOK TYAGI**

FCS 2968

PCS 7322

**UDIN: F002968D000783506**

Place: New Delhi

Date: August 13, 2022



## Form No. MR-3

## SECRETARIAL AUDIT REPORT

(FOR THE FINANCIAL YEAR ENDED 31<sup>st</sup> March, 2022)

[Pursuant to section 204(1) of the Companies Act, 2013 and rule No. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

The Members,

**PARSVNATH INFRA LIMITED**

Parsvnath Tower,  
Near Shahdara Metro Station,  
Shahdara, Delhi-110032.

I have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **PARSVNATH INFRA LIMITED** (hereinafter called the Company). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on my verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, I hereby report that in my opinion, the Company has, during the audit period covering the financial year ended on 31st March, 2022 complied with the statutory provisions listed here under and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by **PARSVNATH INFRA LIMITED** ("The Company") for the financial year ended on 31st March, 2022 according to the provisions of:

- I. The Companies Act, 2013 (**the "Act"**) and the Rules made there under;
- II. The Securities Contracts (Regulation) Act, 1956 (**"SCRA"**) and the Rules made thereunder; - **Not Applicable**
- III. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder to the extent of the Regulation 76 (i.e. Reconciliation of Share Capital Audit) - **Not Applicable**,
- IV. Foreign Exchange Management Act, 1999 and the Rules

and Regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; **(Not applicable for External Commercial Borrowings as there was no reportable event during the financial year under review)**

V. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 (**"SEBI Act"**) to the extent applicable to the Company: -

- (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; - **Not Applicable**
- (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; **Not Applicable**
- (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; **(Not Applicable as there was no reportable event during the financial year under review)**
- (d) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations 2014; **(Not Applicable as the Company has not made any such scheme during the Audit period under review)**
- (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; **(Not Applicable as there was no reportable event during the financial year under review)**
- (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client to the extent of securities issued; **(Not Applicable as the Company is not registered as Registrar to an Issue and Share Transfer Agent during the financial Year under review);**
- (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; - **(Not Applicable**

**as there was no reportable event during the financial year under review)**

- (h) The Securities and Exchange Board of India (Buy Back of Securities) Regulations, 2018; **(Not Applicable as there was no reportable event during the financial year under review)**

I have also examined compliance with the applicable clauses of the following:

- a) Secretarial Standards issued by The Institute of Company Secretaries of India and notified by the Ministry of Corporate Affairs.
- b) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

During the period of audit review, the Company has generally complied with all the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. as mentioned above.

I Further Report That:

During the period under review and as per the explanations and representations made by the management and subject to clarifications given to us, the Company has substantially complied with the provisions of the Act, Rules, Regulations, Guidelines, etc., that are applicable to the Company.;

I further report that the compliance by the Company of applicable financial laws, like direct and indirect tax laws, has not been reviewed in this Audit since the same have been subject to review by statutory financial audit and other designated professionals.

I further report that the Company has, in our opinion, complied with the provisions of the Companies Act, 2013 and the Rules made thereunder that Act and the Memorandum and Articles of Association of the Company, with regard to:

- a) Maintenance of various statutory registers and documents and making necessary entries therein;
- b) Forms, returns, documents and resolutions required to be filed with the Registrar of Companies and the Central Government;
- c) Service of documents by the Company on its Members,

Auditors and the Registrar of Companies;

- d) Notice of Board Meetings and Committee Meetings of Directors;
- e) The meetings of Directors and Committees of Directors including passing of resolutions by circulation;
- f) The Annual General Meeting during the period was held on 28th September, 2021;
- g) Minutes of proceedings of General Meetings and of the Board and its Committee meetings;
- h) Approvals of the Members, the Board of Directors, the Committees of Directors and the government authorities, wherever required;
- i) Constitution of the Board of Directors / Committee(s) of Directors, appointment, retirement and reappointment of Directors;
- j) Payment of remuneration to Directors;
- k) Appointment and remuneration of Auditors;
- l) Transfers and transmissions of the Company's shares;
- m) Borrowings and registration, modification and satisfaction of charges wherever applicable;
- n) Investment of the Company's funds including investments and loans to others;
- o) Form of Balance Sheet as prescribed under Part I, form of statement of profit and loss as prescribed under Part II and General Instructions for preparation of the same as prescribed in Schedules to the Act;
- p) Board report;
- q) Contracts, common seal, registered office and publication of name of the Company; and
- r) Generally, all other applicable provisions of the Act and the Rules made under the Act.

I further report that:

- The Board of Directors of the Company is duly constituted. The changes in the composition of the Board of Directors that took place during the period under review were carried



out in compliance with the provisions of the Act.

- In accordance with law, adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.
- Majority decisions are carried unanimously. The members of the Board have not expressed dissenting views on any of the agenda items.
- The Company has obtained all necessary approvals under the various provisions of the Act; and there was no prosecution initiated and no fines or penalties were imposed during the year under review under the Companies Act 2013, Depositories Act and Rules, Regulations and Guidelines framed under these Acts against / on the Company, its Directors and Officers.

I further report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

I further report that during the audit period; there were no

instances of: -

- a) Foreign technical collaboration during the financial year;
- b) Merger / Amalgamation/ Reconstruction etc.;
- c) Public/Right/Preferential issue of shares/debentures/sweat equity shares etc.;
- d) Major decision taken by the members in pursuance to the section 180 of the Companies Act, 2013.

**Place: Ghaziabad**

**Date: 20.06.2022**

**FOR SONAL J & ASSOCIATES**

**(Company Secretaries)**

**Sd/-**

**CS SONAL JAIN**

**FCS 11278**

**COP NO 21639**

**NOTE: THIS REPORT SHOULD BE READ WITH MY LETTER OF EVEN DATE WHICH IS ANNEXED AS ANNEXURE-A AND FORMS AN INTEGRAL PART OF THIS REPORT.**

**Annexure –A**

The Members,  
**PARSVNATH INFRA LIMITED**  
Parsvnath Tower,  
Near Shahdara Metro Station,  
Shahdara, Delhi-110032.

My report of even date is to be read along with this letter.

1. Maintenance of Secretarial record is the responsibility of the management of the Company. My responsibility is to express an opinion on these secretarial records based on my audit.
2. I have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. I believe that the processes and practices, I followed, provide a reasonable basis for my opinion.
3. I have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Where ever required, I have obtained the Management representation about the Compliance of laws, rules and regulations and happening of events etc.
5. The Compliance of the provisions of Corporate and other applicable laws, Rules, Regulations, standards is the responsibility of management. My examination was limited to the verification of procedure on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

**Place: Ghaziabad**  
**Date: 20.06.2022**

**FOR SONAL J & ASSOCIATES**  
**(Company Secretaries)**

**Sd/-**  
**CS SONAL JAIN**  
**FCS 11278**  
**COP NO 21639**



**FORM NO. MR-3**  
**SECRETARIAL AUDIT REPORT**  
**(FOR THE FINANCIAL YEAR ENDING 31<sup>st</sup> March, 2022)**

[Pursuant to section 204(1) of the Companies Act, 2013 and Rule No.9 of the Companies(Appointment and Remuneration of Managerial Personnel) Rules, 2014]

The Members

**PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED**

Parsvnath Tower  
 Near Shahdara Metro Station  
 Shahdara, Delhi-110032

I have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Parsvnath Estate Developers Private Limited** (hereinafter called the Company). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, I hereby report that in my opinion, the Company has, during the audit period covering the financial year ended on 31<sup>st</sup> March, 2022, complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by **the Company** for the financial year ended on 31<sup>st</sup> March 2022 according to the provisions of:

- I. The Companies Act, 2013 (**the "Act"**) and the Rules made thereunder;
- II. The Securities Contracts (Regulation) Act, 1956 ("**SCRA**") and the Rules made thereunder;
- III. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder to the extent of Regulation 76 (i.e. Reconciliation of Share Capital Audit) - Not applicable;

IV. Foreign Exchange Management Act, 1999 and the Rules and Regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; **(Not applicable for External Commercial Borrowings as there was no reportable event during the financial year under review);**

V. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ("**SEBI Act**") to the extent applicable to the Company: -

- (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
- (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
- (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; **(Not Applicable as there was no reportable event during the financial year under review)**
- (d) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations 2014; **(Not Applicable as the Company has not made any such scheme during the Audit period under review)**
- (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; **(Not Applicable as there was no reportable event during the financial year under review)**
- (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client to the extent of extent of securities issued; **(Not Applicable as the Company is not registered as Registrar to an Issue and Share Transfer Agent during the financial Year under review);**
- (g) The Securities and Exchange Board of India (Delisting



of Equity Shares) Regulations, 2009; - **(Not Applicable as there was no reportable event during the financial year under review)**

- (h) The Securities and Exchange Board of India (Buy Back of Securities) Regulations, 2018; **(Not Applicable as there was no reportable event during the financial year under review)**

I have also examined compliance with the applicable clauses of the following:

- a) Secretarial Standards issued by The Institute of Company Secretaries of India and notified by the Ministry of Corporate Affairs.
- b) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

I Further Report That:

During the period under review and as per the explanations and representations made by the management and subject to clarifications given to us, the Company has substantially complied with the provisions of the Act, Rules, Regulations, Guidelines, etc., that are applicable to the Company;

I further report that the compliance by the Company of applicable financial laws, like direct and indirect tax laws, has not been reviewed in this Audit since the same have been subject to review by statutory financial audit and other designated professionals.

I further report that the Company has, in our opinion, complied with the provisions of the Companies Act, 2013 and the Rules made under that Act and the Memorandum and Articles of Association of the Company, with regard to:

- a) Maintenance of various statutory registers and documents and making necessary entries therein;
- b) Forms, returns, documents and resolutions required to be filed with the Registrar of Companies and the Central Government;
- c) Service of documents by the Company on its Members, Auditors and the Registrar of Companies;
- d) Notice of Board Meetings and Committee Meetings of Directors;

- e) The meetings of Directors and Committees of Directors including passing of resolutions by circulation;
- f) The Annual General Meeting during the period was held on 29th September, 2021.;
- g) Minutes of proceedings of General Meetings and of the Board and its Committee meetings;
- h) Approvals of the Members, the Board of Directors, the Committees of Directors and the government authorities, wherever required;
- i) Constitution of the Board of Directors / Committee(s) of Directors, appointment, retirement and reappointment of Directors ;
- j) Payment of remuneration to Directors ;
- k) Appointment and remuneration of Auditors;
- l) Transfers and transmissions of the Company's shares;
- m) Borrowings and registration, modification and satisfaction of charges wherever applicable;
- n) Investment of the Company's funds including investments and loans to others;
- o) Form of Balance Sheet as prescribed under Part I, form of statement of profit and loss as prescribed under Part II and General Instructions for preparation of the same as prescribed in Schedules to the Act;
- p) Board report;
- q) Contracts, common seal, registered office and publication of name of the Company; and
- r) Generally, all other applicable provisions of the Act and the Rules made under the Act.

I further report that:

- The Board of Directors of the Company is duly constituted. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.
- In accordance with law, adequate notice is given to all directors to schedule the Board Meetings, agenda and



detailed notes on agenda were sent in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

- Majority decisions are carried unanimously. The members of the Board have not expressed dissenting views on any of the agenda items.
- The Company has obtained all necessary approvals under the various provisions of the Act; and there was no prosecution initiated and no fines or penalties were imposed during the year under review under the Companies Act 2013, Depositories Act and Rules, Regulations and Guidelines framed under these Acts against / on the Company, its Directors and Officers.

We further report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

I further report that: that during the audit period; there were no instances of: -

- a) Foreign technical collaboration during the financial year;
- b) Merger / Amalgamation / Reconstruction etc.;
- c) Public/Right/Preferential issue of shares/debentures/sweat equity shares etc.;
- d) Major decision taken by the members in pursuance to the section 180 of the Companies Act, 2013.

**Place: Ghaziabad**

**Date: 30.06.2022**

**FOR SONAL J & ASSOCIATES**

**(Company Secretaries)**

**Sd/-**

**CS SONAL JAIN**

**FCS 11278**

**COP NO 21639**

**NOTE: THIS REPORT SHOULD BE READ WITH MY LETTER OF EVEN DATE WHICH IS ANNEXED AS ANNEXURE A AND FORMS ARE INTEGRAL PART OF THIS REPORT.**

**Annexure –A**

The Members,

**PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED**

Parsvnath Tower,

Near Shahdara Metro Station, Shahdara, Delhi-110032.

My report of even date is to be read along with this letter.

1. Maintenance of Secretarial record is the responsibility of the management of the Company. My responsibility is to express an opinion on these secretarial records based on my audit.
2. I have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. I believe that the processes and practices, I followed, provide a reasonable basis for my opinion.
3. I have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Where ever required, I have obtained the Management representation about the Compliance of laws, rules and regulations and happening of events etc.
5. The Compliance of the provisions of Corporate and other applicable laws, Rules, Regulations, standards is the responsibility of management. My examination was limited to the verification of procedure on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

**Place: Ghaziabad**

**Date: 30.06.2022**

**FOR SONAL J & ASSOCIATES**  
**(Company Secretaries)**

**Sd/-**  
**CS SONAL JAIN**  
**FCS 11278**  
**COP NO 21639**



Form No. MR-3

**SECRETARIAL AUDIT REPORT****(FOR THE FINANCIAL YEAR ENDED 31<sup>st</sup> March, 2022)**

[Pursuant to section 204(1) of the Companies Act, 2013 and rule No. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

The Members,

**PARSVNATH HESSA DEVELOPERS PRIVATE LIMITED**

Parsvnath Tower,  
Near Shahdara Metro Station,  
Shahdara,  
Delhi-110032.

I have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **PARSVNATH HESSA DEVELOPERS PRIVATE LIMITED** (hereinafter called the Company). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on my verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, I hereby report that in my opinion, the Company has, during the audit period covering the financial year ended on 31<sup>st</sup> March, 2022 complied with the statutory provisions listed here under and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by **PARSVNATH HESSA DEVELOPERS PRIVATE LIMITED** ("The Company") for the financial year ended on 31<sup>st</sup> March, 2022 according to the provisions of:

- I. The Companies Act, 2013 (**the "Act"**) and the Rules made there under;
- II. The Securities Contracts (Regulation) Act, 1956 ("**SCRA**") and the Rules made thereunder; - **Not Applicable**
- III. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder to the extent of the Regulation 76 (i.e. Reconciliation of Share Capital Audit) - **Not Applicable**,

IV. Foreign Exchange Management Act, 1999 and the Rules and Regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; (**Not applicable for External Commercial Borrowings as there was no reportable event during the financial year under review**)

V. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ("**SEBI Act**") to the extent applicable to the Company: -

- (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; - **Not Applicable**
- (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; **Not Applicable**
- (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; (**Not Applicable as there was no reportable event during the financial year under review**)
- (d) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations 2014; (**Not Applicable as the Company has not made any such scheme during the Audit period under review**)
- (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; (**Not Applicable as there was no reportable event during the financial year under review**)
- (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client to the extent of securities issued; (**Not Applicable as the Company is not registered as Registrar to an Issue and Share Transfer Agent during the financial Year under review**);
- (g) The Securities and Exchange Board of India (Delisting

of Equity Shares) Regulations, 2009; - **(Not Applicable as there was no reportable event during the financial year under review)**

- (h) The Securities and Exchange Board of India (Buy Back of Securities) Regulations, 2018; **(Not Applicable as there was no reportable event during the financial year under review)**

I have also examined compliance with the applicable clauses of the following:

- a) Secretarial Standards issued by The Institute of Company Secretaries of India and notified by the Ministry of Corporate Affairs.
- b) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

During the period of audit review, the Company has generally complied with all the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. as mentioned above:-

I Further Report That:

During the period under review and as per the explanations and representations made by the management and subject to clarifications given to us, the Company has substantially complied with the provisions of the Act, Rules, Regulations, Guidelines, etc., that are applicable to the Company.;

I further report that the compliance by the Company of applicable financial laws, like direct and indirect tax laws, has not been reviewed in this Audit since the same have been subject to review by statutory financial audit and other designated professionals.

I further report that the Company has, in our opinion, complied with the provisions of the Companies Act, 2013 and the Rules made thereunder that Act and the Memorandum and Articles of Association of the Company, with regard to:

- a) Maintenance of various statutory registers and documents and making necessary entries therein;
- b) Forms, returns, documents and resolutions required to be filed with the Registrar of Companies and the Central Government;
- c) Service of documents by the Company on its Members, Auditors and the Registrar of Companies;

- d) Notice of Board Meetings and Committee Meetings of Directors;
- e) The meetings of Directors and Committees of Directors including passing of resolutions by circulation;
- f) The Annual General Meeting during the period was held on 28th September, 2021;
- g) Minutes of proceedings of General Meetings and of the Board and its Committee meetings;
- h) Approvals of the Members, the Board of Directors, the Committees of Directors and the government authorities, wherever required;
- i) Constitution of the Board of Directors / Committee(s) of Directors, appointment, retirement and reappointment of Directors;
- j) Payment of remuneration to Directors;
- k) Appointment and remuneration of Auditors;
- l) Transfers and transmissions of the Company's shares;
- m) Borrowings and registration, modification and satisfaction of charges wherever applicable;
- n) Investment of the Company's funds including investments and loans to others;
- o) Form of Balance Sheet as prescribed under Part I, form of statement of profit and loss as prescribed under Part II and General Instructions for preparation of the same as prescribed in Schedules to the Act;
- p) Board report;
- q) Contracts, common seal, registered office and publication of name of the Company; and
- r) Generally, all other applicable provisions of the Act and the Rules made under the Act.

I further report that:

- The Board of Directors of the Company is duly constituted. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.



- In accordance with law, adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.
- Majority decisions are carried unanimously. The members of the Board have not expressed dissenting views on any of the agenda items.
- The Company has obtained all necessary approvals under the various provisions of the Act; and there was no prosecution initiated and no fines or penalties were imposed during the year under review under the Companies Act 2013, Depositories Act and Rules, Regulations and Guidelines framed under these Acts against / on the Company, its Directors and Officers.

I further report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

I further report that during the audit period; there were no instances of: -

- a) Foreign technical collaboration during the financial year;
- b) Merger / Amalgamation / Reconstruction etc.;
- c) Public/Right/Preferential issue of shares/debentures/sweat equity shares etc.;
- d) Major decision taken by the members in pursuance to the section 180 of the Companies Act, 2013.

**Place: Ghaziabad**

**Date: 22.06.2022**

**FOR SONAL J & ASSOCIATES  
(Company Secretaries)**

**Sd/-  
CS SONAL JAIN  
FCS 11278  
COP NO 21639**

**NOTE: THIS REPORT SHOULD BE READ WITH MY LETTER OF  
EVEN DATE WHICH IS ANNEXED AS ANNEXURE-A AND FORMS  
AN INTEGRAL PART OF THIS REPORT.**

**Annexure –A**

The Members,  
**PARSVNATH HESSA DEVELOPERS PRIVATE LIMITED**  
Parsvnath Tower,  
Near Shahdara Metro Station,  
Shahdara, Delhi-110032.

My report of even date is to be read along with this letter.

1. Maintenance of Secretarial record is the responsibility of the management of the Company. My responsibility is to express an opinion on these secretarial records based on my audit.
2. I have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. I believe that the processes and practices, I followed, provide a reasonable basis for my opinion.
3. I have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Where ever required, I have obtained the Management representation about the Compliance of laws, rules and regulations and happening of events etc.
5. The Compliance of the provisions of Corporate and other applicable laws, Rules, Regulations, standards is the responsibility of management. My examination was limited to the verification of procedure on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

**Place: Ghaziabad**  
**Date: 22.06.2022**

**FOR SONAL J & ASSOCIATES**  
**(Company Secretaries)**

**Sd/-**  
**CS SONAL JAIN**  
**FCS 11278**  
**COP NO 21639**





## Form No. MR-3

## SECRETARIAL AUDIT REPORT

(FOR THE FINANCIAL YEAR ENDING 31<sup>st</sup> March, 2022)

[Pursuant to section 204(1) of the Companies Act, 2013 and rule No. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

The Members,

**PARSVNATH BUILDWELL PRIVATE LIMITED**

Parsvnath Tower,  
Near Shahdara Metro Station,  
Shahdara,  
Delhi-110032.

I have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Parsvnath Buildwell Private Limited** (hereinafter called the Company). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on my verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, I hereby report that in my opinion, the Company has, during the audit period covering the financial year ended on 31st March, 2022 complied with the statutory provisions listed here under and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by **Parsvnath Buildwell Private Limited** ("The Company") for the financial year ended on **31<sup>st</sup> March, 2022** according to the provisions of:

- I. The Companies Act, 2013 (**the "Act"**) and the Rules made there under;
- II. The Securities Contracts (Regulation) Act, 1956 (**"SCRA"**) and the Rules made thereunder;
- III. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder to the extent of the Regulation 76 (i.e. Reconciliation of Share Capital Audit) - **Not Applicable**,
- IV. Foreign Exchange Management Act, 1999 and the Rules and Regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; **(Not applicable for External Commercial Borrowings as there was no reportable event during the financial year under review)**
- V. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 (**"SEBI Act"**) to the extent applicable to the Company: -
  - (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
  - (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
  - (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; **(Not Applicable as there was no reportable event during the financial year under review)**
  - (d) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations 2014; **(Not Applicable as the Company has not made any such scheme during the Audit period under review)**
  - (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; **(Not Applicable as there was no reportable event during the financial year under review)**
  - (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client to the extent of securities issued; **(Not Applicable as the Company is not registered as Registrar to an Issue and Share Transfer Agent during the financial Year under review);**
  - (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; - **(Not Applicable as there was no reportable event during the financial year under review)**

- (h) The Securities and Exchange Board of India (Buy Back of Securities) Regulations, 2018; ***(Not Applicable as there was no reportable event during the financial year under review)***

I have also examined compliance with the applicable clauses of the following:

- a) Secretarial Standards issued by The Institute of Company Secretaries of India and notified by the Ministry of Corporate Affairs.
- b) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

I Further Report That:

During the period under review and as per the explanations and representations made by the management and subject to clarifications given to us, the Company has substantially complied with the provisions of the Act, Rules, Regulations, Guidelines, etc., that are applicable to the Company.;

I further report that the compliance by the Company of applicable financial laws, like direct and indirect tax laws, has not been reviewed in this Audit since the same have been subject to review by statutory financial audit and other designated professionals.

I further report that the Company has, in our opinion, complied with the provisions of the Companies Act, 2013 and the Rules made thereunder that Act and the Memorandum and Articles of Association of the Company, with regard to:

- a) Maintenance of various statutory registers and documents and making necessary entries therein;
- b) Forms, returns, documents and resolutions required to be filed with the Registrar of Companies and the Central Government;
- c) Service of documents by the Company on its Members, Auditors and the Registrar of Companies;
- d) Notice of Board Meetings and Committee Meetings of Directors;
- e) The meetings of Directors and Committees of Directors including passing of resolutions by circulation;

- f) The Annual General Meeting during the period was held on 29th September, 2021;
- g) Minutes of proceedings of General Meetings and of the Board and its Committee meetings;
- h) Approvals of the Members, the Board of Directors, the Committees of Directors and the government authorities, wherever required;
- i) Constitution of the Board of Directors / Committee(s) of Directors, appointment, retirement and reappointment of Directors;
- j) Payment of remuneration to Directors;
- k) Appointment and remuneration of Auditors;
- l) Transfers and transmissions of the Company's shares;
- m) Borrowings and registration, modification and satisfaction of charges wherever applicable;
- n) Investment of the Company's funds including investments and loans to others;
- o) Form of Balance Sheet as prescribed under Part I, form of statement of profit and loss as prescribed under Part II and General Instructions for preparation of the same as prescribed in Schedules to the Act;
- p) Board report;
- q) Contracts, common seal, registered office and publication of name of the Company; and
- r) Generally, all other applicable provisions of the Act and the Rules made under the Act.

I further report that:

- The Board of Directors of the Company is duly constituted. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.
- In accordance with law, adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.



- Majority decisions are carried unanimously. The members of the Board have not expressed dissenting views on any of the agenda items.
  - The Company has obtained all necessary approvals under the various provisions of the Act; and there was no prosecution initiated and no fines or penalties were imposed during the year under review under the Companies Act 2013, Depositories Act and Rules, Regulations and Guidelines framed under these Acts against / on the Company, its Directors and Officers.
- b) Merger / Amalgamation / Reconstruction etc.;
  - c) Public/Right/Preferential issue of shares/debentures/sweat equity shares etc.;
  - d) Major decision taken by the members in pursuance to the section 180 of the Companies Act, 2013.

**Place: Ghaziabad**  
**Date: 24.06.2022**

**FOR SONAL J & ASSOCIATES**  
(Company Secretaries)

**Sd/-**  
**CS SONAL JAIN**  
**FCS 11278**  
**COP NO 21639**

We further report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

I further report that during the audit period; there were no instances of: -

- a) Foreign technical collaboration during the financial year;

**NOTE: THIS REPORT SHOULD BE READ WITH MY LETTER OF EVEN DATE WHICH IS ANNEXED AS ANNEXURE-A AND FORMS AN INTEGRAL PART OF THIS REPORT.**

**Annexure –A**

The Members,

**PARSVNATH BUILDWELL PRIVATE LIMITED**

Parsvnath Tower,

Near Shahdara Metro Station,

Shahdara, Delhi-110032.

My report of even date is to be read along with this letter.

1. Maintenance of Secretarial record is the responsibility of the management of the Company. My responsibility is to express an opinion on these secretarial records based on my audit.
2. I have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. I believe that the processes and practices, I followed, provide a reasonable basis for my opinion.
3. I have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Where ever required, I have obtained the Management representation about the Compliance of laws, rules and regulations and happening of events etc.
5. The Compliance of the provisions of Corporate and other applicable laws, Rules, Regulations, standards is the responsibility of management. My examination was limited to the verification of procedure on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

**Place: Ghaziabad**

**Date: 24.06.2022**

**FOR SONAL J & ASSOCIATES**

(Company Secretaries)

**Sd/-**

**CS SONAL JAIN**

**FCS 11278**

**COP NO 21639**



## Annexure VIII

### CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS & OUTGO

[As prescribed under Section 134(3) (m) of the Companies Act, 2013 read with Rule 8(3) of the Companies (Accounts) Rules, 2014]

#### A. CONSERVATION OF ENERGY

(i) Steps taken or impact on conservation of energy	<ul style="list-style-type: none"> <li>Use of energy efficient lamps, LED light fixtures, External LED light for street lighting with timers.</li> <li>Use of best quality wires, cables etc.</li> <li>Use of colour codes, independent neutral and earthing to prevent energy leakage.</li> <li>Provision of star rating, energy efficient Level 2 distribution transformers.</li> <li>Connected automatic power factor correction panels.</li> </ul>
(ii) Steps taken by the Company for utilizing alternate sources of energy	N.A.
(iii) Capital investment on energy conservation equipment	The Company continues to make investments on project level for reducing consumption of energy, capital investment on this cannot be assessed.

#### B. TECHNOLOGY ABSORPTION

(i) Efforts made towards technology absorption	N.A.
(ii) Benefits derived like product improvement, cost reduction, product development or import substitution	N.A.
(iii) In case of imported technology (imported during the last three years reckoned from the beginning of the financial year) <ul style="list-style-type: none"> <li>a) Details and technology imported</li> <li>b) Year of import</li> <li>c) Whether the technology been fully absorbed;</li> <li>d) If not fully absorbed, areas where absorption has not taken place and the reasons thereof</li> </ul>	N.A.
(iv) Expenditure incurred on Research & Development	N.A.

#### C. FOREIGN EXCHANGE EARNINGS AND OUTGO

Particulars	Financial Year 2021-22	Financial Year 2020-21
(i) Foreign exchange earnings	Nil	Nil
(ii) Foreign exchange outgo	Nil	Nil

### PARTICULARS OF EMPLOYEES

[Under Section 197 of the Act read with Rule 5(1) of the Companies  
(Appointment and Remuneration of Managerial Personnel) Rules, 2014]

- a. The ratio of the remuneration of each Director to the median remuneration of the employees of the Company for the Financial Year 2021-2022:**

Name of the Director	Ratio to median remuneration
<b>Executive Directors*</b>	
Mr. Pradeep Kumar Jain	N.A.
Mr. Sanjeev Kumar Jain	N.A.
Dr. Rajeev Jain	N.A.
<b>Non-Executive Independent Directors</b>	
Mr. Ashok Kumar	1.13
Ms. Deepa Gupta	1.25
Mr. Mahendra Nath Verma	1.25
Mr. Subhash Chander Setia	0.67
Dr. Rakshita Shharma	0.67

\* Executive Directors of the Company are not drawing any remuneration from the Company.

- b. The percentage increase in remuneration of each Director, Chief Executive Officer, Chief Financial Officer, Company Secretary in the financial year:**

Name of the Person	Percentage increase/ (decrease) in remuneration
Mr. Pradeep Kumar Jain (Chairperson)	N.A.
Mr. Sanjeev Kumar Jain (Managing Director & CEO)	N.A.
Dr. Rajeev Jain (Director – Marketing)	N.A.
Mr. Ashok Kumar (Non-Executive Independent Director)	(4.08)
Ms. Deepa Gupta (Non-Executive Independent Director)	6.12
Mr. Mahendra Nath Verma (Non-Executive Independent Director)	6.12
Mr. Subhash Chander Setia (Non-Executive Independent Director)*	N.A.
Dr. Rakshita Shharma (Non-Executive Independent Director)*	N.A.
Mr. M.C. Jain (Chief Financial Officer)	Nil
Mr. Mandan Mishra (Company Secretary)	33.33

\*Mr. Subhash Chander Setia and Dr. Rakshita Shharma were appointed during the year on June 30, 2021 as non-executive independent Directors on the Board of the Company.

Note : The increase / (decrease) in remuneration of other Non-Executive Independent Directors is based on the number of Board and Committee Meetings attended by them during Financial Year 2021-22 as compared to the previous Financial Year and sitting fee paid in respect thereof.

- c. The percentage increase in the median remuneration of employees in the financial year: Nil**  
**d. The number of permanent employees on the rolls of Company as on March 31, 2022: 237**



- e. Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration:**

Not applicable, as there is no remuneration paid by the Company to its Whole-time Directors, including Managing Director, during Financial Year 2021-22.

- f. Affirmation that the remuneration is as per the remuneration policy of the Company:**

The Company affirms that remuneration is as per the Nomination and Remuneration Policy of the Company.



## Annexure X

## PARTICULARS OF TOP TEN EMPLOYEES (IN TERMS OF REMUNERATION DRAWN DURING FINANCIAL YEAR 2021-22)

(Pursuant to Section 197(12) of the Companies Act, 2013 read with the Rules made thereunder)

S. No.	Name	Designation / Nature of duties	Qualifications	Remuneration (₹)	Experience (Years)	Date of Joining	Age (Years)	Last Employment Held	Number & % of shares held in the Company as at March 31, 2022	
									Number	% (upto 2 decimal places)
1	Mukesh Chand Jain	Sr. Vice President (Corporate) & Group CFO	CA, LLB	44,10,815	39	1-Dec-03	63	Lok Housing & Construction Limited	0	0.00
2	Rema Menon	Vice President (Retail)	MBA (Marketing)	28,31,970	30	1-May-14	55	M/s Innovations	0	0.00
3	Jayanti AR	Vice President (Business Development)	Phd, LLB, MA, MBA	27,74,100	36	10-Jul-06	64	Infinite Biosol Private Limited	104	0.00
4	Vivek Garg	Vice President (Projects)	B.Sc. (Engg.), PGDBM	26,71,788	32	1-Oct-12	60	JSL Architecture Limited	0	0.00
5	Deepak Mowar	Sr. Vice President (Marketing & CRM)	LLB, LL.M, B. Com., B.Ed., Diploma in Hotel Management	24,19,222	21	1-Oct-19	45	Ansai API	0	0.00
6	Mandan Mishra	Company Secretary & Compliance Officer	LLB, M.Sc., CS	21,92,214	21	22-Oct-18	48	REI Agro Limited	0	0.00
7	Pankaj Aggarwal	Vice President (Finance)	CA	19,70,952	25	1-Jan-07	51	Nagarjuna Construction Company Limited	0	0.00
8	Rajeev Kumar Jain	Vice President (Accounts)	CA	19,43,833	29	2-Apr-07	54	Vrinda Portfolio Private Limited	40	0.00
9	Rakesh Bhardwaj*	Addl. Vice President (Legal)	LLB	19,15,596	37	10-Apr-09	61	Self employed (Advocacy)	0	0.00
10	Tej Pal Chauhan	Sr. General Manager - Land & Legal	LLB, M.Com	17,56,049	36	1-Jun-86	56	Continental Pump & Motor Pvt. Ltd.	0	0.00

\*Resigned w.e.f. close of working hours on April 21, 2022

Notes:

- The remuneration does not include leave encashment, gratuity and other retirement benefits.
- The terms and conditions of employment are as per Company's Policy.
- All the employees have adequate experience to discharge the responsibilities assigned to them and their designations are indicative of their nature of duties.
- None of the employees mentioned above is a relative of any Director of the Company.



# MANAGEMENT DISCUSSION & ANALYSIS

## 1. MACRO-ECONOMY OVERVIEW

### a. Global Economy

The economic activity across the world saw a sharp rebound in 2021 as the countries became better at managing the effects of the COVID-19 pandemic and availability of vaccines improved. The pent-up demand drove the resurgence in economic activity across the globe. The governments and people learned to work around the subsequent waves of the pandemic, although the recovery would have been sharper without the impact of these waves. As per the World Bank's Global Economic Prospects Report of June 2022, the global economy expanded by 5.7% in 2021 as compared to a 3.3% decline in 2020. The Advanced Economies exhibited a 5.1% growth with the United States showing the largest bump of 5.7% as compared to 2020. Among the Emerging Market and Developing Economies (EMDEs), China with 8.1% growth and India with 8.7% growth contributed the most to the 6.6% increase in the GDP of this bloc of economies in 2021.

However, this post-pandemic recovery was imperfect in

#### Output Trends for Major Economies

GDP Growth (in %)	2020 (A)	2021 (E)	2022 (P)	2023 (P)
<b>Advanced Economies</b>	<b>-4.6</b>	<b>5.1</b>	<b>2.6</b>	<b>2.2</b>
United States	-3.4	5.7	2.5	2.4
Euro Zone	-6.4	5.4	2.5	1.9
Japan	-4.6	1.7	1.7	1.3
<b>Emerging Market &amp; Developing Economies</b>	<b>-1.6</b>	<b>6.6</b>	<b>3.4</b>	<b>4.2</b>
China	2.2	8.1	4.3	5.2
Indonesia	-2.1	3.7	5.1	5.3
Russia	-2.7	4.7	-8.9	-2.0
Brazil	-3.9	4.6	1.5	0.8
Saudi Arabia	-4.1	3.2	7.0	3.8
South Africa	-6.4	4.9	2.1	1.5
<b>World</b>	<b>-3.3</b>	<b>5.7</b>	<b>2.9</b>	<b>3.0</b>

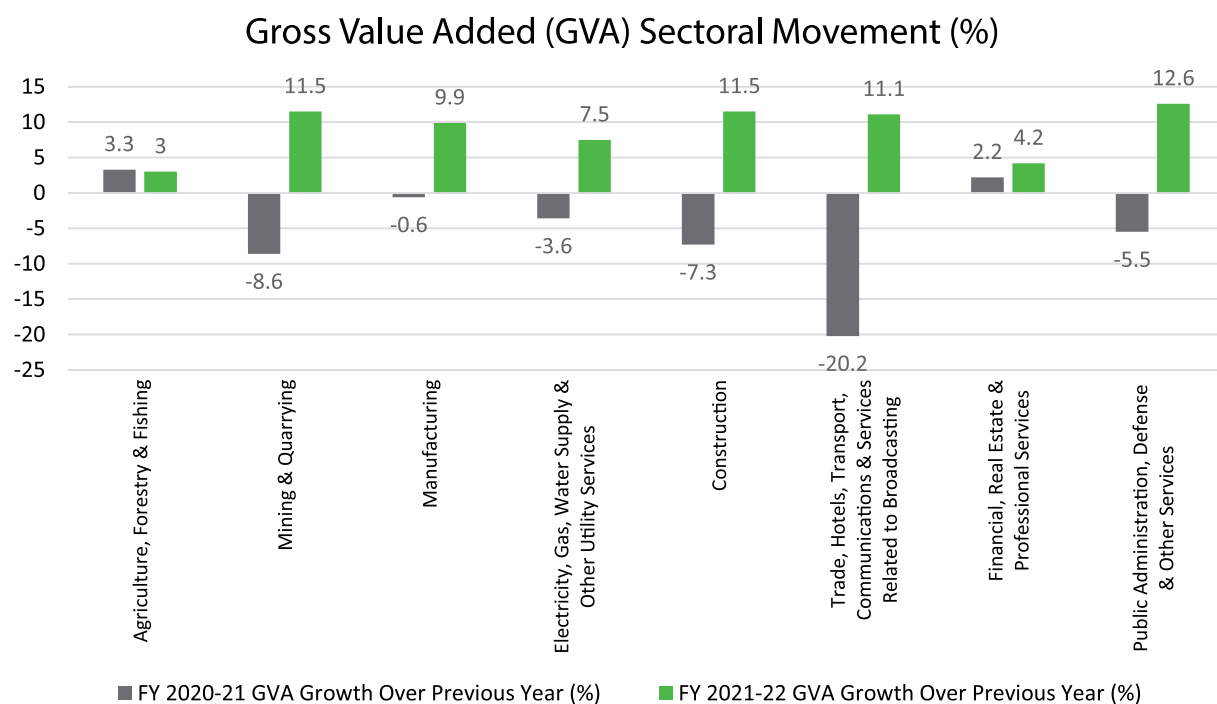
(Source: Global Economic Prospects June 2022, World Bank; <https://bit.ly/3SLflny>)

nature as the resumption in demand was not matched by an increase in supply due to production and supply chain bottlenecks leading to inflation. This situation was further exacerbated in the beginning of 2022 due to the Russian invasion of Ukraine, which are among leading energy and commodity suppliers of the world. The record level of inflation forced the hands of central banks across the world to raise interest rates, with the United States Federal Reserve leading the charge with a 2.25% increase over 2022. Hence, the results of the prolonged Russia-Ukraine war are the very real prospects of stagflation, supply disruption, tightening financial situation and deepening of hunger and poverty across the world. Slowdown of the Chinese economy due to its Zero COVID policy and recession in the American economy are some more downside risks to the global economic performance. The World Bank's projections for the year 2022 and 2023 are 2.9% and 3.0% growth in the global economic output. The Advanced Economies bloc is projected to grow at 2.6% and 2.2% during the same period. In comparison, the EMDEs were forecasted to see a steeper slow down to a 3.4% growth in 2022 and then go up by 4.2% growth in 2023.

## b. Indian Economy

In the financial year 2021-22, the Indian economy saw a return of the growth momentum when its Real GDP expanded by 8.7% vs. 6.6% contraction in the previous financial year. The Nominal GDP grew by 19.5% during the reported financial year. While both the financial years saw one or more COVID waves that led to a negative impact on economic activity and productivity, the stringent lockdowns imposed in the first half of FY2020-21 to give time to the governments and healthcare systems to build the necessary capacity to fight the pandemic had resulted in most economic activity coming to a standstill. In contrast, during the FY2021-22, when the

governments were better prepared and vaccination levels within population had surged, sparing use of lockdown or movement restriction resulted in curtailed impact on the economic output. The economic reforms, subsidies and other support measures enacted by the government meant there was a substantial rebound in consumer spending once the movement restrictions were lifted. The focus of the government to make India as a Manufacturing destination has seen success in specific sectors and has boosted exports considerably. The following chart provides a clear indication of resumption in economic activity across sectors that were very badly affected due to the pandemic:



*(Source for GDP and GVA data published in the paragraph and chart above: Ministry of Statistics & Programme Implementation Press Release on May 31, 2022; <https://bit.ly/3vWoAb1>)*

In the current scenario, the global economic slowdown, inflation, rupee depreciation and tightening financial situation have affected the country's economy since FY2022-23 began. Effects of these factors are likely to persist at least for a couple of quarters resulting in the economic growth coming down for the year. The Reserve Bank of India (RBI)

has projected the Real GDP growth in FY2022-23 to be 7.2% and the Nominal GDP growth to be 13.9%. (Source: <https://bit.ly/3Pbs8wl>)

## 2. INDIAN REAL ESTATE SECTOR

The real estate sector in India plays a significant role in the country's economic performance and its future. Its status



as the second largest employer after agriculture makes it an important driver of inclusivity as the country grows economically. It also has direct and in-direct impact over 300 upstream industries and a 7% contribution to the overall GDP. Its significance is also linked to its impact on improving economic productivity through creation of hard infrastructure that is essential to make India the growth engine of the world. The sector is, however, fragmented with thousands of active developers across the country and the top 100 players contributing only a little more than one-third to the sector in value terms.

The sector comprises of four main segments - Residential, Offices & Commercial, Retail, and Hospitality & Economic Services (for e.g., Schools, Hospitals). From a size of US\$ 200 billion in 2021, the sector is projected to expand to US\$ 1 trillion by 2030 and increase its contribution to 10% of the GDP. The sector is expected to become the third largest globally by 2030 based on these forecasts. After a significant gap, institutional and foreign investors have started making a beeline to invest in the sector in the recent years attracted by this growth potential and the reforms implemented by the Indian government. During the first quarter of 2022 US\$ 1.1 billion was invested in the sector, as per a report by Colliers. The foreign investors contributed 70% of this amount.

(Source: <https://bit.ly/3BX2SXY>).

## Residential

### Annual Residential Segment Performance

Period	FY2020-21	FY2021-22	Growth
Launches (Units)	148,910	263,670	77%
Sales (Units)	151,390	277,610	83%
Unsold Inventory @ EOY (Units)	641,860	627,700	-2%

(Source: Anarock Property Consultants; <https://bit.ly/3QFGtmq>)

In the FY2021-22, the residential segment's performance breached the pre-pandemic levels in the top 7 cities of the country. All markets showed sharp recovery, however, Hyderabad was a clear stand-out among them with tripling of sales and doubling of new launches. With the sales overshooting the new launches by 5%, the unsold inventory fell by 2% to 27 months of average sales in FY2021-22. The markets also saw an increase in the capital value of the homes. The year saw homes in the High-end and Luxury, i.e., ₹ 80 Lakhs to ₹ 1.5 Crores and ₹ 1.5 Crores to ₹ 2.5

Crores increase their contribution in the new launches by a combined total of 4%.

## Office & Commercial

### Annual Office Segment Performance

Period	FY2020-21	FY2021-22	Variance
Net absorptions (million sq. ft.)	21.3	34.1	60%
New completions (million sq. ft.)	40.3	51.2	27%
Vacancy @ EOY (%)	15%	16%	1%

(Source: Anarock Property Consultants; <https://bit.ly/3QFGtmq>)

The Indian Office Market again saw the supply of new office spaces significantly outpace the absorption levels. Hence, the vacancy levels increased from 15% to 16%. The southern markets of Bengaluru, Hyderabad and Chennai dominated the new supply in FY2021-22; however, the western markets of MMR and Pune were able to increase their share from 19% in the previous year to 30% in the reported financial year. Large deals, which were greater than 0.1 million sq. ft. dominated the office space leasing market with a 50% market share. The key customer segment that dominates the Indian Office segment is IT-ITeS industry with a 40% share. The average office rental during the reported financial year was ₹ 76 per sq. ft. per month.

## Retail Segment

### Annual Retail Segment Performance

Period	2020	2021	Variance
Absorption across Grade A Properties (million sq. ft.)	1.5	3.2	113%
New Investment Grade Supply (million sq. ft.)	1.8	4.1	124%

Period	Q1 2021	Q1 2022	Variance
Absorption across Grade A Properties (million sq. ft.)	0.5	0.4	40%
New Investment Grade Supply (million sq. ft.)	0.6	0.1	330%

(Source: CBRE Research; <https://bit.ly/3AgFDH2>)

Indian Retail sector is among the top 5 in the world based on the size. It was expected to grow to US\$ 1.8 trillion by 2030. Retail sector was hit extremely hard due to the pandemic,

however, with the consumer demand seeing a rebound and movement restrictions minimised, the sector saw a full-scale recovery. The Retailers Association of India (RAI) reported that the sector achieved 96% of pre-COVID sales in September 2021. The Retail segment in Real Estate also saw a similar uptick in demand and new supply during the year 2021. Bengaluru and Mumbai are the two dominant markets in this segment with a greater than 50% share. Fashion & Apparel and Supermarkets were the key demand drivers.

## Hospitality Segment

### Annual Hospitality Segment Performance

Period	2020	2021	Variance
Occupancy	32%	42-45%	10-13%
Brand Signings (# of Keys)	12,433	15,467	24%
Brand Signings (# of Hotels)	135	193	43%

(Source: Anarock Property Consultants; <https://bit.ly/3QFGtmq>)

The Hospitality segment of the Real Estate sector's fortunes are tied to the Global Travel & Tourism (T&T) business. With increase in demand for rooms due to travel for business or leisure, the Hotels look to add capacity either by new launches or rebranding of existing properties. During 2021, the total number of air passengers increased by 27% on a YOY basis to 182 million. The share of Domestic passengers among the air travellers increased with a total of 164 million passengers, as the International air passenger traffic declined by 8%. The Hotel industry saw the occupancy levels jump by 10 – 13% to 42 – 45% in 2021. This boost in demand has led to an increase in brand signings by 24% with 135 new hotels and 58 rebranded hotels adding a total of 15,467 keys. Revenue Per Available Room (RevPAR) also saw a jump of 24-27% over 2020 to ₹ 1,800 – ₹ 2,100. The sector is however yet to achieve the pre-COVID levels of 76% occupancy and ₹ 4,000+ of RevPAR in 2019.

## Outlook

With the COVID-19 pandemic under control, the macro-outlook for the country has improved significantly. While the inflation, rising interest rates, liquidity tightening due to exit of capital and other factors shall lead to an impact on the economic performance of the country, overall, India is best placed to pass through this crisis with minimal impact than

most other economies. In combination with the policy level support for the sector, the macro scenario is likely to boost demand across all segments of the Real Estate sector.

The demand surge seen in the Residential segment during H1 2022 along with price increases indicate a positive scenario for the FY2022-23 for the sector. As a result, a jump in the number of new launches and strong momentum in sales have been forecasted for the segment. One of the negatives that may affect the buyer's decision making is a significant increase in the interest rates and the inflation tax on disposable incomes of the buyers. Considering the positive outlook for the real estate sector, it appears reasonable to anticipate that India's residential sector is set to perform exceptionally well in upcoming days.

With the Work From Home situation giving way to a blended or back to Work From Office model, the demand for Office space is expected to be on an upward trajectory. However, one important customer segment that is likely to be negatively impacted is the Start-ups as tightening liquidity has meant Start-ups focusing on reduction in cash burn, which in many cases is translating to lay-offs and lease exits. Co-working companies and other commercial segment players with a significant dependence on Start-up clients are likely to feel the pinch of these belt-tightening measures in some specific cases, however, from a longer-term perspective, the flexi-work places are here to stay as hybrid working model has made permanent inroads. The Retail segment is projected to see an acceleration in demand across consumption categories due to pent-up demand.

## Projections by CBRE for the year 2022 with trend over 2021

Segment	Demand	Supply
Office	Gross absorption: 45 – 47 million sq. ft. ↑	Supply: 51 – 53 million sq. ft. ↑
Industrial & Logistics	Gross absorption: 35 – 37 million sq. ft. ↑	Supply: 32 – 34 million sq. ft. ↑
Retail	Leasing: 5.1 million sq. ft. ↑	-
Residential	Sales: ~205,000+ units ↑	New Launches: ~210,000+ units ↑

(Source: CBRE India Market Outlook 2022 – Reigniting India's Growth Engine Report <https://bit.ly/3vSXRh>)



### 3. COMPANY OVERVIEW

The Parsvnath Group is a marquee real estate brand with a pan-India presence in 37 cities across 13 states. It has been in operation since its establishment in 1990. In its more than three-decade existence, the Company has established an enviable track record in diverse segments of the sector such as Integrated Townships, Residential, Commercial, Retail, DMRC Station Development, Hotel, IT Park, SEZ and Third-Party Contracting projects. It was the first company in the sector to integrate and implement quality standards such as ISO 9001, 14001 and OHSAS 18001.

The residential housing projects developed by the Company offer the customers best amenities in addition to quality construction of multiple configuration units in high-rise apartment blocks, row houses and group housing. It also offers residential plots on sale. The projects that have made a name for the Company in this segment are Parsvnath Edens – Greater Noida, Parsvnath Exotica – Gurugram, Parsvnath Green Ville – Gurugram, Parsvnath La Tropicana – Delhi, Parsvnath Planet – Lucknow and others. In the Integrated Township projects, Parsvnath Group offering includes apartments, villas, group housing, plots, schools, hospitals, retail and commercial units. It has part completed 10 township developments across major cities foremost among them being Ujjain, Dharuhera, Panipat, etc. Among the leading institutions and corporates that operate from the Company's commercial projects are Axis Bank, Canara Bank, State Bank of India, PNB, NIELIT, WHO, Smart Chip (Adhaar Center), Qatar Visa Center, SMC, etc. Similarly, the main highlights among the Retail brands with presence in the Company's properties include PVR, Metro Cash & Carry, LOTS whole sales, Haldirams, Food forum- Food court, Chai Thela, Café Coffee Day, Burger King, Dominos, Pizza Hut, NEXA, Chun-Mun, Adidas, Skechers, Puma, Benetton, John Player etc. Delhi Metro Rail Corporation Limited (DMRC)'s award of integrated property development rights at MRTS stations and commercial development of incremental land pockets available with it has been the most important project wins for the Company. The 'Concession' agreements are on a Build-operate-transfer (BOT) basis with terms of 30 years. Till date, Parsvnath Group has completed construction of 11 DMRC projects.

The overall developed area of 18,26,223 sq. mt. (19.657 million sq. ft.) in 71 projects has been delivered by the Company till March 31, 2022. The number of ongoing

projects is 36 with a potential development area totalling to 33,09,480 sq. mt. (35.62 million sq. ft.).

#### a. Segment Highlights of Completed Projects

##### Residential Segment

The Residential developments completed by the Company are based in 27 projects with a total area of 9,77,745 sq. mt. (10.52 million sq. ft.). These developments are concentrated in major cities such as Delhi, Gurugram, Greater Noida, Sonapat, Rohtak, Karnal, Indore, and many more.

##### Integrated Townships

The Company's Integrated Township portfolio comprises of the projects in cities such as Karnal, Rohtak, Indore, Jaipur, Panipat, Sonapat, with commercially exploited and completed area of 4,81,201 sq. mt. (5.18 million sq. ft.) in 10 townships till March 31, 2022.

##### Commercial Segment

With a total leasable/ saleable area of 1,05,177 sq. mt. (1.13 million sq. ft.) spread over 17 completed projects in the prominent cities till March 31, 2022, the Company has established a significant presence in the Commercial segment. This segment had gained prominence in the Company's portfolio due to its focus on reliable income streams and steady demand patterns before the pandemic.

##### DMRC Projects

As on March 31, 2022, Parsvnath Group had completed 11 DMRC projects with a total developed area of 90,750 sq. mt. (0.98 million sq. ft.).

##### Other segments

The Company has also ventured in 6 other segments projects of the industry such as Hospitality and fee-based development services. Its sole Hospitality project is a 3-star hotel property in Shirdi that is still under development and will be offered for operations and management to a top name among the hotel chains. Total area developed by the Company in other segments including contractual projects is 171,348 sq. mt. (1.84 million sq. ft.).



**b. Segment-wise Under-construction Projects**

Among the ongoing Residential and Integrated Township projects of the Company, the major ones are Parsvnath La Tropicana – Delhi, Parsvnath Paramount – Delhi, Parsvnath Exotica Extension (Part) – Gurugram, Parsvnath Palacia – Greater Noida, Parsvnath Castle – Rajpura, Parsvnath Villas – Saharanpur, and Parsvnath City township projects in Karnal, Rohtak and Indore. The key Commercial and Retail projects under construction are Parsvnath City Centre projects in Sonapat and Bhiwadi.

**Under Construction Projects (As on March 31, 2022)**

No.	Segment	# of Projects	Area in (sq. mt.)	Area (million sq. ft.)
A	Residential (Group Housings) Projects	20	15,39,776	16.574
B	Commercial /IT Park Projects	4	68,242	0.734
C	Integrated Townships Projects	12	17,01,461	18.314
D	DMRC Projects	-	-	-
	<b>GRAND TOTAL (A+B+C+D)</b>	<b>36</b>	<b>33,09,479</b>	<b>35.622</b>

**c. SWOT**
**Strengths**

- Recognized real estate brand name across the country with a time-honoured track record of execution for more than three decades.
- Diversified revenue streams across real estate segments and geographical markets.
- Quality land bank in growth markets of North India.
- Known for quality and timely project execution that has created consumer trust and goodwill.
- Resourceful and committed talent pool led ably by an experienced leadership team.

**Weakness**

- Project delays due to reasons beyond the Company's control affecting the Company in certain pockets.

- Long-term horizon of projects means a longer payback period and cash flow uncertainty.

**Opportunities**

- Upsizing of houses leading to a demand for larger houses.
- Affordable Housing segment continues to be a major opportunity due to push for "Housing for All by 2022".
- Growing interest of institutional investments from foreign investors and new REITs shall provide an attractive avenue for raising capital and for outright sale of projects.

**Threats**

- Input cost inflation due to rising steel, cement and labour prices putting further strain on the financials.
- Rising cost of funds due to increase in benchmark rates by central banks.

**4. COMPANY PERFORMANCE & OUTLOOK**
**a. Financial Performance**

The consolidated operating revenue booked by the Company during FY 2021-22 increased by 150.99% from ₹ 358.15 crores to ₹ 898.93 crores. With the decreased in Other Income by ₹ 52.61 Crores, the total income for the Company was increased 113.62%. The loss at Profit After Tax (after share of associates profit or loss) level for the year, however, jumped from ₹ (427.86) crore to ₹ (493.07) crore in FY2021-22. The Finance Cost was lower by 8.63% as compared by previous year.

**b. Significant Changes in Key Financial Ratios**

In compliance with the requirements of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, the significant changes (i.e., 25% or more during the financial year 2021-22, as compared to financial year 2020-21) in the key financial ratios, as mentioned in these regulations are given herein below:





Ratio	As at 31-March-2022	As at 31-March-2021	% Change in ratio	Reasons for more than 25% change
Current ratio (in times)	0.97	0.96	0.48%	-
Debt-equity ratio (in times)	1.37	1.17	16.99%	-
Debt service coverage ratio (in times)	0.05	0.24	-80.16%	Decreased mainly on account of increase in Cost of goods sold recognised for certain projects on completion of performance obligation
Return on equity ratio (%)	(21.00)	(20.10)	-4.51%	-
Inventory turnover ratio (in times)	0.29	0.10	183.24%	On account of increase in revenue which lead to increase in Cost of goods sold
Trade receivable turnover ratio (in times)	2.53	1.00	152.27%	Increased mainly on account of increase in revenue recognised during the year as compared to previous year
Trade payable turnover ratio (in times)	1.22	0.45	174.05%	Increased mainly on account of increase in Cost of goods sold recognised for certain projects on completion of performance obligation
Net capital turnover ratio (in times)	(6.11)	(1.84)	-232.39%	Decreased mainly on account of increase in revenue recognised during the year as compared to previous year
Net profit ratio (in %)	(28.08)	(84.12)	66.61%	Increased due to increase in revenue recognised during the year as compared to previous year
Return on capital employed (%)	0.60	3.57	-83.09%	Decreased mainly on account of increase in Cost of goods sold recognised for certain projects on completion of performance obligation
Return on investment (%)^				
i. Fixed income investments	4.23	6.15	-31.17%	Decreased due to decrease in interest rates

### c. Operational Highlights

The Company was successful in booking sale of 14,861.78 sq. mt. (0.159 million sq. ft.) area at a valuation of ₹ 9,331.44 lakhs. The break-up of the total booking between the segments was as follows:

- Residential group housing: 7186.70 sq. mt. or 0.077 million sq. ft.
- Commercial property: 4221.79 sq. mt. or 0.045 million sq. ft.
- Integrated townships: 3453.29 sq. mt. or 0.037 million sq. ft.

During the financial year, the Company offered possession of a total of 404 units spread over a saleable/ leasable area of 1,04,025.76 sq. mt. (1.12 million sq. ft.). Distribution across segments was:

- Residential group housing: 3891.89 sq. mt. or 0.0418 million sq. ft.
- Commercial/ retail property: 1385.92 sq. mt. or 0.0149 million sq. ft.
- Integrated township: 98747.94 sq. mt. or 1.0629 million sq. ft.

**d. Segment Highlights**
**Bookings by Segment during FY2021-22**

No.	Segment	# of Projects	Booking Value (₹ Lakh)	Area in (sq. mt.)
A	Residential (Group Housings) Projects	7	3318.41	7186.70
B	Commercial /IT Park Projects	5	2203.81	4221.79
C	Integrated Townships Projects	9	3809.19	3453.34
	<b>GRAND TOTAL (A+B+C)</b>	<b>21</b>	<b>9331.41</b>	<b>14861.83</b>

**Possession Offered by Segment during FY2021-22**

No.	Segment	# of Units	# of Projects	Area in (sq. mt.)
A	Residential (Group Housings) Projects	42	10	3,891.89
B	Commercial /IT Park Projects	8	1	1,385.92
C	Integrated Townships Projects	354	10	98,747.94
	<b>GRAND TOTAL (A+B+C)</b>	<b>404</b>	<b>21</b>	<b>1,04,025.75</b>

**e. Business Strategy & Outlook**

With the sector returning to a growth trajectory, it is important for the Company to build a strong foundation on which it can chart a trail of success in the coming years. One of the key parameters of this foundation is to ensure completion of sale and delivery of all its past projects so as to create a strong financial base for future expansion. These are the key driving factors in the Company's strategy for the new financial year.

- Major Focus Construction And On-Time Delivery Of Projects

The Company's main focus would be to complete under construction projects and their delivery to the customers within time. Company is privileged to complete its two well known projects i.e., La-Tropicana - Delhi and Parsvnath Paramount - Delhi.

- Approach For New Business Strategic Alliances

The Company is building business relationships with well known real estate developers in its business to enter into strategic alliances. Presently Company has an alliance with Unity Group, named 'Unity Parsvnath LLP' for the construction and development of the project situated at Netaji Subhash Place, Delhi.

- Approach For New Marketing Strategy Alliances

For the improvement of sale and effective marketing Company looking for alliance with new marketing option available in market along with social media.

**f. SUBSIDIARIES AND ASSOCIATE COMPANIES**
**i. Subsidiaries Companies**
**Parsvnath Infra Limited (PIL)**

Parsvnath Developers Limited holds 94.87% equity in PIL. PIL was allotted land by Andhra Pradesh Industrial Infrastructure Corporation Ltd. for setting up a Biotechnology SEZ at village Karkapatla, District Medak, Andhra Pradesh for which the sale deed was executed in 2010. However, there were some discrepancies in the survey numbers of the allotted land which were subsequently rectified. As a result, the commencement of the project was delayed. PIL received a notice dated May 26, 2018 from Telangana State Industrial Infrastructure Corporation Ltd (TSIIC) for cancellation of allotment of land due to delay in execution of the project. PIL has made suitable representation followed by several reminders and a final decision of TSIIC in this regard is awaited. PIL has also initiated legal action against the cancellation of allotment of land before the Telangana High Court which is pending adjudication.

PIL intends setting up a Private Integrated IT/ Hi-tech Park at Kochi, Kerala, for which declaration of the land area as Industrial Area by the Government of Kerala is awaited.

**Parsvnath MIDC Pharma SEZ Private Limited (PMP SPL)**

PMP SPL, a subsidiary of PIL, was incorporated to implement a pharmaceutical SEZ project in Maharashtra.



However, the project was found to be unviable and therefore surrendered during 2014-15. Options are now being explored for taking up suitable business in PMPSPL.

**Parsvnath Landmark Developers Private Limited (PLDPL)**

Construction of a premium residential project “La Tropicana” at Civil Lines, Delhi is in progress. The project is being constructed in four phases. Possession for fit out for Phase I is almost completed and fit out for Phase II is being offered. The construction work of Phase III is in progress. PLDPL has yet to start the construction of Phase IV.

**Parsvnath Hotels Limited (PHL)**

PHL is in the process of constructing a three-star hotel project at Shirdi, a well-known religious place in Maharashtra. The project has been delayed due to COVID-19 pandemic. Revalidation of approval earlier received from the Ministry of Tourism, Government of India, is under process.

**Parsvnath Estate Developers Private Limited (PEDPL)**

PEDPL, a wholly owned subsidiary of the Company, has constructed the “Parsvnath Capital Tower”, a modern state of-the-art office-cum-commercial complex of international standards, located adjacent to Connaught Place on Bhai Veer Singh Marg, New Delhi on land allotted on BoT basis from DMRC. The complex has two parts - Part A has been completed and is leased out to leading organisations like the World Health Organisation (WHO), State Bank of India, ICICI Lombard General Insurance Company etc. Part B has been completed in May 2021 and is in the process of being leased out.

**Parsvnath Promoters and Developers Private Limited (PPDPL)**

PPDPL was identified as the SPV to implement a residential project at Delhi awarded by Rail Land Development Authority (RLDA) to the Company. However, since RLDA subsequently wanted the project to be implemented by a newly incorporated company, a new company Parsvnath Rail Land Project

Pvt. Ltd (PRLPPL) was incorporated and the project was transferred to PRLPPL. While a major part of the consideration for the assignment/ transfer of the project has been received from PRLPPL, receipt of the remaining part will depend on the outcome of the arbitration proceedings initiated by PRLPPL and the Company against RLDA.

**Parsvnath Rail Land Project Private Limited (PRLPPL)**

PRLPPL was incorporated for implementing the residential project near Rani Jhansi Road, Delhi, on land leased by Rail Land Development Authority (RLDA). Your Company had tied up with Red Fort Capital Group, international private equity investors, for investment in the project. However, because of various factors including inability to achieve financial closure due to delay in approval of building plans, PRLPPL had surrendered the project and sought refund of the amounts deposited towards land premium. Since the RLDA disputed the claims of PRLPPL and the Company for refund, the matter was referred to arbitration and the Hon'ble Arbitral Tribunal passed an Award dated November 25, 2017, directing RLDA to refund an amount of ₹ 1034,53,77,913/- (Rupees One Thousand Thirty Four Crores Fifty Three Lakhs Seventy Seven Thousand Nine Hundred Thirteen only) along with interest @ 4% per annum from July 15, 2015 till the date of payment. After exhausting all legal recourses, RLDA deposited the required amount in the Registry of the Delhi High Court in July 2019 which was a major relief for PRLPPL. The amount received was used for part redemption of non-convertible debentures and redemption of optionally convertible debentures issued by PRLPPL, part payment of the amount payable to PPDPL for assignment of the project and discharging certain other liabilities. In another arbitration proceedings relating to RLDA's liability for payment of interest to the Company on instalments received in advance as RLDA had wrongfully revoked its consent for the Special Purpose Vehicle proposed to implement the project, the arbitration was decided against PRLPPL and PRLPPL has appealed to the Hon'ble Delhi High Court and the Court's decision is awaited. Besides the above, two more arbitration proceedings have been initiated against RLDA regarding certain other claims which are in progress.

**Parsvnath Hessa Developers Private Limited (PHDPL)**

PHDPL, a wholly owned subsidiary of the Company, is developing a part of the premium luxury residential project "Parsvnath Exotica" at Gurgaon, Haryana. Possession of the flats to the customers has been given in the completed towers. Construction is in full swing for completion of the remaining project.

**Parsvnath Buildwell Private Limited (PBPL)**

PBPL, a wholly owned subsidiary of the Company, is implementing a premium residential project "Parsvnath Exotica - Ghaziabad" in Ghaziabad District, Uttar Pradesh, spread over an area of approx. 12.55 hectares. Construction has been delayed due to delay in receipt of approval of revised building plans from the Ghaziabad Development Authority, which are now partially approved. In terms of the Order passed by the Hon'ble Supreme Court in a related matter, arbitration proceedings have been initiated against the land owners and the arbitration proceedings are going on.

**Parsvnath Realcon Private Limited (PRPL)**

PRPL is developing a luxury residential project at Subhash Nagar in West Delhi on land acquired from DMRC. Construction was delayed due to delay in receipt of approval for revised building plans by South Delhi Municipal Corporation which was due to certain inter-se disputes between the various Government Agencies including DMRC. The Company has initiated arbitration proceedings against DMRC for compensating for the various losses caused to the Company because of misrepresentation, etc. on the part of DMRC. Construction is in full swing to complete the project.

**Parsvnath HB Projects Private Limited (PHBPL)**

PHBPL, a subsidiary of Company and a joint venture with HB Estate Developers Ltd., is a SPV for developing a Hotel-cum-Multiplex-cum Shopping Mall Project viz., Parsvnath Mall Matrix at Mohali in Punjab. Pursuant to certain disputes with the Punjab Small Industries Export Corporation (PSIEC) from whom the plot of land was acquired, the allotment of the plot was cancelled by PSIEC vide their letter dated May 21, 2015. The Company

filed an Arbitration Petition against Cancellation of Allotment. PSIEC initiated proceedings under Public Premises (Eviction of Unauthorized Occupants) Act. Orders were passed by the Authority on July 20, 2017 directing the Company to handover the possession of the site. PSIEC has taken symbolic possession of the land around early October, 2019. The arbitration proceedings are going on against PSIEC.

**Parsvnath Film City Limited (PFCL)**

PFCL was set up to implement a Multimedia-cum-Film City Project near Chandigarh on the land to be provided by Chandigarh Administration. PFCL had deposited ₹4,775.00 lakhs with 'Chandigarh Administration' (CA) for acquiring development rights in respect of a plot of land. Since CA could not handover the possession of the said land to PFCL, it invoked the arbitration clause for seeking refund of the allotment money paid along with compensation, cost incurred and interest thereon.

The Arbitral Panel vide its order dated March 10, 2012, decided the matter in favour of PFCL and awarded refund of ₹ 4,919.00 lakhs towards the earnest money paid and other expenses incurred by PFCL along with interest. Subsequently, the CA filed a petition before the Additional District Judge at Chandigarh for setting aside the award. The said petition was dismissed by the Hon'ble District Judge vide his order dated May 7, 2015.

PFCL filed an Execution Petition before the Additional District Judge (ADJ), Chandigarh for the execution of the Arbitral Award. In the meantime, CA filed an appeal under Section 37 of the Arbitration and Conciliation Act, 1996 before the Punjab and Haryana High Court against the orders of the ADJ, Chandigarh. The Hon'ble High Court allowed the appeal filed by CA and set aside the arbitral award vide its orders dated March 17, 2016. The Company filed a Special Leave Petition (SLP) before the Hon'ble Supreme Court of India and notice has been issued to CA. CA has also filed an SLP in this matter before the Hon'ble Supreme Court and both the matters have been tagged together. The matters were listed before the Ld. Registrar for completion of pleadings. An early hearing application was also filed by PFCL which was dismissed by the Bench.

Further, PFCL filed an Application for Directions before



the Hon'ble Supreme Court of India thereby seeking directions to the Chandigarh Administration to deposit the arbitral money. The matter was listed and the Court passed the order for listing of main matter along with the Application for directions.

**Farhad Realtors Private Limited (FRPL)**

FRPL, a wholly owned subsidiary of the Company, is to develop a commercial plot at Sector Delta 2, Greater Noida. A lease deed is to be executed in due course of time in favour of FRPL by Greater Noida Industrial Development Authority.

**PDL Assets Limited (PAL)**

PAL is a SPV used for developing the Azadpur Project at Delhi in terms of the concession agreement executed with Delhi Metro Rail Corporation Limited ("DMRC"). DMRC has withdrawn the Project. Adequate steps are being taken in this regard.

**Parsvnath Realty Ventures Limited (PRVL)**

PRVL is a SPV for developing the Akshardham Project at Delhi in terms of the concession agreement executed with DMRC. While part of the project has been developed by the Company, the SPV will be developing/ completing the balance part subject to requisite approvals from DMRC and the Lenders. Accordingly, an amendment agreement to the Concession Agreement dated July 7, 2020 has been executed between DMRC, PRVL and the Company in terms of which all the rights held by the Company has been assigned to PRVL.

**Jarul Promoters & Developers Private Limited (JPDPL)**

JPDPL is a SPV being used for developing the Seelampur Project at Delhi in terms of the concession agreement executed with Delhi Metro Rail Corporation Limited ("DMRC"). While part of the project has been developed by the Company, the SPV will be developing/ completing the balance part subject to requisite approvals from DMRC and the Lenders.

**Suksma Buildtech Private Limited (SBPL)**

SBPL is a SPV being used for developing the Inderlok

Project at Delhi in terms of the concession agreement executed with Delhi Metro Rail Corporation Limited ("DMRC"). While part of the project has been developed by the Company, the SPV will be developing/ completing the balance part subject to requisite approvals from DMRC and the Lenders.

**Snigdha Buildwell Private Limited (SBPL)**

Snigdha Buildwell Private Limited is a wholly owned subsidiary of Parsvnath Developers Limited. SBPL is engaged in development of various projects through its subsidiaries.

**Evergreen Realtors Private Limited (ERPL)**

Evergreen Realtors Private Limited is the step-down subsidiary of Parsvnath Developers Limited and subsidiary of Snigdha Buildwell Private Limited. ERPL is in looking for development of the suitable projects.

**Generous Buildwell Private Limited (GBPL)**

Generous Buildwell Private Limited is the step-down subsidiary of Parsvnath Developers Limited and subsidiary of Snigdha Buildwell private Limited. GBPL sold its land during the previous year and is looking for development of other suitable projects.

ii. **Associate Companies**

**Amazon India Limited (AIL)**

AIL in collaboration with the Company has successfully developed a group housing project viz., "Parsvnath Green Ville' at Sohna whereat possession of all flats have already been handed over. The Company is looking for implementing other suitable projects.

**Homelife Real Estate Private Limited (Home Life)**

Home Life has developed a part of a residential colony in Rajpura (Punjab) and balance part is currently under development.

**Vardaan Buildtech Private Limited (Vardaan)**

Vardaan owns a plot of land at Sonapat for building a commercial complex and construction of which will commence in due course upon receipt of requisite approvals.

## 5. HUMAN RESOURCES

Its people are the biggest assets of the Company that give the confidence to commit to its customers on delivering quality within allotted time. Hence, the Company has put in place sound Human Resource Management (HRM) practices to manage all aspects of the people management function to ensure recruitment and retention of competent and professional talent. These human resource practices form the foundation of the Company's management principle to be the best. Training and Organization Development initiatives are in place to build a highly capable organization.

As on March 31, 2022, the Company has total 285 numbers of employees including contractual employees and Executive Directors.

## 6. RISK MANAGEMENT & MITIGATION

The Company's has put in place and institutionalized an integrated Risk Management framework with supporting systems and structure to manage business risks that it has exposure to. This framework is reviewed regularly and updated as per the needs. The framework helps the Company to identify, assess, prevent and manage the impact of such risks. The major risks that the Company exposed to and the mitigation approach are outlined below.

### a. Demand risk

Demand is impacted by the macro-economic situation, consumer sentiments, competitive scenario consumer expectations and regulatory actions.

#### Risk mitigation

- Diversification of business portfolio in terms real estate segments, geographical markets and customer segments.
- Focus on less volatile residential segments such as mid-income and affordable housing market.
- Lobby for favourable policies through industry associations to prevent adverse changes in regulations that affect the demand.

### b. Cost risk

Cost escalation in raw materials leads to reduction in profits and affects viability of projects.

#### Risk mitigation

- Tight control of in-house project deliveries and limit use of outsourcing for execution.
- Long-term supplier relationships to ensure optimal cost and superior quality of raw materials.
- Effective supply chain and inventory management practices to minimize waste and storage costs.

### c. Project execution risk

Project delays lead to higher operational costs, capital costs and affect Company's reputation. Hence, managing execution risks is an imperative.

#### Risk mitigation

- Consistent and single-minded focus on faster execution to ensure on or before-time delivery of projects. Project-based organization structures and allocation of resources to ensure no delays to maintain this focus.
- Outsource execution and engage external expertise, while keeping cost objectives in mind, if necessary to expedite execution.
- Project management training and capability development to ensure availability of the best-in-class execution talent.

### d. Funding risk

Real estate projects require funds in large amounts to execute projects in-time. Any delay in availability of funds or higher cost of borrowings may negatively impact project viability. Such an impact can adversely impact financial performance of the Company.

#### Risk mitigation

- Constant review of liquidity position and fund requirements to be on-top of fund requirements and availability.
- Balance the project portfolio with projects generating a regular revenue stream, for e.g., commercial leasing, BOT projects and projects with lower capital requirements and fee-based income,





for e.g., third-party contracts to keep a check on fund requirements and ensure liquidity.

- Monetize non-core assets.
- RERA-compliant capital allocation process for each project.
- Raise long-term debt / capital to reduce cost of capital. Maintain banking relationships to have in place adequate fund-based/non-fund-based credit lines.

e. **Compliance Risks**

Construction sector is heavily regulated that requires multiple approvals and compliances with complex regulations that may vary based on project location. Failures to comply with regulations or delays in securing necessary approvals for other reasons may result in penalties, embargoes, or loss of reputation for the Company due to delays.

**Risk mitigation**

- Dedicated compliance teams at project levels to manage local approvals.
- Develop a company-wide culture of no compromise on regulatory compliance.

f. **Human resources risk**

Availability of skilled labour in large quantities and a competent management team is critical for successful execution of construction projects. Any difficulties in ensuring availability of the right talent in appropriate quantity and at the required time affects the Company's execution capabilities and consequently its financial performance.

**Risk mitigation**

- Invest in HRM capabilities and company-wide talent development.
- Implement best-in-class HR policies for Recruitment, Compensation and Employee Engagement.

- Develop a Company culture through leadership to create a positive work environment.
- Maintain relationships with a sizeable number of contractors to ensure availability of labour in adequate numbers.

**7. INTERNAL CONTROLS AND SYSTEMS**

The Company's internal control systems are adequate as per its size and nature of operations. They are designed in alignment with company objectives, ensure compliance, warrant accurate recording of all data and transactions, in addition to preventing malpractices. The Company regularly conducts internal audits by an in-house and third-party Internal Auditors to ensure robustness of its internal control systems. Both the teams carry out the internal audit of various project sites, commercial transactions and other functions of the Company. Any observations and recommendations from the audits are addressed by the Company apart from incorporating best practices to achieve excellence after evaluation by the Audit Committee formed from the Directors on the Board. There are regular reviews conducted by the management team to ensure delivery against the annual business plans and budgets.

**8. FORWARD LOOKING STATEMENT**

Statements made in the Management Discussion and Analysis Report describing the Company's objective, projections, estimates, expectations may be forward looking statements within the meaning of applicable laws and regulations, based on beliefs of the management of your Company. Such statements reflect the Company's current views with respect to the future events and are subject to risks and uncertainties. Many factors could cause the actual result to be materially different from those projected in this report, including among others, changes in the general economic and business conditions affecting demand/supply and price conditions in the segment in which the Company operates, changes in business strategy, changes in interest rates, inflation, deflation, foreign exchange rates, competition in the industry, changes in Governmental regulations, tax laws and other Statutes & other incidental factors. The Company does not undertake any obligation to publicly update any forward looking statements, whether as a result of new information, future events or otherwise.



## CORPORATE GOVERNANCE REPORT

### 1. COMPANY'S PHILOSOPHY ON CORPORATE GOVERNANCE

The driving forces of Corporate Governance at the Company are transparency, fairness, integrity, equity and accountability. Doing the 'right things' in the 'right manner' reflects the spirit of Corporate Governance of the Company. It is a reflection of us - our value system, work culture and thought process.

Your Company believes in adopting best practices of Corporate Governance. The Corporate Governance philosophy of the Company is to not only adhere to the statutory requirements in letter but also in spirit in order to enhance and retain investors' trust. The Company is conscious and continues to voluntarily formulate and comply with the best governance principles to ensure creation of long term value for its stakeholders, on sustainable basis. The Company relentlessly strives to align its vision and business strategy with the welfare and best interest of all stakeholders.

The Company strongly believes that effective and good Corporate Governance practices build strong foundation of trust and confidence which in turn attracts and retains financial and human capital. These resources, in turn, are leveraged to maximize long-term shareholders' value, on a sustainable basis, while preserving the interests of multiple stakeholders, including the society at large.

Our Company is in compliance with the Corporate Governance guidelines as stipulated in SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**SEBI Listing Regulations**"). A report on the matters mentioned in the said Regulations and the practices followed by the Company are detailed below.

### 2. BOARD OF DIRECTORS

#### A. Composition and Category

As on March 31, 2022, there were 8 (Eight) Directors on the Board comprising of 3 Executive Directors (37.5%) and 5 Non-Executive Independent Directors (62.5%) including 2 (two) woman Directors. As regards the presence of Independent Directors, the Company requires at least half of the Board to be represented by

Independent Directors, since the Board of Directors of the Company is headed by an Executive Chairman. All the 5 (Five) Non-Executive Directors of the Company were Independent and thereby, the composition of the Board of Directors is in compliance with the parameters prescribed under Regulation 17(1) of Listing Regulations and the Companies Act, 2013 ("**the Act**"). The Board comprises optimal mix of professionalism, knowledge and experience which helps in discharging its duties and providing effective leadership to fulfill the long term vision and motto of the Company.

Based on the recommendation of Nomination and Remuneration Committee, the Board in its meeting held on February 14, 2022, approved the re-appointment of Whole Time Directors of the Company viz. Mr. Pradeep Kumar Jain (DIN: 00333486), Chairman, Mr. Sanjeev Kumar Jain (DIN: 00333881), Managing Director & Chief Executive Office (CEO) and Dr. Rajeev Jain (DIN: 00433463), Director (Marketing) for a period of five years starting from April 1, 2022 till March 31, 2027, subject to the approval of the shareholders in the ensuing Annual General Meeting ("**AGM**"). The brief resume and other information of the Directors proposed to be appointed are appended in the notice of the ensuing AGM.

The maximum tenure of the Independent Directors is in compliance with the provisions of Companies Act, 2013 ("**the Act**") and Rules made thereunder, from time to time. All the Independent Directors have confirmed that they meet the criteria as mentioned in Regulation 16(1)(b) of the Listing Regulations and Section 149 of the Act. Based on the declarations received from the Independent Directors, the Board of Directors has confirmed that they meet the criteria of independence and that they are independent of the management.

The terms and conditions of appointment of the Independent Directors are disclosed on the website of the Company and can be accessed at <http://www.parsvnath.com/terms-conditions-of-appointment-of-independent-directors/>

The detailed composition of the Board is represented in Table 1 below:



**Table 1: Composition of the Board of Directors as on March 31, 2022**

S. No.	Name & Category of the Director	DIN	Designation	Number of Directorship (s) in other Public Limited Companies*	Number of Membership(s)/ Chairmanship(s) held in Committees of Public Limited Companies**		Directorship in other listed Companies (as defined under Companies Act, 2013)
					Member-ship(s)	Chairman-ship(s)	
Executive Directors – Promoter and Promoter Group							
1	Mr. Pradeep Kumar Jain	00333486	Chairman	1	0	0	0
2	Mr. Sanjeev Kumar Jain	00333881	Managing Director & CEO	1	2	0	0
3	Dr. Rajeev Jain	00433463	Director (Marketing)	3	1	0	0
Non-Executive Independent Directors							
4	Mr. Ashok Kumar	00138677	Director	1	2	1	0
5	Ms. Deepa Gupta	02411637	Director	1	1	0	0
6	Mr. Mahendra Nath Verma	02931269	Director	0	1	1	0
7	Mr. Subhash Chander Setia#	01883343	Director	3	2	0	0
8	Dr. Rakshita Shharma#	08579771	Director	2	1	0	0

\* Excludes Private Companies, Foreign Companies, High value debt listed entities and Companies registered under Section 8 of the Act for the purpose of considering the limit prescribed under Regulation 26(1) (a) of the SEBI Listing Regulations.

\*\* For the purpose of reckoning the limit of the Committees on which a Director can serve, the Chairmanship/Membership of the Audit Committee and the Stakeholders Relationship Committee of only Public Limited Companies have been considered, as prescribed under Regulation 26(1) (b) of the SEBI Listing Regulations.

# Number of Directorship (s) in other public companies also includes Directorship in deemed public Companies.

#### **Declarations / Disclosures of Directors**

As per the declarations received by the Company, none of the Directors is disqualified under Section 164 of the Act and is a member of more than 10 Committees or acts as a Chairperson of more than 5 Committees across all Public Companies in which he/she holds the directorship. The Company is notified by the Directors, from time to time, regarding the status of

Committee positions they occupy in other Companies. The Independent Directors of the Company are not serving as Independent Directors in more than 7 Listed Companies. The Independent Directors in their disclosures have confirmed that they are not aware of any circumstance or situation which exists or may be reasonably anticipated that could impair or impact their ability to discharge their duties. Based on the declarations and disclosures received from Independent Directors, the Board of Directors has confirmed that the Independent Directors fulfil the conditions specified in the Act and the SEBI Listing Regulations and are independent of the Management.

#### **Certificate from Practicing Company Secretary regarding non-disqualification of Directors**

None of the Directors on the Board of the Company has been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India/Ministry of Corporate Affairs or any such statutory authority. A certificate to this effect received from Mr. Ashok Tyagi (Membership No. F2968 and COP No. 7322), a Practicing Company Secretary, is annexed and forms part of the Corporate Governance Report.

### Skills, expertise and competencies of Directors

The Board of Directors of the Company brings to the fore, a vast range of skills and experience from various fields, functions and sectors, which enhance the governance framework and Board's decision making process. The Company believes that it is the collective effectiveness of the Board that impacts the performance of the Company and therefore, members of the Board amongst themselves should have a balance of skills, experience and diversity of perspectives appropriate to the Company.

The Board has identified the below-mentioned skills/ areas of expertise/ competencies required in the context of Company's business and the industry it operates in, which are fundamental for the effective functioning of the Company. The Company has an experienced and competent Board and all the below-mentioned skills/ expertise/ competencies are available with the Board as a whole.

List of key skills, expertise and core competencies of each Director on the Board is given below:

S. No.	Skills, expertise and competencies	Name of the Director
1	<b>Strategic insight and planning</b> Appreciation of long-term trends, strategic choices and experience in guiding and leading management teams to make decisions in uncertain environments. Ability to comprehend the socio-economic, political, regulatory and competitive environment, in which the Company is operating and insight to identify opportunities and threats for the Company's business.	Mr. Pradeep Kumar Jain Mr. Ashok Kumar Ms. Deepa Gupta
2	<b>Policy Evaluation</b> Ability to comprehend the Company's governance philosophy and contribute towards its refinement periodically. Ability to evaluate policies, systems and processes in the context of the Company's business and review the same periodically.	Mr. Pradeep Kumar Jain Ms. Deepa Gupta Mr. Mahendra Nath Verma
3	<b>Industry Expertise</b> Expertise with respect to the sector the organization operates in. An understanding of the 'big picture' in the given industry and recognizes the development of industry segments, trends, emerging issues and opportunities.	Mr. Pradeep Kumar Jain Mr. Sanjeev Kumar Jain Dr. Rajeev Jain Mr. Ashok Kumar Mr. Subhash Chander Setia
4	<b>Market Expertise</b> Expertise with respect to the geography the organization operates in. Understands the macro-economic environment, the nuances of the business, consumers and trade in the geography and the knowledge of the regulations & legislations of the market(s) the business operates in.	Mr. Pradeep Kumar Jain Mr. Sanjeev Kumar Jain Dr. Rajeev Jain Mr. Ashok Kumar Mr. Subhash Chander Setia
5	<b>People and Talent Understanding</b> Experience in human resource management and ability to understand the talent market and the Company's talent quotient so as to help fine-tune strategies to attract, retain and nurture competitively superior talent.	Ms. Deepa Gupta Mr. Mahendra Nath Verma Dr. Rakshita Shharma
6	<b>Governance, Financial and Commercial Acumen</b> An understanding of the law and application of corporate governance principles. Capability to provide inputs for strategic financial planning, assess financial statements and oversee budgets for the efficient use of resources. Commercial acumen to critique the Company's financial performance and evaluate the Company's strategies and action plans in the context of their financial outcomes.	Mr. Ashok Kumar Ms. Deepa Gupta Mr. Mahendra Nath Verma Mr. Subhash Chander Setia
7	<b>Risk Management and Compliance</b> Ability to appreciate key risks impacting the Company's business and contribute towards development of systems and controls for risk mitigation & compliance management and review and refine the same periodically.	Mr. Pradeep Kumar Jain Mr. Ashok Kumar Ms. Deepa Gupta Mr. Mahendra Nath Verma Mr. Subhash Chander Setia



S. No.	Skills, expertise and competencies	Name of the Director
8	<b>Board Cohesion</b> Ability to comprehend the statutory roles and responsibilities of a Director and of the Board as a whole. Ability to encourage and sustain a cohesive working environment and to listen to multiple views and thought processes and synergise a range of ideas for organisational benefit. Ability to provide diversity of views to the Board that is valuable to manage the customers, employees, key stakeholders or shareholders.	Mr. Pradeep Kumar Jain Mr. Sanjeev Kumar Jain Dr. Rajeev Jain Mr. Ashok Kumar Ms. Deepa Gupta Mr. Mahendra Nath Verma Mr. Subhash Chander Setia Dr. Rakshita Shharma
9	<b>Stakeholder Value Creation</b> Ability to understand processes for shareholder value creation and its contributory elements and critique interventions towards value creation for the other stakeholders.	Mr. Pradeep Kumar Jain Mr. Ashok Kumar Ms. Deepa Gupta Mr. Mahendra Nath Verma Mr. Subhash Chander Setia
10	<b>Culture Building</b> Ability to contribute to the Board's role towards promoting an ethical organisational culture, eliminating conflict of interest and setting & upholding the highest standards of ethics, integrity and organisational conduct.	Ms. Deepa Gupta Dr. Rakshita Shharma

The Board critically reviews the Company's strategic directions, management policies and their effectiveness. The Board also evaluates the industry environment, annual business plans, performance compared with projections, business opportunities including investment/divestment, related party transactions, compliance processes including material legal issues, strategy, risk management and approval of financial statements. Executives are invited to provide additional inputs at Board Meetings for the items discussed, as and when necessary. Transparent, open and detailed interaction provides a road map for the growth of the Company.

#### Relationship between Directors inter-se

Mr. Pradeep Kumar Jain, Mr. Sanjeev Kumar Jain and Dr. Rajeev Jain are related to each other as brothers. Apart from this, none of the other Directors is inter-se related to each other.

#### B. Board Meetings and Last Annual General Meeting – Attendance of Directors

The Board met Five times on June 30, 2021, August 13, 2021, August 24, 2021, November 13, 2021 and February 14, 2022 during the Financial Year ended March 31, 2022. The attendance of each Director at the Board Meetings and at the last AGM held on September 30, 2021 is set out in Table 2 below:

**Table 2: Attendance of the Directors at the Board Meetings held during Financial Year 2021-22 and at the last AGM**

S. No.	Name of the Director	Number of Board Meetings attended	Attendance at AGM held on September 30, 2021
1	Mr. Pradeep Kumar Jain	5	✓
2	Mr. Sanjeev Kumar Jain	5	✓
3	Dr. Rajeev Jain	5	✓
4	Mr. Ashok Kumar	4	✓
5	Ms. Deepa Gupta	5	✓
6	Mr. Mahendra Nath Verma	5	✓
7	Mr. Subhash Chander Setia	5	✓
8	Dr. Rakshita Shharma	5	✓

Note : During the Financial Year, all the meetings were held through video conferencing.

The Company has an effective post-meeting follow-up, review and reporting process of decisions taken by the Board. The significant decisions of the Board are promptly communicated to the concerned departments. The action taken reports on decisions of the previous meeting(s) are placed at the immediately succeeding meeting for review by the Board.

**C. Separate Meeting of Independent Directors**

During the Financial Year under review, a separate meeting of the Independent Directors was held on March 30, 2022 through Video Conferencing, with all the Independent Directors present except Mr. Mahendra Nath Verma, *inter-alia*, to review the performance of Non-Independent Directors and the Board as a whole, to review the performance of the Chairperson of the Company, taking into account the views of Executive Directors and Non-Executive Directors and to assess the quality, quantity and timeliness of flow of information between the Company's management and the Board, that is necessary for the Board to effectively and reasonably perform its duties.

**D. Details of Equity Shares held by the Non- Executive Directors**

The details of the Equity Shares of the Company held by the Non-Executive Directors as on March 31, 2022 is given in Table 3 below:

**Table 3: Details of Equity Shares held by Non-Executive Directors as on March 31, 2022**

S.No.	Name of the Director	No. of Shares held
1	Mr. Ashok Kumar	2,000

**E. Familiarisation Programmes for Board Members**

The Board Members are provided with necessary documents and policies to enable them to familiarize themselves with the Company's procedures and practices. Periodic presentations are made to the Board on business and performance of the Company. The details of such familiarization programmes are posted on the website of the Company and can be accessed at <http://www.parsvnath.com/investors/iulr/familiarization-programs-for-independent-directors/>.

**F. Information supplied to the Board & Statutory Compliance**

The Board of Directors has complete access to accurate, relevant and timely information. The agenda notes prepared for the meetings of the Board of Directors cover all items specified in Secretarial Standard on Board Meetings ("SS-1") and Regulation 17(7) read with Part A of Schedule II to the SEBI Listing Regulations, to the extent applicable to the Company. In addition, the following items are also provided and reviewed by the Board of Directors on a regular basis:

- Report on statutory compliance with all applicable laws as well as steps taken by the Company to rectify instances of non-compliance, if any;
- Minutes of the meetings of the Board of Directors of all the subsidiary companies of the Company; and
- Statement of all significant transactions and arrangements entered into by/with the subsidiary companies.

**G. Role of Company Secretary**

The Company Secretary, being a Key Managerial Personnel and Compliance Officer of the Company, ensures that board procedures are periodically followed and reviewed. He provides all the relevant information, details and documents to the Directors for effective deliberation and decision-making at the Board/Committee meetings. As per the provisions of Section 205 of the Act read with the Rules made thereunder, the Company Secretary is primarily responsible to assist and advise the Board in conducting affairs of the Company by providing requisite guidance to the Directors, ensuring good corporate governance, reporting about the compliance with statutory and regulatory requirements including under the Act, the rules made thereunder, SEBI Listing Regulations and Secretarial Standards and all other applicable laws, facilitating the convening of meetings and performing such other duties, as may be assigned by the Board, from time to time. He interfaces between the management and regulatory authorities for governance-related matters.



### 3. COMMITTEES OF THE BOARD

The Company's guidelines relating to the Board meetings are also applicable to the Committee meetings. During the year, all the recommendations made by the respective Committees were accepted by the Board. Minutes of the proceedings of Committee meetings are placed before the Board, for noting. The composition and terms of reference of all the Committees are in compliance with the Act and SEBI Listing Regulations, as given below:

#### A. Audit Committee

- (i) The composition and terms of reference of the Audit Committee of the Board are in compliance with the provisions of Regulation 18 of the SEBI Listing Regulations read with Section 177 of the Act.
- (ii) The terms of reference of the Committee, *inter-alia*, include the following:
  - 1. Oversight of the Company's financial reporting process and the disclosure of its financial information to ensure that the financial statements are correct, sufficient and credible;
  - 2. Recommendation for appointment, remuneration and terms of appointment of auditors of the Company;
  - 3. Approval of payment to Statutory Auditors for any other services rendered by the statutory auditors;
  - 4. Reviewing, with the management, the annual financial statements and auditor's report thereon before submission to the Board for approval, with particular reference to:
    - a. Matters required to be included in the Directors' Responsibility Statement to be included in the Board's report in terms of clause (c) of sub-section 3 of Section 134 of the Act;
    - b. Changes, if any, in accounting policies and practices and reasons for the same;
    - c. Major accounting entries involving

estimates based on the exercise of judgment by management;

- d. Significant adjustments made in the financial statements arising out of audit findings;
  - e. Compliance with listing and other legal requirements relating to financial statements;
  - f. Disclosure of any related party transactions;
  - g. Modified opinion(s), if any, in the draft audit report;
- 5. Reviewing, with the management, the quarterly financial statements before submission to the Board for approval;
  - 6. Reviewing, with the management, the statement of uses / application of funds raised through an issue (public issue, rights issue, preferential issue etc.), the statement of funds utilized for purposes other than those stated in the offer document / prospectus / notice and the report submitted by the monitoring agency monitoring the utilisation of proceeds of a public or rights issue, and making appropriate recommendations to the Board to take up steps in this matter;
  - 7. Reviewing and monitoring the auditor's independence and performance, and effectiveness of audit process;
  - 8. Approval or any subsequent modification of transactions of the Company with related parties;
  - 9. Scrutiny of inter-corporate loans and investments;
  - 10. Valuation of undertakings or assets of the Company, wherever it is necessary;
  - 11. Evaluation of internal financial controls and risk management systems;

12. Reviewing with the management, performance of statutory and internal auditors and adequacy of the internal control systems;
  13. Reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;
  14. Discussion with internal auditors of any significant findings and follow up thereon;
  15. Reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board;
  16. Discussion with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;
  17. To look into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;
  18. To review the functioning of the Whistle Blower Mechanism/Vigil Mechanism;
  19. Approval of appointment of CFO after assessing the qualifications, experience and background etc. of the candidate;
  20. Reviewing the utilization of loans and/ or advances from/investment by the Company in the subsidiary exceeding ₹100 Crores or 10% of the asset size of the subsidiary, whichever is lower, including existing loans / advances / investments;
  21. To consider and comment on rationale, cost benefits and impact of schemes involving merger, demerger, amalgamation etc., on the Company and its Shareholders;
  22. Carrying out any other function as may be mentioned in the terms of reference of the Audit Committee;
  23. To mandatorily review the following information:
    - Management discussion and analysis of financial condition and results of operations;
    - Statement of significant related party transactions (as defined by the audit committee), submitted by management;
    - Management letters / letters of internal control weaknesses issued by the statutory auditors;
    - Internal audit reports relating to internal control weaknesses;
    - The appointment, removal and terms of remuneration of the chief internal auditor; and
    - Statement of deviations, in terms of Regulation 32 of the SEBI Listing Regulations:
      - a. Quarterly Statement of deviation(s) including report of monitoring agency, if applicable, submitted to stock exchange(s);
      - b. Annual Statement of funds utilized for purposes other than those stated in the offer document/prospectus/ notices.
- (iii) **Composition and Meeting Details of the Audit Committee:**
- As on March 31, 2022, the Audit Committee comprised of Mr. Mahendra Nath Verma (Chairperson), Mr. Sanjeev Kumar Jain, Mr. Ashok Kumar and Ms. Deepa Gupta. All members, except Mr. Sanjeev Kumar Jain, are Non-Executive Independent Directors of the Company. All the members of the Audit Committee possess sound





knowledge of accounts, audit, taxation etc.

After the end of financial year under review, Mr. Subhash Chander Setia, Non-Executive Independent Director of the Company was inducted as the member of the Audit Committee.

The Committee invites Group Chief Financial Officer and representative(s) of the Statutory Auditors and Internal Auditors to attend the meetings of the

Audit Committee on a regular basis. Mr. Mandan Mishra, Company Secretary, acts as the Secretary to the Audit Committee.

- (iv) The Committee met Five times with adequate quorum on June 30, 2021, August 13, 2021, August 21, 2021, November 13, 2021 and February 14, 2022 during the Financial Year ended March 31, 2022. The attendance of each member thereat is set out in Table 4 below:

**Table 4: Attendance of the Members at the Audit Committee Meetings during Financial Year 2021-22**

S. No.	Name of the Member	Category	Number of Audit Committee Meetings attended
1	Mr. Mahendra Nath Verma	Non-Executive, Independent Director	5
2	Mr. Sanjeev Kumar Jain	Managing Director & CEO	5
3	Mr. Ashok Kumar	Non-Executive, Independent Director	5
4	Ms. Deepa Gupta	Non-Executive, Independent Director	5

Note : During the Financial Year, all the meetings were held through video conferencing.

Mr. Mahendra Nath Verma, Chairperson of the Committee, was present at the last AGM held on September 30, 2021.

## B. Nomination and Remuneration Committee

- (i) The Board of Directors has constituted Nomination and Remuneration Committee ("**NRC**"), pursuant to the requirements of Section 178 of the Act read with rules made thereunder and Regulation 19 of the SEBI Listing Regulations. The Committee's terms of reference meet with the requirements of the above-mentioned provisions read with Part D of Schedule II of the SEBI Listing Regulations, which *inter-alia*, include the following:

- To formulate the criteria for determining qualifications, positive attributes and independence of a Director and recommend to the Board a policy, relating to the remuneration for the Directors, Key Managerial Personnel ("**KMP**") and Senior Management.
- To evaluate the balance of skills, knowledge and experience on the Board and on the basis

of such evaluation, prepare a description of the role and capabilities required of an independent director. The person recommended to the Board for appointment as an independent director shall have the capabilities identified in such description. For the purpose of identifying suitable candidates, the Committee may:

- use the services of an external agencies, if required;
  - consider candidates from a wide range of backgrounds, having due regard to diversity; and
  - Consider the time commitments of the candidates.
- To identify persons who are qualified to become Directors and who may be appointed in senior management in accordance with the criteria to be formulated by the Committee, recommend to the Board their appointment and removal.



4. To ensure the following, while formulating the policy:
    - (a) the level and composition of remuneration is reasonable and sufficient to attract, retain and motivate Directors of the quality required to run the Company successfully;
    - (b) relationship of remuneration to performance is clear and meets appropriate performance benchmarks; and
    - (c) remuneration to Directors, KMP and Senior Management involves a balance between fixed and incentive pay reflecting short and long-term performance objectives appropriate to the working of the Company and its goals.
  5. To devise a policy on Board diversity;
  6. To identify whether to extend or continue the term of appointment of Independent Directors, on the basis of the report of performance evaluation of Independent Directors;
  7. To recommend to the Board, all remuneration, in whatever form, payable to Senior Management;
  8. To specify the manner for effective evaluation of performance of Board, its committees and individual Directors to be carried out either by the Board, NRC or an independent external agency and NRC will review its implementation and compliance.
- (ii) **Nomination and Remuneration Policy for Directors, KMP and Senior Management and criteria for appointment of Directors:**

For the purpose of selection of any Director, the Nomination and Remuneration Committee, constituted by the Board, identifies persons of integrity who possess relevant expertise, experience and leadership qualities required for the position. The Committee also ensures that

the incumbent fulfils such criteria with regard to qualifications, positive attributes, independence, age and other criteria as laid down under the Act and SEBI Listing Regulations. The Board has, on the recommendation of the Nomination and Remuneration Committee, framed a Policy for appointment and remuneration of Directors, KMP and Senior Management.

The Nomination and Remuneration Policy, as approved by the Board of Directors, is available on the website of the Company and can be accessed through the web link: <http://www.parsvnath.com/investors/iulr/nomination-and-remuneration-policy/>.

The salient features of the aforesaid policy are as follows:

- a) **Appointment and removal of Director, KMP and Senior Management**
  - i) The Nomination and Remuneration Committee shall identify and ascertain the integrity, qualifications, expertise and experience of the person for appointment as Director, KMP or at Senior Management level and recommend his / her appointment, as per Company's Policy.
  - ii) The Company shall not appoint or continue the employment of any person as Whole-time Director who has attained the age of seventy years. Provided that the term of the person holding this position may be extended beyond the age of seventy years with the approval of shareholders by way of a special resolution.
  - iii) Senior Management Personnel are appointed or promoted and removed/relieved with the authority of Chairman and/or Managing Director based on the business need and the suitability of the candidate in accordance with the criteria laid down.



b) **Term / Tenure**

Managing Director/Whole-time Director:

The Company shall appoint or re-appoint any person as its Executive Chairman, Managing Director or Executive Director for a term not exceeding five years at a time. No re-appointment shall be made earlier than one year before the expiry of term.

Independent Director:

An Independent Director shall hold office maximum for two terms up to five consecutive years on the Board of the Company. He / she will be eligible for re-appointment on passing of a special resolution by the Company. On completion of two terms, an Independent Director shall be eligible for appointment after expiry of three years of ceasing to become an Independent Director and not appointed in or be associated with the Company in any other capacity, either directly or indirectly. At the time of appointment of Independent Director it should be ensured that the number of Boards on which such Independent Director serves is restricted to prescribed limits under the Act and SEBI Listing Regulations.

c) **Evaluation**

The Nomination and Remuneration Committee shall carry out evaluation of performance of Directors including Independent Directors, Board of Directors yearly or at such intervals as may be considered necessary.

d) **Removal**

Due to reasons for any disqualification mentioned in the Act or under any other applicable Act, rules and regulations thereunder, the Nomination and Remuneration Committee may recommend with reasons recorded in writing, removal of a Director, KMP or Senior Management Personnel subject to the provisions and compliance of the Act, SEBI Listing Regulations and the policy of the Company.

e) **Retirement**

The Director, KMP and Senior Management Personnel shall retire as per the applicable provisions of the Act and the prevailing policy of the Company. The Board will have the discretion to retain the Director, KMP and Senior Management Personnel in the same position/ remuneration or otherwise even after attaining the retirement age, for the benefit of the Company.

f) **Remuneration**

Managing Director / Whole-time Directors:

- i) The Remuneration/ Commission etc. to be paid to Managing Director / Whole-Time Directors etc. shall be governed as per provisions of the Act and rules made there under or any other enactment for the time being in force and the approvals obtained from the shareholders of the Company.
- ii) The fees or compensation payable to Managing Director / Whole-Time Directors etc. who are Promoters or members of the Promoter Group, shall be subject to the approval of the shareholders by Special Resolution in a General Meeting, if:
  - the annual remuneration payable to such Director exceeds ₹5 Crores or 2.5% of the Net Profits of the Company, whichever is higher; or
  - where there is more than one such Director, the aggregate annual remuneration to such Directors exceeds 5% of the Net Profits of the Company.

The said approval of the shareholders shall be valid only till the expiry of the term of such Director. Net Profits for this purpose shall be calculated as per Section 198 of the Act.

- iii) The Nomination and Remuneration Committee shall make such recommendations

to the Board of Directors, as it may consider appropriate with regard to remuneration to Managing Director / Whole-time Directors.

Non-Executive / Independent Directors:

- i) The Non-Executive/ Independent Directors are provided with sitting fees and such other remuneration as permissible under the provisions of the Act. The amount of sitting fees shall be approved by the Board of Directors, on the recommendation of NRC. Provided that the amount of such fees shall not exceed Rupees One Lakh per meeting of the Board or Committee or such amount as may be prescribed in the Act.
- ii) The Non-Executive/ Independent Directors may be paid commission within the monetary limit approved by the shareholders, subject to the limit as per the applicable provisions of the Act.
- iii) All the remuneration of the Non-Executive/ Independent Directors (excluding remuneration for attending meetings as prescribed under Section 197 (5) of the Act) shall be subject to ceiling/ limits as provided under the Act and rules made there under or any other enactment for the time being in force. The amount of such remuneration shall be such as may be recommended by the Nomination and Remuneration Committee and approved by the Board of Directors or shareholders, as the case may be and the approval of shareholders by Special Resolution shall be obtained every year, in which the annual remuneration payable to a single Non-Executive Director exceeds 50% of the total annual remuneration payable to all Non-Executive Directors, giving details of the remuneration thereof.
- iv) An Independent Director shall not be eligible to get Stock Options of the Company.
- v) Any remuneration paid to Non-Executive / Independent Directors for services rendered

which are professional in nature shall not be considered as part of the remuneration for the purposes of clause (iii) above if the following conditions are satisfied:

- The Services are rendered by such Director in his capacity as a professional; and
- In the opinion of the Committee, the Director possesses the requisite qualification for the practice of that profession.

Key Managerial Personnel and Senior Management:

- i) The remuneration to Key Managerial Personnel and Senior Management may consist of fixed pay and incentive pay, in compliance with the provisions of the Act and in accordance with the Company's Policy.
- ii) The Fixed pay shall include monthly remuneration and may include employer's contribution to provident fund, contribution to pension fund, pension schemes, if any, etc. as decided from time to time.
- iii) The Incentive pay shall be decided based on the balance between performance of the Company and performance of the Key Managerial Personnel and Senior Management, to be decided annually or at such intervals as may be considered appropriate.

**g) Criteria for evaluation of the Directors:**

The criteria for evaluation under different categories depend on the role the person/ group plays in the organization. The criteria for every evaluation may be decided at every level depending on the functions, responsibilities, competencies required, nature of business etc. As per the provisions of the Act and the SEBI Listing Regulations, the primary responsibility of formulation of criteria lies on the Nomination and Remuneration Committee. Indicative



criteria for evaluation of Board as a whole, its Committees, Individual Directors including Independent Directors and Executive/ Whole-time Directors and Chairperson, are mentioned in the policy.

**h) Policy on Board Diversity:**

The Board of Directors shall have the optimum combination of Directors from different areas / fields like Management, Finance, Sales, Marketing, Retail, Commercial, Human Resources etc. or as may be considered appropriate. The Board shall have at least one Woman Director as per the statutory requirements.

**i) Succession Plan:**

The Nomination and Remuneration Committee shall review the leadership needs and succession plan of the Company, from time to time. The appointment of the person at the Board level shall be in accordance with the applicable provisions of the Act read with SEBI Listing Regulations, as may be amended from time to time. The successors for the Independent Directors shall be identified by NRC through the sources as the NRC may deem fit. In case of separation of Independent Directors due to resignation/ retirement or otherwise, successor will be appointed as per the applicable provisions of the Act and SEBI Listing Regulations. The successors for the Executive Director(s) shall be identified by the NRC from amongst the Senior Management or through external source as the Board may deem fit. The NRC will review the proposed appointments giving due consideration for the expertise and other criteria required for the successor and submit its recommendations to the Board. The vacancy at Senior Management shall be filled with the authority of Chairman and/or Managing Director or Executive Director in line with internal policy adopted by the management, keeping in view the future growth and development. Appointment of

the Chief Executive Officer/ Chief Financial Officer/Company Secretary shall be as per the provisions of the Act read with SEBI Listing Regulations.

**(iii) Composition and Meeting details of the Committee:**

As on March 31, 2022, the Committee comprised of Ms. Deepa Gupta (Chairperson), Mr. Ashok Kumar and Mr. Mahendra Nath Verma, all Non-Executive Independent Directors. Mr. Mandan Mishra, Company Secretary, acts as the Secretary to the Committee.

Subsequent to the year end, Dr. Rakshita Shharma, Non- Executive Independent Director of the Company was inducted as the member of the Committee.

During the year under review, two meetings of the Committee were held on June 29, 2021 and February 07, 2022 and the attendance of each Member thereat is set out in Table 5 below:

**Table 5: Attendance of the Members at the Nomination and Remuneration Committee Meeting during Financial Year 2021-22**

S. No.	Name of the Member	Category	Number of Meeting attended
1	Ms. Deepa Gupta	Non- Executive, Independent Director	1
2	Mr. Ashok Kumar	Non- Executive, Independent Director	2
3	Mr. Mahendra Nath Verma	Non- Executive, Independent Director	2

Note : The meetings were held through video conferencing.

Ms. Deepa Gupta, Chairperson of the Committee, was present at the last AGM held on September 30, 2021.

Subsequent to the year end, a Meeting of the Committee was held on August 12, 2022, *inter-alia*, to consider and recommend the re-appointment of Mr. Subhash Chander Setia and Dr. Rakshita Shharma as Non-Executive Independent Directors on the Board of Directors of the Company for a second term of five years i.e. from December 30, 2022 to December 29, 2027.

(iv) **Performance Evaluation Criteria for Independent Directors:**

In terms of the provisions of Section 178 (2) of the Act read with Part D of Schedule II to SEBI Listing Regulations, the role of NRC shall, *inter-alia*, include specifying the manner for effective evaluation of performance of Board, its committees and individual directors to be carried out either by the Board, NRC or an independent external agency and NRC will review its implementation and compliance.

Performance evaluation of Independent Directors, pursuant to the provisions of the Act and SEBI Listing Regulations, based on the criteria recommended by the NRC, could not be done due to COVID-19 pandemic and the same will be done at an appropriate time in the near future.

(v) **Remuneration of Directors:**

a) The remuneration of Executive Directors is decided after taking into consideration a number of factors including industry trend, remuneration package in other comparable corporates, job responsibilities and key performance areas, Company's performance etc. The remuneration policy is directed towards rewarding performance, based on review of achievements on a periodical basis.

Keeping in view the current state of affairs of the Company, the Company has not paid any remuneration to its Executive Directors during Financial Year 2021-22 and the remuneration, if any, paid in future would be subject to the limits laid down under Sections 197, 198 and all other applicable provisions, if any, of the Act read with Rules made thereunder and Schedule V to the Act and in accordance with the terms of appointment approved by the Members of the Company. The Executive Directors are not being paid any sitting fees for attending the meetings of the Board of Directors and/or Committees thereof.

b) During the Financial Year 2021-22, the Company paid sitting fees of ₹50,000 (Rupees Fifty Thousand only) per meeting to each Non – Executive Director for attending the Board Meetings and ₹30,000 (Rupees Thirty Thousand only) per meeting to each Non – Executive Director for attending meetings of Committees of the Board except for Corporate Social Responsibility Committee.

The Non-Executive Directors of the Company are being paid only sitting fees for attending the meetings of Board / Committees thereof, within the limits prescribed under the Act read with the rules made thereunder, as approved by the Board and re-imbursement of actual expenses incurred.

c) Remuneration paid to Executive/ Non-Executive Directors

The below-mentioned Table 6 gives the details of remuneration paid to Directors during the Financial Year ended March 31, 2022.

**Table 6: Remuneration paid to the Directors of the Company during Financial Year 2021-22 and their shareholding as on March 31, 2022**

S. No.	Name of the Director	No. of Shares held	Salary & Perquisites (₹ in Lakhs)	Sitting Fees (₹ in Lakhs)	Total Amount (₹ in Lakhs)
1	Mr. Pradeep Kumar Jain	7,43,54,683	NIL	-	NIL
2	Mr. Sanjeev Kumar Jain	21,600	NIL	-	NIL
3	Dr. Rajeev Jain	16,000	NIL	-	NIL
4	Mr. Ashok Kumar	2,000	-	4.70	4.70
5	Ms. Deepa Gupta	-	-	5.20	5.20
6	Mr. Mahendra Nath Verma	-	-	5.20	5.20
7	Mr. Subhash Chander Setia	-	-	2.80	2.80
8	Dr. Rakshita Sharma	-	-	2.80	2.80

**Notes:**

1. The Company has not issued any instruments that can be converted into equity shares. No Stock option was granted to any of the Directors of the Company.
2. The Board of Directors at its Meeting held on February 14, 2022 has re-appointed Mr. Pradeep Kumar Jain, Mr. Sanjeev Kumar Jain and Dr. Rajeev Jain as Whole-time Directors of the Company for a period of 5 years with effect from April 1, 2022 to March 31, 2027, subject to approval of the shareholders in the ensuing AGM. The term of office of the Whole-time Directors shall remain valid for the said period, which may be terminated by giving prior notice of six months in writing by either side. No severance fee is payable.
3. The remuneration, by way of salary & perquisites, does not include leave encashment, gratuity and other retirement benefits.
4. During the year, the Non-Executive Directors of the Company had no pecuniary relationship or transactions with the Company, apart from receiving directors' remuneration and reimbursement of actual expenses incurred.

**C. Risk Management Committee**

In terms of the requirements under the various applicable provisions of the Act and Regulation 21 of the SEBI Listing Regulations, the Board of Directors of the Company has constituted a Risk Management Committee comprising three Members including two Non-Executive Independent Directors viz. Ms. Deepa Gupta and Mr. Mahendra Nath Verma and one Executive Director viz. Mr. Pradeep Kumar Jain. Ms. Deepa Gupta is the Chairperson of the Committee. Mr. Mandan Mishra, Company Secretary, acts as the Secretary to the Committee.

Subsequent to the year end, Mr. Subhash Chander Setia, Non- Executive Independent Director of the Company was inducted as the member of the Committee.

During the year under review, two meetings of Risk Management Committee were held on August 13, 2021 and February 07, 2022 through video conferencing which was attended by all the members.

Subsequent to the year end, a meeting of Risk Management Committee was held on August 06, 2022 which was attended by all the members to take note of the roles and responsibilities of the Committee as per the amendments made in the SEBI Listing Regulations.

Terms of Reference of the Committee, *inter-alia*, include the following:

- (1) To formulate a detailed risk management policy which shall include:
  - (a) A framework for identification of internal and external risks specifically faced by the Company including financial, operational, sectoral, sustainability (particularly ESG related risks), information, cyber security risks or any other risk as may be determined by the Committee.
  - (b) Measures for risk mitigation including systems and processes for internal control of identified risks.
  - (c) Business continuity plan.
- (2) To ensure that appropriate methodology, processes and systems are in place to monitor and evaluate risks associated with the business of the Company;
- (3) To monitor and oversee implementation of the risk management policy, including evaluating the adequacy of risk management systems;
- (4) To periodically review the risk management policy, at least once in two years, including by considering the changing industry dynamics and evolving complexity;
- (5) To keep the board of directors informed about the nature and content of its discussions, recommendations and actions to be taken;
- (6) The appointment, removal and terms of remuneration of the Chief Risk Officer (if any) shall be subject to review by the Risk Management Committee.

The Risk Management Committee shall co-ordinate its activities with other committees, in instances where there is any overlap with activities of such committees, as per the framework laid down by the Board of Directors.

#### **D. Corporate Social Responsibility Committee**

In accordance with Section 135 of the Act read with rules made thereunder, the Board of Directors of the Company has constituted the Corporate Social Responsibility (“CSR”) Committee which comprises five Members including two Executive Directors viz. Mr. Pradeep Kumar Jain and Mr. Sanjeev Kumar Jain and three Non-Executive Independent Directors viz. Mr. Ashok Kumar (Chairperson), Ms. Deepa Gupta and Mr. Mahendra Nath Verma. Mr. Mandan Mishra, Company Secretary, acts as the Secretary to the Committee.

Terms of Reference of the Committee, *inter-alia*, include the following:

1. Formulation of CSR policy which shall indicate the activities to be undertaken by the Company.
2. Recommendation of the amount of expenditure to be incurred on the aforesaid activities.
3. Monitor the CSR Policy of the Company, from time to time.
4. Approval of annual report on Corporate Social Responsibility initiatives for inclusion in the Board’s Report.
5. Perform such functions as may be detailed in the Act and the relevant Rules made thereunder and any other applicable legislation and as directed by Board, from time to time.

During the year under review, a meeting of CSR Committee was held on August 13, 2021 through video conferencing, which was attended by all the members except Mr. Sanjeev Kumar Jain.

The Company has a CSR policy as per Section 135, Schedule VII to the Act and the Companies (Corporate Social Responsibility Policy) Rules, 2014. The said Policy is available on the website of the Company and can be accessed through the web link: <http://www.parsvnath.com/investors/iulr/corporate-social-responsibility-policy/>.

The salient features of the Policy are given below:





1. CSR activities/programmes to be undertaken by the Company shall be in line with the activities as given in Schedule VII to the Act, as amended from time to time.
2. Board-level CSR Committee shall recommend the CSR activities to be undertaken by the Company, recommendation of the amount of expenditure to be incurred on the aforesaid activities, monitor the CSR policy of the Company from time to time, approval of annual report on Corporate Social Responsibility initiatives for inclusion in the Board's Report and to perform such functions as may be required under the Act.
3. To ensure effective implementation of the CSR activities, the activities undertaken at each work center will be monitored by CSR Committee from time to time. The CSR Committee has power to appoint an authorized official, Employees of the Company, any consultant and professional to monitor CSR activities.
4. The CSR Committee shall formulate and recommend to the Board of Directors, an Annual Action Plan in pursuance of CSR Policy.
5. CSR expenditure will include all expenditure, direct and indirect, incurred by the Company on CSR activities undertaken in accordance with the approved CSR Policy.
6. In case the average CSR obligation of the Company reaches ₹10 Crores or more, the Company shall undertake impact assessment, through an independent agency.

#### E. Stakeholders Relationship Committee

- (i) The Board of Directors has constituted Stakeholders Relationship Committee, pursuant to the requirements of Section 178 of the Act read with rules made thereunder and Regulation 20 of the SEBI Listing Regulations.
- (ii) The Committee specifically looks into various aspects of interest of shareholders and debenture holders.

The role of the Committee, *inter-alia*, includes the following:

1. Resolving the grievances of the security holders of the Company including complaints related to transfer/transmission of shares, non-receipt of annual report, non-receipt of declared dividends, issue of new/duplicate certificates, general meetings etc.
2. Review of measures taken for effective exercise of voting rights by shareholders.
3. Review of adherence to the service standards adopted by the Company in respect of various services being rendered by the Registrar & Share Transfer Agent.
4. Review of the various measures and initiatives taken by the Company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the shareholders of the Company.

#### (iii) Composition and Meeting Details of the Committee:

As on March 31, 2022, the Committee comprised of three Members including two Executive Directors viz. Mr. Sanjeev Kumar Jain and Dr. Rajeev Jain and one Non-Executive Independent Director viz. Mr. Ashok Kumar, who is the Chairperson of the Committee. Mr. Mandan Mishra, Company Secretary, acts as the Secretary to the Committee and is the Compliance Officer.

During the year under review, a meeting of the Committee was held on February 07, 2022 through video conferencing and all the members were present thereat.

During the year under review, the Company had received 2 Shareholders' Complaints and all have been duly replied / resolved and no complaint is pending.

Mr. Ashok Kumar, Chairperson of the Committee, was present at the last AGM held on September 30, 2021.

#### F. Shares Committee

The Shares Committee of the Board of Directors of the Company comprises three members viz. Mr. Pradeep Kumar Jain, Mr. Sanjeev Kumar Jain and Dr. Rajeev Jain. Mr. Pradeep Kumar Jain is the Chairperson of the Committee. Mr. Mandan Mishra, Company Secretary, acts as the Secretary to the Committee and is the Compliance Officer.

The Committee exercises the powers relating to approval of transfer of shares /re-materialisation/split/consolidation of share certificates, delegated to it by the Board for the sake of operational convenience. The Committee would perform such other functions as may be delegated by the Board, from time to time.

During the Financial Year ended March 31, 2022, Shares Committee met once on December 15, 2021. The attendance of each member thereat is set out in Table 7 below:

**Table 7: Attendance of the Members at the Shares Committee Meeting held during Financial Year 2021-22**

S. No.	Name of the Member	Number of Meeting attended
1	Mr. Pradeep Kumar Jain	1
2	Mr. Sanjeev Kumar Jain	1
3	Dr. Rajeev Jain	1

#### G. Management Committee

The Management Committee of the Board of Directors of the Company comprises three Members viz. Mr. Pradeep Kumar Jain, Mr. Sanjeev Kumar Jain and Dr. Rajeev Jain, Executive Directors. Mr. Pradeep Kumar Jain is the Chairperson of the Committee. Mr. Mandan Mishra, Company Secretary, acts as the Secretary to the Committee.

The Committee exercises the powers as specified in the Act and perform such other functions as may be delegated to it by the Board, from time to time.

During the Financial Year ended March 31, 2022, Management Committee met 10 times. The attendance of each member thereat is set out in Table 8 below:

**Table 8: Attendance of the Members at the Management Committee Meetings held during Financial Year 2021-22**

S. No.	Name of the Member	Number of Meetings attended
1	Mr. Pradeep Kumar Jain	10
2	Mr. Sanjeev Kumar Jain	10
3	Dr. Rajeev Jain	10

#### 4. GENERAL BODY MEETINGS

##### A. Annual General Meetings (AGMs) & Special Resolutions passed thereat in the last three years

The date, time and location of the last three AGMs of the Company and the Special Resolutions passed by the Shareholders in these AGMs are set out in Table 9 and Table 10 respectively:

**Table 9: Particulars of last three AGMs of the Company**

Year	Location	Date	Time
2020-21	The Meeting was held through Video Conferencing / Other Audio Visual Means. Deemed Venue was the Registered Office of the Company	30.09.2021	11:30 A.M.
2019-20	The Meeting was held through Video Conferencing / Other Audio Visual Means. Deemed Venue was the Registered Office of the Company	30.09.2020	11:30 A.M.
2018-19	Sri Sathya Sai International Centre, Pragati Vihar, Lodhi Road, New Delhi 110003	21.09.2019	3:30 P.M.

**Table 10: Special Resolutions passed in the last three AGMs of the Company**

Date of Meeting	Nature of Resolutions
30.09.2021	Approval for appointment of Statutory Auditors
	Approval for Private Placement of Non-Convertible Debentures
30.09.2020	Approval for Private Placement of Non-Convertible Debentures
21.09.2019	Approval for re-appointment and remuneration of Mr. Pradeep Kumar Jain as a Whole-time director designated as Chairman of the Company
	Approval for re-appointment and remuneration of Mr. Sanjeev Kumar Jain as a Whole-time director designated as Managing Director & CEO of the Company
	Approval for re-appointment and remuneration of Dr. Rajeev Jain as a Whole-time director designated as Director (Marketing) of the Company
	Approval for re-appointment of Mr. Ashok Kumar as an Independent Director
	Approval for re-appointment of Dr. Pritam Singh as an Independent Director
	Approval for re-appointment of Ms. Deepa Gupta as an Independent Director
	Approval for re-appointment of Mr. Mahendra Nath Verma as an Independent Director
	Approval for Private Placement of Non-Convertible Debentures
	Approval for creation of charge on the movable and immovable properties of the Company, both present and future, under Section 180(1)(a) of the Companies Act, 2013.

**B. Extra-ordinary General Meeting**

No Extra-ordinary General Meeting was held during Financial Years 2019-20, 2020-21 and 2021-22.

**C. Postal Ballot Exercise**

No Postal Ballot was held during the Financial Year ended on March 31, 2022. No special resolution is proposed to be conducted through postal ballot.

**5. MEANS OF COMMUNICATION**

In accordance with Regulation 46 of the SEBI Listing Regulations, the Company is maintaining a functional website i.e. [www.parsvnath.com](http://www.parsvnath.com) containing various information about the Company including the Annual Reports, Notice of AGM, various codes and policies adopted by the Company, contact information for grievance redressal, shareholding pattern and other relevant details. The contents of the said website are updated from time to time.

The quarterly/ annual financial results of the Company are normally published in 'The Financial Express' (English/Daily) and 'Jansatta' (Hindi/Daily). The same are also posted on the website of the Company i.e. [www.parsvnath.com](http://www.parsvnath.com). The official news releases are also posted on the website of the Company.

Further, as per the various Circulars issued by Ministry of Corporate Affairs (MCA) and Securities and Exchange Board of India (SEBI), the Company sends all documents such as Notices for General Meetings, Annual Reports containing, *inter-alia*, Board's Report, Auditors' Report, Annual Financial Statements etc. in electronic form to all the Members whose e-mail addresses are registered with the Company / Depositories.

**6. GENERAL SHAREHOLDERS' INFORMATION****A. Annual General Meeting**

**Day** : Friday  
**Date** : September 30, 2022  
**Time** : 2:30 p.m.  
**Venue** : The meeting will be conducted through VC / OAVM. The Deemed Venue would be the Registered Office of the Company.

The Annual Report for the Financial Year 2021-22 and the Notice of the 31<sup>st</sup> AGM are available on the Company's website i.e. [www.parsvnath.com](http://www.parsvnath.com).

## B. Financial Calendar

The tentative financial calendar for the on-going financial year i.e. April 1, 2022 to March 31, 2023 is set out in Table 11 below:

**Table 11: Tentative schedule for the Financial Year 2022-23**

Activity	Schedule
Financial Reporting for the Quarter ended June 30, 2022	August 13, 2022
Financial Reporting for the Quarter/ Half Year ending September 30, 2022	On or before November 14, 2022
Financial Reporting for the Quarter / Nine Months ending December 31, 2022	On or before February 14, 2023
Financial Reporting for the Quarter/Year ending March 31, 2023	On or before May 30, 2023

## C. Book Closure

Saturday, September 24, 2022 to Friday, September 30, 2022 (both days inclusive).

## D. Dividend Payment Date

For the Financial Year 2021-22, no dividend was recommended by the Board of Directors of the Company.

## E. Listing on Stock Exchanges

The equity shares of the Company are listed on the following Stock Exchanges:

National Stock Exchange of India Limited (NSE) C-1, Block G, "Exchange Plaza" Bandra-Kurla Complex, Bandra (E), Mumbai – 400051	BSE Limited (BSE) Phiroze Jeejeebhoy Tower, Dalal Street, Mumbai – 400001
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The Company has paid the annual listing fee for the Financial Year 2022-23 to both NSE and BSE.

## F. Stock Code

The codes assigned to the equity shares of the Company by National Securities Depository Limited ("**NSDL**"), Central Depository Services (India) Limited ("**CDSL**"), NSE and BSE are set out in Table 12 below:

**Table 12: Codes assigned to the equity shares of the Company**

NSDL/CDSL (ISIN)	NSE Stock Code	BSE Stock Code
INE561H01026	PARSVNATH – EQ	532780

## G. Market Price Data

The monthly high and low prices of the Company's equity shares traded at BSE and NSE, as also the high and low of S&P BSE Sensex and Nifty 50 for the Financial Year 2021-22 are set out in Table 13 & 14 below:

**Table 13: High/Low Price of the equity shares of the Company at BSE vis-à-vis S&P BSE Sensex**

Month/Year	HIGH		LOW	
	Price (₹)	S&P BSE Sensex	Price (₹)	S&P BSE Sensex
April, 2021	9.40	50,375.77	7.13	47,204.50
May, 2021	10.40	52,013.22	7.41	48,028.07
June, 2021	17.38	53,126.73	9.90	51,450.58
July, 2021	19.56	53,290.81	11.11	51,802.73
August, 2021	16.65	57,625.26	11.75	52,804.08
September, 2021	18.00	60,412.32	13.18	57,263.90
October, 2021	17.70	62,245.43	13.00	58,551.14
November, 2021	20.60	61,036.56	13.55	56,382.93
December, 2021	27.05	59,203.37	16.30	55,132.68
January, 2022	24.05	61,475.15	18.40	56,409.63
February, 2022	20.65	59,618.51	13.85	54,383.20
March, 2022	16.80	58,890.92	13.46	52,260.82



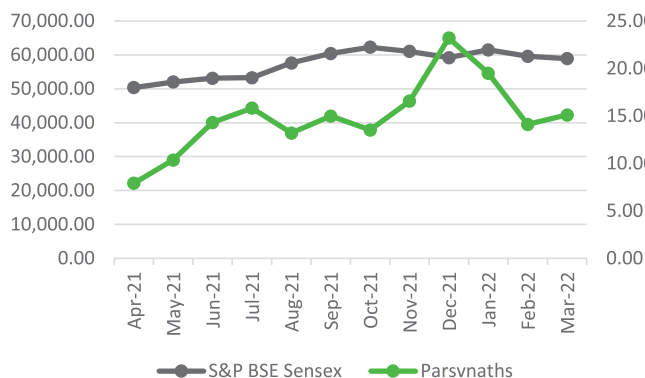
**Table 14: High/Low Price of the equity shares of the Company at NSE vis-à-vis Nifty 50**

Month/Year	HIGH		LOW	
	Price (₹)	Nifty 50	Price (₹)	Nifty 50
April, 2021	9.40	15,044.35	7.00	14,151.40
May, 2021	10.55	15,606.35	7.35	14,416.25
June, 2021	17.20	15,915.65	9.85	15,450.90
July, 2021	19.50	15,962.25	11.05	15,513.45
August, 2021	16.70	17,153.50	11.60	15,834.65
September, 2021	18.10	17,947.65	13.15	17,055.05
October, 2021	17.75	18,604.45	13.20	17,452.90
November, 2021	20.65	18,210.15	13.50	16,782.40
December, 2021	27.15	17,639.50	16.25	16,410.20
January, 2022	24.00	18,350.95	18.50	16,836.80
February, 2022	20.50	17,794.60	13.80	16,203.25
March, 2022	16.50	17,559.80	13.40	15,671.45

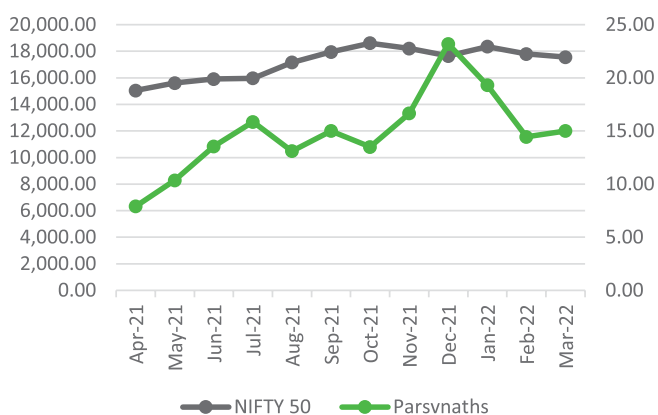
Source of information: Websites of NSE and BSE

#### H. Performance in comparison to BSE Sensex and Nifty 50

STOCK PERFORMANCE: PARSVNATHS Vs S&P  
BSE Sensex  
(APRIL 2021 - MARCH 2022)



STOCK PERFORMANCE: PARSVNATHS Vs  
NIFTY50  
(APRIL 2021 - MARCH 2022)



\*Based on the Close Price

#### I. Registrar & Share Transfer Agent (RTA)

Details of RTA are given below:

- Name of the New RTA :** Mas Services Limited
- Address of the RTA :** T-34, 2<sup>nd</sup> Floor, Okhla Industrial Area, Phase-II, New Delhi-110020
- Contact Person :** Mr. Sharwan Mangla
- Telephone No. :** 011-26387281/82/83
- E-mail id :** [investor@masserv.com](mailto:investor@masserv.com)

#### 6. Website : [www.masserv.com](http://www.masserv.com)

#### J. Share Transfer System

During the year under review, pursuant to Regulation 40(9) of the SEBI Listing Regulations, confirmation certificate issued by the Practising Company Secretary for due compliance of share transfer formalities have been furnished by the Company to the Stock Exchanges.

The shares of the Company are compulsorily traded in demat mode. SEBI has also mandated transfer of securities in demat mode only w.e.f. April 1, 2019 and accordingly, the Company will not be able to accept requests for transfer of shares held in physical mode. Hence, the Members who are still holding physical Share Certificates are advised to get their shares dematerialized.

Further, SEBI vide its notification dated January 25, 2022, amended the SEBI Listing Regulations and mandated that: (i) transmission; (ii) transposition; (iii) Issue of duplicate securities certificate; (iv) Claim from Unclaimed Suspense Account; (v) Renewal/ Exchange of securities certificate; (vi) Endorsement; (vii) Sub-division/ Splitting of securities certificate; (viii) Consolidation of securities certificates/ folios of securities would be carried out in dematerialised form only. Shareholders are accordingly requested to get in touch with any Depository Participant having registration with SEBI to open a demat account or alternatively, contact the Company or the office of the RTA to guide shareholders in the demat procedure.

#### K. Distribution of Shareholding

The shareholding pattern and distribution of the shareholding of the equity shares of the Company are given in Table 15 and 16 respectively:

**Table 15: Shareholding Pattern as on March 31, 2022**

Category of Shareholders	Mode of Holding Shares		Total Shareholding	
	Physical	Demat	Number	%
Promoters	0	30,08,76,912	30,08,76,912	69.14
Bodies Corporate	0	4,08,51,301	4,08,51,301	9.39
Financial Institutions/Banks	0	20	20	0
Foreign Portfolio Investors	0	20,12,254	20,12,254	0.46
NRIs	0	35,97,505	35,97,505	0.83
Individuals	39,382	7,72,67,731	7,73,07,113	17.77
Others	0	1,05,36,065	1,05,36,065	2.42
<b>Total</b>	<b>39,382</b>	<b>43,51,41,788</b>	<b>43,51,81,170</b>	<b>100.00</b>

**Table 16: Distribution of Shareholding as on March 31, 2022**

Range of Shareholding	Shareholders		Shareholding	
	Number	%	Number	%
Upto 500	1,17,893	88.72	1,22,66,366	2.82
From 501 to 1000	7,059	5.31	56,87,738	1.31
From 1001 to 2000	3,698	2.79	57,15,532	1.31
From 2001 to 3000	1,274	0.96	32,78,229	0.75
From 3001 to 4000	619	0.46	22,48,703	0.52
From 4001 to 5000	586	0.44	27,95,368	0.64
From 5001 to 10,000	878	0.66	67,27,494	1.55
From 10,001 and above	876	0.66	39,64,61,740	91.10
<b>Total</b>	<b>1,32,883</b>	<b>100</b>	<b>43,51,81,170</b>	<b>100.00</b>

#### L. Dematerialization of shares

Table 17 lists the number of equity shares of the Company held in dematerialised mode through NSDL and CDSL as on March 31, 2022:



**Table 17: Shares in Dematerialised mode as on March 31, 2022**

NSDL		CDSL		Total	
No. of Shares	% of Capital	No. of Shares	% of Capital	No. of Shares	% of Capital
32,67,80,803	75.09	10,83,60,985	24.90	43,51,41,788	99.99

**M. Outstanding GDRs/ADRs/Warrants or any Convertible instruments**

The Company has not issued any GDRs/ADRs/Warrants or any other instruments, which are convertible into equity shares of the Company.

**N. Commodity price risk or foreign exchange risk and hedging activities**

The Company does not deal in commodities and there

was no foreign exchange exposure during Financial Year 2021-22 and hence, no disclosure is required to be given in respect of commodity price risk or foreign exchange risk and hedging activities.

**O. Plant Location**

As the Company is engaged in the business of real estate activities, there is no plant location.

**P. Address for correspondence**

Company	Registrar & Share Transfer Agent (RTA)
Mr. Mandan Mishra Company Secretary & Compliance Officer Parsvnath Developers Limited Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi -110032. CIN: L45201DL1990PLC040945 Phone No. : 011-43050100/43010500 e-mail id: <a href="mailto:investors@parsvnath.com">investors@parsvnath.com</a> , <a href="mailto:secretarial@parsvnath.com">secretarial@parsvnath.com</a> Website: <a href="http://www.parsvnath.com">www.parsvnath.com</a>	Mas Services Limited T-34, 2 <sup>nd</sup> Floor, Okhla Industrial Area, Phase - II, New Delhi - 110020 CIN : U74899DL1973PLC006950 Phone No.:011- 26387281/82/83 Fax No.: 011-26387384 e-mail id: <a href="mailto:investor@masserv.com">investor@masserv.com</a> Website : <a href="http://www.masserv.com">www.masserv.com</a>

**Q. Credit Ratings**

CRISIL Ratings Limited vide Rating rationale dated March 28, 2022 has re-affirmed its rating at 'CRISIL D' on the long-term bank facilities of the Company amounting to ₹45.74 Crores (reduced from ₹55 Crores).

As per Section 188 of the Act read with applicable Accounting Standards, the transactions entered into by the Company with its 'Related Parties' during the Financial Year 2021-22 are detailed in the Notes to Accounts of the financial statements. All Related Party Transactions were on an arm's length basis and in the ordinary course of business. Those transactions, which were not on arm's length basis and in ordinary course of business, they are either covered under the omnibus approval granted by the Audit Committee or by way of specific approval granted by the Audit Committee in terms of the provisions of Companies Act, 2013 read with the Rules made thereunder and SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015. All the related party transactions are placed before the Audit Committee on quarterly basis.

**7. OTHER DISCLOSURES**

**A. Materially Significant Related Party Transactions**

During the year under review, there were no Materially Significant Related Party Transactions i.e. the Company's transactions that are of material nature, with its Promoters, Directors and the management, their relatives or subsidiaries, among others that may have potential conflict with the Company's interests at large.



The Policy for determination of materiality of related party transactions and dealing with related party transactions, as approved by the Board, may be accessed on the Company's website at the link: <http://www.parsvnath.com/investors/iulr/related-party-transaction-policy/>.

## **B. Non-compliance/strictures/penalties**

There were no instances of non-compliance by the Company on any matter related to capital markets and therefore, no penalties and/or strictures have been imposed on the Company or the Board of Directors by any Stock Exchange or SEBI or any statutory authority during the last three years.

### Update on the SEBI matter relating to Shell Companies

The Company, its Directors and CFOs (who were holding office during the financial years 2009-10 to 2011-12) had received a Show Cause Notice dated October 19, 2020 from the Securities and Exchange Board of India ("SEBI") consequent upon submission of a report by the Forensic Auditor who was appointed by National Stock Exchange of India Limited ("NSE") to conduct forensic audit of certain transactions of the Company, in terms of SEBI's Order dated January 04, 2019. The SCN was replied by the Company and also requested for a personal hearing before Whole Time Member (WTM), SEBI.

The SEBI informed the Company and the other Notices to appear before Shri Ananta Barua, Whole Time Member (WTM), SEBI in online hearing.

On the hearing scheduled on October 25, 2021, where the senior counsel appeared on behalf of the Company concluded the arguments. The WTM also heard the other Notices. Some of the Notices sought further time to file their reply and requested for the same before the WTM. The WTM has allowed them to file their reply before the next date of hearing to be announced by SEBI. The SEBI has scheduled a hearing on December 31, 2021 for filing of reply of other Notices. On the appointed date of hearing other Notices were made their representation before WTM. Now, the SEBI has issued its Order dated June 29, 2022, wherein the Company is restrained from accessing the securities market and further

prohibited from buying, selling or otherwise dealing in securities, directly or indirectly, or being associated with the securities market in any manner, whatsoever, for a period of six (6) months, from the date of coming into force of the aforesaid order and a penalty of ₹ 15,00,000 (Rupees Fifteen Lakhs) is imposed under Section 23H of SCRA 1956 on the Company. However the Company has filed an appeal against the same with the competent authority.

Subsequent to financial year under review, NSE and BSE have also imposed a total fine of ₹1,41,600/- including GST (₹70,800/- each including GST) for Non-Compliance of Regulation 33 for the quarter and financial year ended March 31, 2022.

## **C. Vigil Mechanism/Whistle Blower Policy**

The Company promotes ethical behaviour in all its business activities and has put in place a mechanism for reporting illegal or unethical behaviour. The Company has a Vigil Mechanism / Whistle Blower Policy under which the Directors and Employees are free to report violations of applicable laws and regulations. During the year under review, no Director and Employee was denied access to the Chairperson of the Audit Committee. However, the Company has not received any complaint under the aforesaid mechanism.

The Vigil Mechanism/Whistle Blower Policy may be accessed on the Company's website at the link: <http://www.parsvnath.com/investors/information/vigil-mechanism-whistle-blower-policy/>.

## **D. Compliance with mandatory requirements and adoption of non-mandatory/discretionary requirements**

The Company complies with all the mandatory requirements as prescribed under the SEBI Listing Regulations.

The Company has adopted following non-mandatory/discretionary requirements:

- a) The financial statements of the Company, on standalone and consolidated basis, are on unmodified audit opinion.



- b) The Internal Auditors of the Company directly report to the Audit Committee.

#### E. Policy for determining Material Subsidiary

The Company's Policy for determining Material Subsidiary, as approved by the Board, can be accessed on the Company's website at the link: <http://www.parsvnath.com/investors/iulr/policy-for-determining-material-subsidiaries/>.

#### F. Utilization of funds raised through Preferential Allotment or Qualified Institutions Placement

During the Financial Year 2021-22, the Company had not raised any funds through Preferential Allotment or Qualified Institutions Placement.

#### G. Acceptance of recommendations of various committees by the Board

The Board of Directors of the Company had accepted all recommendations of its various committees, during the relevant Financial Year.

#### H. Statutory Auditor's Fee

The details of total fees of Statutory Auditors for the services provided by them, during Financial Year 2021-22, on a consolidated basis (by the Company and its subsidiaries) are given in Table 18 below:

**Table 18 : Statutory Auditor's Fees during Financial Year 2021-22, on a consolidated basis:**

S. No.	Particulars	Amount (in ₹ Lakhs)
1	Statutory audit fee	35.89
2	Tax audit fee	2.00
3	Limited Review fee	30.00
4	Fee for other services	1.65
5	Reimbursement of out-of-pocket expenses	2.32
<b>Total</b>		<b>71.86</b>

#### I. Disclosures in relation to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013

- a. Number of complaints filed during the Financial Year : Nil

- b. Number of complaints disposed of during the Financial Year : Nil

- c. Number of complaints pending as on end of the Financial Year : Nil

#### J. Reconciliation of Share Capital Audit

Pursuant to Regulation 76 of SEBI (Depositories and Participants) Regulations, 2018, a Practising Company Secretary carries out share capital audit, quarterly, to reconcile the total admitted equity share capital with NSDL and CDSL and the total issued and listed equity share capital. The audit report(s) confirms that the total issued / paid-up capital is in agreement with the total number of shares in physical form and the total number of dematerialised shares held with NSDL and CDSL and that the requests for dematerialisation of shares are processed by the RTA within the prescribed time and uploaded with the concerned depositories.

#### K. Transfer to Investor Education and Protection Fund

During the year under review, the Company was not required to transfer any amount to Investor Education and Protection Fund ("IEPF"), established by the Central Government.

#### Status of Unclaimed Shares

Pursuant to Regulation 39(4) read with Schedule VI to the SEBI Listing Regulations, the Company had opened a separate demat suspense account named as 'Parsvnath Developers Limited – Unclaimed Securities Suspense Account' and credited the shares of the Company which were remaining unclaimed by the Shareholders under the Initial Public Offer ("IPO").

Pursuant to MCA Notification dated August 14, 2019 (effective from August 20, 2019), 18,118 shares held by 364 Shareholders remaining unclaimed were transferred from 'Demat Suspense Account of the Company' to 'Demat Suspense Account of IEPF Authority' in the year 2021, after completing all the requisite formalities relating thereto, as per the applicable provisions of the Act read with IEPF Rules and the SEBI Listing Regulations, as amended from time to time. Accordingly, there are no outstanding shares in the Demat Suspense Account of the Company at the end of the financial year.

The voting rights on the above-mentioned Shares shall remain frozen till the rightful owners of such shares claim the Shares.

The shares transferred to IEPF can be claimed back from IEPF Authority after following the prescribed procedure and no claim lies against the Company in respect of the shares transferred to the IEPF Authority. The list of such shareholders, whose shares have been transferred to the Demat account of the IEPF Authority, including their names and their Folio No. or DP ID – Client ID has been uploaded under the 'Investors' Section of the Company's website at the link: <http://www.parsvnath.com/investors/iulr/iepf/>.

#### **L. Code of Conduct**

The Board of Directors has laid down a Code of Conduct for its Board Members and Senior Management. The said Code has been posted on the Company's website at the link: <http://www.parsvnath.com/investors/iulr/code-of-conduct-2/>.

As prescribed under SEBI Listing Regulations, a declaration signed by the Managing Director & Chief Executive Officer (CEO) affirming compliance with the aforesaid Code of Conduct by the Directors and Senior Management of the Company, for the Financial Year 2021-22, is annexed and forms part of the Corporate Governance Report.

#### **M. Compliance with Corporate Governance requirements**

During the year under review, the Company has complied with all the Corporate Governance requirements specified in Regulation 17 to 27 and clauses (b) to (i) of sub-regulation (2) of Regulation 46 of SEBI Listing Regulations. A certificate obtained in this regard from Mr. Ashok Tyagi (Membership No. F2968 and COP No. 7322), a Practising Company Secretary, is annexed and forms part of the Corporate Governance Report.

#### **N. CEO and CFO Certification**

The annual certificate, required under Regulation 17(8) read with Part B of Schedule II to the SEBI Listing Regulations, duly signed by the Managing Director & CEO and Group Chief Financial Officer (CFO) on financial reporting and internal controls, was placed before the Board of Directors, which has been duly taken on record.

The Managing Director & CEO and Group CFO also give quarterly certificates on financial results while placing the financial results before the Board of Directors, in terms of Regulation 33(2) of the SEBI Listing Regulations.

**On behalf of the Board of Directors**

**Sd/-  
(Pradeep Kumar Jain)  
Chairman  
DIN : 00333486**

**Place: Delhi  
Date: August 13, 2022**



## **DECLARATION REGARDING COMPLIANCE WITH THE CODE OF CONDUCT FOR BOARD MEMBERS AND SENIOR MANAGEMENT PERSONNEL**

The Board of Directors

**Parsvnath Developers Limited**

**(CIN : L45201DL1990PLC040945)**

Parsvnath Tower,

Near Shahdara Metro Station,

Shahdara, Delhi-110032

I, Sanjeev Kumar Jain, Managing Director and Chief Executive Officer of Parsvnath Developers Limited ("the Company"), hereby declare that all the Board Members and Senior Management Personnel of the Company have affirmed compliance with the Company's Code of Conduct for Board Members and Senior Management Personnel, for the Financial Year ended March 31, 2022, as required under Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

**Place: Delhi**

**Date: August 01, 2022**

**Sd/-  
(Sanjeev Kumar Jain)  
Managing Director &  
Chief Executive Officer  
DIN : 00333881**

## CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

[Pursuant to Regulation 34(3) and Schedule V Para C clause (10)(i) of the SEBI  
(Listing Obligations and Disclosure Requirements) Regulations, 2015]

To

The Members of

**Parsvnath Developers Limited**

**(CIN : L45201DL1990PLC040945)**

Parsvnath Tower, Near Shahdara Metro Station,

Shahdara, Delhi - 110032

I have examined the relevant registers, records, forms, returns and disclosures received from the Directors of **Parsvnath Developers Limited** having CIN:**L45201DL1990PLC040945** and having registered office at Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi-110032 (hereinafter referred to as 'the Company'), produced before me by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In my opinion and to the best of my information and according to the verifications [including Directors Identification Number (DIN) status at the portal [www.mca.gov.in](http://www.mca.gov.in)] as considered necessary and explanations furnished to me by the Company and its officers, I hereby certify that none of the Directors on the Board of the Company as stated below has been debarred or disqualified from being appointed or continuing as Directors of Companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs, or any such other Statutory Authority.

S.No.	Name of Director	DIN	Date of appointment in Company
1.	Pradeep Kumar Jain	00333486	24/07/1990
2.	Sanjeev Kumar Jain	00333881	24/07/1990
3	Dr. Rajeev Jain	00433463	10/07/1999
4	Ashok Kumar	00138677	14/01/2004
5	Deepa Gupta	02411637	30/03/2015
6	Mahendra Nath Verma	02931269	25/05/2015
7.	Subhash Chander Setia	01883343	30/06/2021
8.	Dr. Rakshita Shharma	08579771	30/06/2021

Ensuring the eligibility of every Director for the appointment / continuity on the Board is the responsibility of the management of the Company. My responsibility is to express an opinion on these, based on my verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

**Date : August 13 , 2022**  
**Place : New Delhi**

**Sd/-**  
**Ashok Tyagi**  
**Practising Company Secretary**  
**FCS : 2968**  
**CP No. 7322**  
**ICSI UDIN: F002968D000870395**



## CORPORATE GOVERNANCE CERTIFICATE

Pursuant to SEBI (Listing Obligations and Disclosure requirements) Regulations, 2015 as amended

To  
The Members of  
**Parsvnath Developers Limited**  
**(CIN: L45201DL1990PLC040945)**

Parsvnath Tower, Near Shahdara Metro Station,  
Shahdara, Delhi - 110032

I, Ashok Tyagi, Company Secretary in Whole Time Practice have examined the compliance of conditions of Corporate Governance by **Parsvnath Developers Limited** ("the Company") for the year ended on March 31, 2022 as stipulated in Regulations 17 to 27 and sub-regulation (2) of Regulation 46 and Para C, D & E of Schedule V to the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations").

### Management Responsibility

The preparation of Corporate Governance Report is the responsibility of the Management of the Company including the preparation and maintenance of all relevant records and documents. This responsibility also includes the design implementation and maintenance of internal control systems relevant to the preparation and presentation of Corporate Governance Report.

The Management along with Board of Directors are also responsible for ensuring that the company complies with the conditions of Corporate Governance as stipulated in SEBI Listing Regulations.

### My Responsibility

My examination was limited to review of procedures and implementations thereof, as adopted by the Company for ensuring the compliances of the conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

I have examined the Secretarial and other relevant records and documents maintained by the Company for the purposes of providing reasonable assurance for the compliance in respect of Corporate Governance requirements by the Company.

### Opinion

In my opinion and to the best of my information and according to the explanations given to me and the representations made by the Directors and the Management, I certify that the Company has complied with the various conditions as specified in Corporate Governance as stipulated in the above-mentioned SEBI Listing Regulations.

I further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

### Restriction on use

This certificate is addressed and provided to the members of the Company solely for the purpose to enable the Company to comply with the requirement of SEBI Listing Regulations and it should not be used by any other person or for any other purpose. Accordingly I do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is provided without my prior consent in writing.

sd/-

**Ashok Tyagi**

**Practising Company Secretary**

**FCS : 2968**

**CP No. 7322**

**ICSI UDIN : F002968D000870538**

**Date : August 13, 2022**

**Place: New Delhi**

## BUSINESS RESPONSIBILITY REPORT

### Section A: General Information about the Company

1.	<b>Corporate Identity Number (CIN) of the Company</b>	L45201DL1990PLC040945
2.	<b>Name of the Company</b>	Parsvnath Developers Limited
3.	<b>Registered address</b>	Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi - 110032
4.	<b>Website</b>	www.parsvnath.com
5.	<b>E-mail Id</b>	secretarial@parsvnath.com
6.	<b>Financial year reported</b>	2021-22
7.	<b>Sector(s) that the Company is engaged in (industrial activity code-wise)</b>	The Company is primarily engaged in the business of real estate development (NIC Code - 681 - Real estate activities with own and leased property).
8.	<b>Key products / services that the Company manufactures / provides (as in balance sheet)</b>	The Company is engaged primarily in the business of real estate development. The operations of the Company span all aspects of real estate development, from the identification and acquisition of land, to planning, execution, development, construction and marketing of projects. The Company is also engaged in the business of leasing, maintenance services and recreational activities which are related to the overall development of real estate business.
9.	<b>Total number of locations where business activity is undertaken by the Company</b> <b>(a) Number of International Locations</b> <b>(b) Number of National Locations</b>	(a) One (Singapore) (b) The Company has pan-India presence in 37 cities across 13 States and Union Territories across India.
10.	<b>Markets served by the Company – Local/State/ National/International</b>	The Company's development and lease businesses along with its Subsidiaries, Associates, Joint Venture and Partner Alliances are catering to various geographical markets in India.

### Section B : Financial Details of the Company

1.	<b>Paid-up Capital</b>	₹ 21,759.06 Lakhs ( as on March 31, 2022)
2.	<b>Total Turnover</b>	₹ 75,712.87 Lakhs (Standalone)
3.	<b>Total Profit After Taxes</b>	₹ (20,917.20) Lakhs (Standalone)
4.	<b>Total spending on Corporate Social Responsibility (CSR) as percentage of profit after tax</b>	Not Applicable, as there are no profits during the last three Financial Years.
5.	<b>List of activities in which expenditure in 4 above has been incurred.</b>	Not Applicable

### Section C : Other Details

1.	<b>Does the Company have any Subsidiary Company / Companies?</b>	Yes, the Company had 21 subsidiaries as on 31 <sup>st</sup> March 2022.
2.	<b>Do the Subsidiary Company/ Companies participate in the BR Initiatives of the parent company? If yes, then indicate the number of such subsidiary company(s).</b>	No
3.	<b>Do any other entity /entities (e.g. suppliers, distributors etc.) that the Company does business with participate in the BR initiatives of the Company? If yes, then indicate the percentage of such entity/ entities?</b>	No





## Section D : BR Information

### 1. Details of Director/Directors responsible for BR / BR Head

Sl. No.	Particulars	Details
1.	<b>Name</b>	Mr. Sanjeev Kumar Jain
2.	<b>Designation</b>	Managing Director & CEO
3.	<b>DIN</b>	00333881
4.	<b>Telephone number</b>	011-43050100
5.	<b>E-mail id</b>	md@parsvnath.com

### 2. Principle-wise (as per NVGs) BR Policy / Policies

Regulation 34(2)(f) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular dated November 4, 2015 provides, that Top 1000 listed companies shall formulate a structured Business Responsibility Report based on the following nine principles, describing the initiatives taken by them from an environmental, social and governance perspective:-

<b>Principle 1</b>	Businesses should conduct and govern themselves with Ethics, Transparency and Accountability.
<b>Principle 2</b>	Businesses should provide goods and services that are safe and contribute to sustainability throughout their life cycle.
<b>Principle 3</b>	Businesses should promote the well-being of all employees.
<b>Principle 4</b>	Businesses should respect the interests of, and be responsive towards all stakeholders, especially those who are disadvantaged, vulnerable and marginalized.
<b>Principle 5</b>	Businesses should respect and promote human rights.
<b>Principle 6</b>	Businesses should respect, protect and make efforts to restore the environment.
<b>Principle 7</b>	Businesses, when engaged in influencing public and regulatory policy, should do so in a responsible manner.
<b>Principle 8</b>	Businesses should support inclusive growth and equitable development.
<b>Principle 9</b>	Businesses should engage with and provide value to their customers and consumers in a responsible manner.

### 2 (a) Details of compliance (Reply in Y/N)

Sl. No.	Questions	P1	P2	P3	P4	P5	P6	P7	P8	P9
1.	<b>Do you have a policy/policies for...</b>	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.	<b>Has the policy being formulated in consultation with the relevant stakeholders?</b>	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.	<b>Does the policy conform to any national / international standards? If yes, specify?</b>	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.	<b>Has the policy being approved by the Board? If yes, has it been signed by MD / owner / CEO / appropriate Board Director?</b>	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.	<b>Does the company have a specified committee of the Board/ Director/ Official to oversee the implementation of the policy?</b>	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.	<b>Indicate the link for the policy to be viewed online?</b>	<a href="https://www.parsvnath.com/investors/iulr/business-responsibility-policy/">https://www.parsvnath.com/investors/iulr/business-responsibility-policy/</a>								
7.	<b>Has the policy been formally communicated to all relevant internal and external stakeholders?</b>	Yes, The policies have been formally communicated to all relevant internal stakeholders time to time and External stakeholders are made aware of the Policies through different mode of communication. The Policies are also available online for the entire stakeholder on the website of the Company.								
8.	<b>Does the Company have in-house structure to implement the policy/policies?</b>	Y	Y	Y	Y	Y	Y	Y	Y	Y

Sl. No.	Questions	P1	P2	P3	P4	P5	P6	P7	P8	P9
9.	Does the Company have a grievance redressal mechanism related to the policy/policies to address stakeholders' grievances related to the policy/policies?	Y	Y	Y	Y	Y	Y	Y	Y	Y
10.	Has the Company carried out independent audit/evaluation of the working of this policy by an internal or external agency?	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. (b)	If answer to the question at Sl. No. (a) against any principle, is 'No', please explain why.	Not Applicable.								

### 3. Governance related to BR

1.	Indicate the frequency with which the Board of Directors, Committee of the Board or CEO to assess the Business Responsibility performance of the Company. Within 3 months, 3-6 months, Annually, more than 1 year	Annually
2.	Does the Company publish a BR or a Sustainability Report? What is the hyperlink for viewing this report? How frequently it is published?	<p>The Business Responsibility Report for the FY 2021-22 is a part of the Annual Report of the Company. The Annual Report for the FY 2021-22 is available on the website of the Company under the link given below:</p> <p><a href="https://www.parsvnath.com/investors/financials/annual-reports/">https://www.parsvnath.com/investors/financials/annual-reports/</a></p>

## Section E: Principle-wise performance

### Principle 1 : Businesses should conduct and govern themselves with Ethics, Transparency and Accountability.

1.	<p>Does the policy relating to ethics, bribery and corruption cover only the Company? Yes/No.</p> <p>Does it extend to the Group / Joint Ventures Suppliers / Contractors / NGOs / Others?</p>	<p>No. Apart from the Company, the Code of Conduct and Whistle Blower Policy including bribery and corruption, extends to the entire PDL Group including its subsidiaries, associates, Joint Venture partners and other stakeholders as well.</p>
2.	How many stakeholder complaints have been received in the past financial year and what percentage was satisfactorily resolved by the management? If so, provide details thereof, in about 50 words or so.	<p>The Company has a Stakeholders Relationship Committee which, inter-alia, reviews the shareholders' complaints and their resolutions. During the year 2021-22, the Company received two (2) complaints from shareholders and resolved/disposed of the same to the satisfaction of the shareholders within the stipulated timeframe.</p> <p>No complaints/ disclosures received under Whistle Blower Policy during the FY 2021-22 and Customer complaints are addressed in the normal course of business by a dedicated team of the Company.</p>



**Principle 2 : Businesses should provide goods and services that are safe and contribute to sustainability throughout their life cycle.**

1.	<b>List up to 3 of your products or services whose design has incorporated social or environmental concerns, risks and/or opportunities.</b>	Development and Construction of 1. Residential Projects 2. Commercial Projects 3. Integrated Townships Projects
2.	<b>For each such product, provide the following details in respect of resource use (energy, water, raw material etc.) per unit of product (optional).</b>  <b>i. Reduction during sourcing/ Production/ distribution achieved since the previous year throughout the value chain?</b>  <b>ii. Reduction during usage by consumers (energy, water) has been achieved since the previous year?</b>	The Company constructs/develop all its projects by focusing on social or environmental concerns, risks and opportunities. It is difficult to determine the resources used, reduction in use of resources and reduction during usage by consumers per projects by the Company.
3.	<b>Does the Company have procedures in place for sustainable sourcing (including transportation)?</b>  <b>(a) If yes, what percentage of your inputs was sourced sustainably? Also provide details thereof, in about 50 words or so.</b>	Yes. It is difficult to specify a percentage but the Company acquired its most of the inputs required for construction like steel, cement, concretes, tiles, and paints etc. for its construction sites from local vendors.
4.	<b>Has the Company taken any steps to procure goods and services from local &amp; small producers, including communities surrounding their place of work?</b>  <b>(a) If yes, what steps have been taken to improve their capacity and capability of local and small vendors?</b>	Yes. The Company preferred to procures most of the required material, labor and other goods & services from local and small vendors, including communities surrounding its projects.  The company has a proper purchase/procurement department and code of conduct to take suitable steps to provide valuable feedback to improve local and small vendor's capacity and quality.
5.	<b>Does the Company have a mechanism to recycle products and waste? If yes, what is the percentage of recycling of products and waste (separately as &lt;5%, 5-10%, &gt;10%). Also provide details thereof, in about 50 words or so.</b>	The company has construction waste most of in the form of debris are re-used on site for backfilling or leveling purpose. The company disposes construction waste as scrap to recycle and re-uses the same for other purposes also.

**Principle 3 : Businesses should promote the well-being of all employees.**

1.	<b>Please indicate the total number of employees</b>	As on March 31, 2022, the Company had total 285 employees including contractual employees
2.	<b>Please indicate the total number of employees hired on temporary/ contractual/casual basis</b>	As on March 31, 2022 the Company had 48 employees on temporary/contractual basis.
3.	<b>Please indicate the number of permanent women employees</b>	As on March 31, 2022 the Company had 22 permanent women employees.
4.	<b>Please indicate the number of permanent employees with disabilities</b>	Nil

5.	<b>Do you have an employee association that is recognized by management?</b>	No
6.	<b>What percentage of your permanent employees is members of this recognized employee association?</b>	Not Applicable
7.	<b>Please indicate the number of complaints filed during the financial year and number of complaints pending as on end of the financial year relating to:</b>  1. Child labor/forced labor/ involuntary labor, 2. Sexual harassment 3. Discriminatory employment	No complained received during the financial year relating to:  1. Child labor/forced labor/ involuntary labor, 2. Sexual harassment 3. Discriminatory employment
8.	<b>What percentage of your under mentioned employees were given safety &amp; skill up gradation training in last year?</b> (a) Permanent Employees (b) Permanent Women Employees (c) Casual/Temporary/Contractual Employees (d) Employees with Disabilities	Due to Covid-19 pandemic, physical presence of all the employees could not be possible during the year under review. However, the Company tried to provide safety and skill up gradation training to all the employees, whether they are permanent or on contract through various electronics means.

**Principle 4 : Businesses should respect the interests of, and be responsive towards all stakeholders, especially those who are disadvantaged, vulnerable and marginalized.**

1.	<b>Has the company mapped its internal and external stakeholders? Yes/No.</b>	Yes. The key stakeholders of the Company are Employees, Customers, Lending Institutions, vendors/suppliers and shareholders.
2.	<b>Out of the above, has the Company identified the disadvantaged, vulnerable &amp; marginalized stakeholders?</b>	Yes. The company has identified the disadvantaged, vulnerable and marginalized its stakeholders and taking adequate measures to address their needs and interests time to time.
3.	<b>Are there any special initiatives taken by the Company to engage with the disadvantaged, vulnerable and marginalized stakeholders? If so, provide details thereof, in about 50 words or so.</b>	The Company met its various stakeholders frequently with special focus on disadvantaged, vulnerable and marginalized stakeholders.

**Principle 5 : Businesses should respect and promote human rights.**

1.	<b>Does the policy of the Company on human rights cover only the Company or extend to the Group/Joint Ventures/Suppliers/ Contractors/ NGOs/Others?</b>	The Company has a policy on Human rights and it is applicable to the Company including its Subsidiaries, Associates and Joint Ventures. The Company encourages its other external stakeholders to follow the policy.
2.	<b>How many stakeholder complaints have been received in the past financial year and what percent was satisfactorily resolved by the management?</b>	During the year under review, no complaints were received regarding human rights from any stakeholder of the Company.



**Principle 6 : Businesses should respect, protect and make efforts to restore the environment.**

1.	<b>Does the policy related to Principle 6 cover only the Company or extends to the Group/Joint Ventures/ Suppliers/ Contractors/ NGOs/others.</b>	The policy extends to entire PDL Group including its subsidiaries, associates, Joint Venture partners and other stakeholders as well.
2.	<b>Does the Company have strategies/ initiatives to address global environmental issues such as climate change, global warming, etc.? Y/N.</b>  <b>If yes, please give hyperlink for webpage etc.</b>	During the year, the Company took various initiatives to address issues relating to climate change, global warming, etc. The Company focused on (i) to reduce energy consumption (ii) use of renewal energy (iii) to reduce the construction waste (iv) to encourage employees to take public transport and (v) to choose sustainable Suppliers.
3.	<b>Does the Company identify and assess potential environmental risks? Y/N</b>	Yes
4.	<b>Does the Company have any project related to Clean Development Mechanism?</b>  <b>If so, provide details thereof, in about 50 words or so. Also if yes, whether any environmental compliance report is filed?</b>	No
5.	<b>Has the Company undertaken any other initiatives on clean technology, energy efficiency, renewable energy, etc. Y/N.</b> <b>If yes, please give hyperlink for web page etc.</b>	No
6.	<b>Are the emissions/waste generated by the Company within the permissible limits given by CPCB/SPCB for the financial year being reported?</b>	Yes. The emission/waste generated by the Company within the permissible limits given by the CPCB/SPCB for the financial year under review.
7.	<b>Number of show cause/legal notices received from CPCB/SPCB which are pending (i.e. not resolved to satisfaction) as on end of financial year.</b>	The Company had received a Show Cause Notice from Haryana State Pollution Control Board (HSPCB) for violation of provisions of Environment Protection Act, 1986.

**Principle 7 : Businesses, when engaged in influencing public and regulatory policy, should do so in a responsible manner.**

1.	<b>Is your Company a member of any trade and chamber or association? If yes, name only those major ones that your business deals with.</b>	The Company is member of following major trade bodies, chambers and associations: 1. The Associated Chambers of Commerce and Industry of India (ASSOCHAM) 2. PHD Chamber of Commerce and Industry (PDHCCI) 3. Confederation of India Industry (CII)
2.	<b>Have you advocated/ lobbied through above associations for the advancement or improvement of public good? If yes, specify the broad areas.</b>	No

**Principle 8 : Businesses should support inclusive growth and equitable development.**

1.	<b>Does the Company have specified programme/ initiatives/ projects in pursuit of the policy related to Principle 8? If yes details thereof.</b>	The Company has a CSR policy containing programmes/ initiatives/projects for the community which support inclusive growth and equitable development.
2.	<b>Are the programmes/ projects undertaken through in-house team/own foundation/ external NGO/ government structures/any other organization?</b>	The Company has a dedicated team along with Parsvnath Foundations. However, as there was no profits during the last three Financial Years, the Company was not required to spend on these activities.
3.	<b>Have you done any impact assessment of your initiative?</b>	Not Applicable, as there are no profits during the last three Financial Years.

4.	<b>What is your Company's direct contribution to community development projects- Amount in INR and the details of the projects undertaken?</b>	As there are no profits during the last three Financial Years, the Company did not contribute on community development projects.
5.	<b>Have you taken steps to ensure that this community development initiative is successfully adopted by the community?</b>	Not applicable

**Principle 9 : Businesses should engage with and provide value to their customers and consumers in a responsible manner.**

1.	<b>What percentage of customer complaints/ consumer cases are pending as on the end of financial year.</b>	On an average more than 50% of the consumer cases pending before the various forums/courts.
2.	<b>Does the Company display product information on the product label, over and above what is mandated as per local laws? Yes/No/NA/ Remarks</b>	Not applicable. As the company engaged in the business of development of real estate activity accordingly display product information on the product label is not applicable.
3.	<b>Is there any case filed by any stakeholder against the Company regarding unfair trade practices, irresponsible advertising and/or anti-competitive behavior during the last five years and pending as on end of financial year? If so, provide details thereof, in about 50 words or so.</b>	No
4.	<b>Did your Company carry out any consumer survey/ consumer satisfaction trends?</b>	The Company believes in providing best services to its customers, by offering competitive pricing of unit in its projects after understanding their requirements, wishes and issues faced, if any, through regular interactions with customers. Before launching any new project company conduct proper consumer survey, to focus on providing the best experience for its customers.

**Parsvnaths**



# **STANDALONE FINANCIAL STATEMENTS**



# INDEPENDENT AUDITOR'S REPORT

To the Members of Parsvnath Developers Limited

Emphasis of Matter

## Report on the audit of the Standalone Financial Statements

### Opinion

We have audited the accompanying standalone financial Statements of **Parsvnath Developers Limited ('the Company')**, which comprise the Balance Sheet as at March 31, 2022, the statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and Statement of Cash Flows for the year ended on that date, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rule, 2015, as amended, ("Ind AS") and other the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022 and its Losses, total comprehensive income (comprising of loss and other comprehensive income), 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 Standalone 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 standalone 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.

- (a) Attention is drawn to note 47 in the accompanying standalone financial results which indicates that the Company has incurred cash loss during the current period and previous years and there have been delays/defaults in payment of principal and interest on borrowings, statutory liabilities, salaries to employees and payment of other dues by the Company. The management of the Company is of the opinion that no adverse impact is anticipated on future operations of the Company.
- (b) Attention is drawn to note 12 in the accompanying Standalone financial results that the Company has recognized Deferred Tax Assets to the extent of ₹ 16258 lakhs during previous years, which is outstanding in the books as on 31<sup>st</sup> March 2022, to the extent the amount is recoverable in near future based on the management assumption and business plan of the company.
- (c) Attention is invited to note no 41 to the standalone financial results, the construction is suspended at one of the projects awarded by Delhi Metro Rail Corporation (DMRC) and matter is pending in arbitration against DMRC. Pending the legal cases, the management has considered the intangible assets under development of ₹ 13851 lakhs as recoverable.
- (d) Attention is drawn to note 44 in the standalone financials results regarding claim of ₹ 14047 lakhs recoverable from Chandigarh Housing Board relating to the matter pending before Hon'ble High Court of Punjab and Haryana. Based on the opinion of the legal counsel of the company the management has considered the amount good and recoverable.

Our opinion is not modified in respect of this matters.

### Key Audit Matter

Key Audit Matters are those matters that, in our professional judgement, were of most significance in our audit of standalone financial statements of the current period. These matters were addressed in the context of our audit of standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit

matters to be communicated in our report.

Key audit matters	How the matter was addressed in our audit
<b>Revenue recognition</b> <p>Revenue from sale of constructed properties is recognized at a 'Point of Time', when the company satisfies the performance obligations, which generally coincides with completion/possession of the unit.</p> <p>Recognition of revenue at a point in time based on satisfaction of performance obligation requires estimates and judgements regarding timing of satisfaction of performance obligation, allocation of cost incurred to segment/units and the estimated cost for completion of some final pending works. Due to judgements and estimates involved, revenue recognition is considered as key audit matter.</p>	<p>Our audit procedures on revenue recognition included the following:</p> <ul style="list-style-type: none"> <li>• We have evaluated that the Company's revenue recognition policy is in accordance with Ind AS 115 and other applicable accounting standards;</li> <li>• We verified performance obligations satisfied by the company;</li> <li>• We tested flat buyer agreements/sale deeds/possession letters/ No Objection Certificate received from customers for taking possession in case of unfurnished flats which have been given as fit out offer, sale proceeds received from customers to test transfer of controls;</li> <li>• We conducted site visits during the year to understand status of the project and its construction status;</li> <li>• We verified calculation of revenue to be recognized and matching of related cost;</li> <li>• We verified allocation of common cost to units sold and estimates of cost yet to be incurred before final possession of units.</li> </ul>
<b>Inventories</b> <p>The Company's inventories comprise of projects under construction/development (Work-in-progress) and unsold flats (finished flats).</p> <p>The inventories are carried at lower of cost and net realizable value (NRV). NRV of completed property is assessed by reference to market prices existing at the reporting date and based on comparable transactions made by the company and/or identified by the Company for properties in same geographical area. NRV of properties under construction is assessed with reference to market value of completed property as at the reporting date less estimated cost to complete.</p> <p>The carrying value of inventories is significant part of total assets of the Company and involves significant estimates and judgements in assessment of NRV. Accordingly, it has been considered as key audit matter.</p>	<p>Our audit procedures to assess the net realizable value (NRV) of inventories included the following:</p> <ul style="list-style-type: none"> <li>• We had discussions with management to understand management's process and methodology to estimate NRV, including key assumptions used;</li> <li>• We verified project wise unsold units/area from sales department;</li> <li>• We tested sale price of the units with reference to recently transacted price of same or similar projects and available market information in same geographical area;</li> <li>• To calculate NRV of work-in-progress, we verified the estimated cost to construction to complete the project.</li> </ul>
<b>Deferred Tax Assets (DTA)</b>	



Key audit matters	How the matter was addressed in our audit
<p>The Company has recognized deferred tax assets (DTA) on carried forward business losses and unabsorbed depreciation (refer note 12 to the financial statements).</p> <p>The Company has recognized DTA considering sale agreements executed with the customers against which revenue will get recognized in future on point of time.</p> <p>Recognition of DTA is based on future business plan and sales projections of the Company, which have been prepared by the management.</p> <p>Since recognition of DTA on carried forward losses involves significant judgements and estimates, it has been considered as key audit matter.</p>	<p>Our audit procedures included:</p> <ul style="list-style-type: none"> <li>• We had discussions with management to understand process over recording and review of deferred tax assets (DTA);</li> <li>• We obtained approved business plan, profitability of existing projects and verified mandates given for sale of some identified assets;</li> <li>• We had discussion at audit committee meeting having independent directors;</li> <li>• We tested the computation of the amount and the tax rate used for recognition of DTA;</li> <li>• We also verified the disclosures made by the Company in Note 12 to the financial statements.</li> </ul>
<p><b>Investments in subsidiaries</b></p> <p>The Company has significant investments in its subsidiary companies. These investments are carried at cost.</p> <p>Management reviews whether there are any indicators of impairment of investments. For impairment testing, management has to do assessment of the cash flows of these entities and /or value of underlying assets in these entities.</p> <p>Impairment assessment involves estimates and judgements in forecasting future cash flows. Accordingly, it has been considered as key audit matter.</p>	<p>Our audit procedures included :</p> <ul style="list-style-type: none"> <li>• We compared carrying value of investment in the books of the Company with net asset value of relevant subsidiaries;</li> <li>• We reviewed business plan and cash flow projections of the subsidiaries and tested assumption;</li> <li>• In cases, where cash flow projections were not available , we verified valuation report of underlying assets held by these subsidiaries;</li> <li>• Verified that required disclosures in respect of these investments has been made in the financial statements.</li> </ul>
<p><b>Customer complaints and litigation</b></p> <p>The Company is having various customers complaints, claims and litigations for delays in execution of its real estate projects.</p> <p>Management estimates the possible outflow of economic resources based on legal opinion and available information on the status of the legal cases.</p> <p>Determination of amount to be provided and disclosure of contingent liabilities involves significant estimates and judgements, therefore it has been considered as key audit matter.</p>	<p>Our audit procedures included :</p> <ul style="list-style-type: none"> <li>• We had discussion with management and understood management process for identification of claims and its quantification;</li> <li>• We had discussion with Head of Legal department of the Company, to assess the financial impact of legal cases;</li> <li>• We read judgements of the courts and appeals filed by the company;</li> <li>• We read minutes of the audit committee and the board of directors of the Company to get status of the material litigations;</li> <li>• We verified that, in cases, where management estimates possible flow of economic resources, adequate provision is made in books of account and in other cases, required disclosure is made of contingent liabilities.</li> </ul>
<p><b>Statutory dues and borrowings</b></p>	

Key audit matters	How the matter was addressed in our audit
<p>The Company has incurred cash losses during the current and previous year, due to recession in the real estate sector, due to which the Company is facing tight liquidity situation.</p> <p>As a result, there have been delays/defaults in statutory liabilities, principal and interest on borrowings and other dues.</p> <p>Defaults in payment of statutory dues and borrowings involves calculation of interest, penal interest and other penalties on delayed payments and recording of liabilities. It requires significant estimates, hence considered as key audit matter.</p>	<p>Our audit procedures included :</p> <ul style="list-style-type: none"> <li>• We had discussion with management and understood management process for provision of interest and penalties for delays/defaults in payment of statutory dues and repayment of borrowings and interest thereon;</li> <li>• For statutory dues, we have verified the schedule of statutory liabilities and due date of payments. We verified calculation of interest on delayed payments;</li> <li>• For borrowings, we verified loan agreement and sanction letters to check repayment schedule and penal interest, if any. We verified calculation of interest including penal interest;</li> <li>• We verified disclosures made in the financial statements in respect of defaults in repayment of borrowings and interest thereon;</li> <li>• Defaults in payment of statutory dues is reported in Annexure A to our audit report.</li> </ul>
<p><b>Advances for land</b></p> <p>The Company has given advances for procurement of land for construction of real estate projects. These advances are given based on agreements.</p> <p>The Company acquires land through Special Purpose Vehicles (SPVs) and paid advances to SPVs for acquisition of land.</p> <p>These advances are tested for recoverability. Due to significant amount and the time involved in square up of these advances, it has been considered as key audit matter.</p>	<p>Our audit procedures included :</p> <ul style="list-style-type: none"> <li>• We had discussion with management and understood management process for land acquisition;</li> <li>• We have verified the agreements and Memorandum of Understanding (MOUs) with the SPVs;</li> <li>• We verified financial statements of these SPVs to test land held by these entities and its book value;</li> <li>• For advances given to third parties, we have verified the agreements and had discussion with the management on timeline for land procurement.</li> </ul>
<p><b>Related party transaction and balances</b></p> <p>The Company has transaction with related parties. These includes transaction in nature of purchase of development rights, advances for land procurement, security deposits from subsidiaries and advances given to its subsidiaries.</p> <p>These transactions are in ordinary course of business on arm length basis. Due to significance of these transactions, considered as key audit matter.</p>	<p>Our audit procedures included :</p> <ul style="list-style-type: none"> <li>• Understood Company's policies and procedures for identification of related parties and transactions;</li> <li>• Read minutes of the audit committee and board of directors for recording/approval of related party transactions;</li> <li>• Tested Company's assessment regarding related party transactions are being in the ordinary course of business and at arm's length price;</li> <li>• Tested transaction with underlying contracts and supporting documents;</li> <li>• Obtained confirmation for outstanding balances;</li> <li>• Verified disclosures made in the financial statements in respect of related party transactions and outstanding balances.</li> </ul>



### **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 Standalone 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 Standalone 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 Standalone 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 standalone 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 standalone financial statements**

These Standalone Financial Statements have been approved by the Company's Board of Directors. 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 standalone 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 Indian Accounting Standards (Ind AS) 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 standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone 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.

Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

### **Auditor's Responsibilities for the Audit of the Standalone Financial Statements**

Our objectives are to obtain reasonable assurance about whether the standalone 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 standalone financial statements.

As a part of an audit in accordance with Standards on Auditing, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone 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 Act, we are also responsible for expressing our opinion on whether the company has in place adequate internal financial controls with reference to financial statement 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 the Board of Directors.
- Conclude on the appropriateness of the Board of Directors 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 ability of the Company 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 standalone 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 standalone financial statement, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Standalone financial statement that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the standalone 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 standalone financial statements.

We communicate with those charged with governance of the Company 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

#### Other Matters

- The standalone financial result for the year ended March 31, 2021 were audited by the erstwhile auditor whose report dated June 30, 2021, expressed an unmodified conclusion on those final Standalone financial results.

#### Report on other legal and regulatory requirements

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.

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 relating to preparation of the aforesaid standalone financial statements have been kept so far as it appears from our examination of those books.
- (c) The Standalone Balance Sheet, the Standalone Statement of Profit and Loss (including other comprehensive income), the Standalone Statement of Changes in Equity and Standalone Statement of Cash Flows dealt with by this report are in agreement with the books of account.
- (d) In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards 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 March 31, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164 (2) of the Act.
- (g) No managerial remuneration was paid or payable during the year, accordingly, reporting under Section 197(16) of the Act read with Schedule V is not applicable to the Company.
- (h) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "**Annexure B**".
- (i) 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:
  - i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements – Refer Note 37, 41 to 46, 54 and 58 to the standalone financial statements;
  - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses - Refer Note 39 to the standalone financial statements;
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended March 31, 2022 - Refer Note 40 to the standalone financial statements;
  - iv. (a) The Management has represented to us and as disclosed in note no. 80 to the standalone 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. 81 to the standalone 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;
- (c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub clause (i) and (ii) of Rule 11(e) as provided under (a) and (b) above, contain any material mis-statement.
- v. The Company has neither declared nor paid any dividend during the year

**For T R Chadha & Co LLP**  
**Chartered Accountants**

**Firm Registration No. 006711N/N500028**

**Aashish Gupta**  
**(Partner)**

**Membership No. 097343**

**UDIN:**

**Date: 11<sup>th</sup> June, 2022**

**Place: Delhi**

**Annexure A to the Independent Auditor's Report of even date**

**Referred to in paragraph 11.2 under 'Report on Other Legal and Regulatory Requirements' Section of our Report of even date to the members of Parsvnath Developers Limited on the standalone financial statements for the year ended March 31, 2022**

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 and Intangible Assets**

- a) A. The Company is in the process of updation of proper records showing full particulars including quantitative details and situation of Property, Plant and Equipment;
- B. The Company has maintained proper records showing full particulars of intangible assets;
- b) As informed to us, there is regular periodic programme of physical verification to cover Property, Plant and Equipment. In our opinion, the periodicity of the physical verification is reasonable having regard to the size of the Company and the nature of its assets. The Company is under preparation of reconciliation of assets physically verified with books of accounts and in the opinion of the management discrepancies would not be material. However in the absence of reconciliation we are unable to comment upon whether the discrepancies are material.
- c) The title deeds of all the immovable properties (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee) disclosed in note 5(ii) & 7(iii) to the standalone Ind AS financial statements included in Property, Plant & equipment and Investment properties are held in the name of the company except as disclosed hereunder:

S. No.	Description of Properties	Gross Carrying value (Rs. in lakhs)	Held in the name of	Whether Promoters, directors or their relative or employee	Date/period held since	Reason for not being held in the name of Company
1	Land & Building	80	Property documents are not traceable.	No	10-01-2009	Property documents are not traceable.
2	Land & Building	4.29	B. Rajkamal Builders (Parsvnath Developers Limited by virtue of Flat Buyer Agreement)	No	11-11-1994	Pursuant to Agreement to sell dated 10 November, 1994 entered into between the seller and the Company, endorsement on the Flat Buyer Agreement and other documents of the said commercial property was done by the Builder in its records in favour of the company on 11 November, 1994. Registry not yet done being leasehold property.
3	Buildings	43.20	Honey Builders Private Limited (HBPL)	No	01-01-2008	The Development agreement was executed between the land owner (HBPL) and the company on 15 April, 2003, pursuant to which commercial shops were constructed on this land. All shops have been sold except shown here. These shops are held by the company for earning revenue.



S. No.	Description of Properties	Gross Carrying value (Rs. in lakhs)	Held in the name of	Whether Promoters, directors or their relative or employee	Date/period held since	Reason for not being held in the name of Company
4	Buildings	288.31	Amazon India Limited (AIL)	No	04-04-2011	The Collaboration agreement was executed between our Associate company, Amazon India Limited (also the land owner) and the company on 18 September, 2003 pursuant to which a residential housing project was developed by the company. The unsold area is held by the company for value appreciation.
5	Buildings	66.24	Indo Continental Hotels & Resorts Limited (ICHR)	No	01-01-2007	The residential project in which the property is situated was developed / constructed by the company in terms of Development agreement dated 2 September, 2002 entered into between ICHR and the Company. The unsold area is held by the company for value appreciation.
6	Freehold L1and	17.60	Indo Continental Hotels & Resorts Limited (ICHR)	No	01-04-2007	The residential project in which the property is situated was developed / constructed by the company in terms of Development agreement dated 2 September, 2002 entered into between ICHR and the Company. The unsold area is held by the company for value appreciation.

- d) The Company has not revalued its Property and Plant and Equipment (Including Right to use) or Intangible assets during the year.
- e) As disclosed by the management in note 76 of the standalone 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) In our opinion and according to the information and explanations given to us, having regard to the nature of Inventory , the physical verification by way of verification of title deeds, site visits by the Management and certification of extent of work completion by competent persons, are at reasonable intervals and no material discrepancies were noticed on physical verification.
- b) As disclosed in note 79 to the standalone financial statements, the Company has been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks during the year on the basis of security of current assets of the Company. Based on the records examined by us in the normal course of audit of the standalone Ind AS financial statements, the quarterly statements filed by the Company with such banks are in agreement with the books of accounts of the Company.

(iii) **Loans, Investments, Guarantees, Securities and Advances in nature of Loan**

The Company has made 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	Advance in the nature of loans
<b>Aggregate amount granted/provided during the year</b>				
-Subsidiaries	Nil	Nil	2375.68	Nil
-Associates	10,000	Nil	2.50	Nil
-Others	Nil	Nil	Nil	Nil
<b>Balance outstanding as at balance sheet date</b>				
-Subsidiaries	2,09,968	Nil	22164.92	Nil
-Associates	10,000	Nil	2.50	Nil
-Others	Nil	Nil	Nil	Nil

- (b) The company has 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.
- (c) In the case of loans given, as per Loan agreement, its interest free and repayable on demand .Hence, we do not make any comment on the regularity of repayment of principal and payment of interest and overdue amount, if any, in this regard.
- (d) There is no overdue amount for more than ninety days in respect of loans given as the same is repayable on demand and as informed by the management the loan amount has not been demanded.
- (e) There is no loan given falling due during the year, which has been renewed or extended or fresh loans given to settle the overdues of existing loans given to the same party.
- (f) As mentioned in Para c above, the company has granted loans as per the summary given below, which is repayable on demand.

(Amount Rs. in lakhs)

Particulars	All Parties	Promoters	Related Parties
Aggregate amount of loans/advances in nature of loans granted during the year	2378.18	Nil	2378.18
Percentage of aggregate loans/advances in nature of loans to the total loans granted to Total Loans granted	100%	Nil	100%

(iv) **Compliance of Sec. 185 & 186**

There is no transaction covered under Section 185 therefore reporting compliance with respect 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 relevant material statutory dues applicable to it to the appropriate authority.

We are informed that the Company operations during the year, did not give rise to any liability for Sales Tax, Service Tax, Custom duty & Excise duty.

- b) Undisputed amounts payable in respect of Tax Deducted at Source (TDS), Value Added Tax and Work Contract 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:

Nature of dues	Amount (Rs. In lakhs)	Period of defaults
Tax deducted at sources	12373.64	Financial year 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021 and April 2021 to September 2021
Work Contract Tax (WCT)	52.18	April- June 2017
Value Added Tax (VAT)	40.27	Financial Year 2008-2009
Professional Tax	0.05	April 2021 to September 2021

- c) Details of statutory dues referred to in sub-clause (a) above which have not been deposited as on March 31, 2022 on account of disputes are 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
Haryana Value Added Tax Act, 2003	Value Added Tax	139.86	2008-2009 and 2014-2015	High Court/JT Commissioner (Appeal)
UP VAT	VAT	327.63	2015-2016	Allahabad High court
Mumbai VAT	VAT	323.25	2007-2008 to 2010-2011	Dy. Commissioner Sales Tax (Appeal)
The Finance Act, 1961	Income Tax	967.09	2006-2007 to 2010-2011	AO
The Finance Act, 1961	Tax deducted at Source	198.15	2007-2008 to 2016-2017	Commissioner of Income Tax (Appeal)
The Finance Act, 1961	Tax deducted at Source	2554.42	Prior to FY 2018-2019 & 2018-2019 to 2022-2023	AO
The Finance Act, 1961	Tax deducted at Source	428.02	2014-2015	Commissioner of Income Tax (Appeal)

(viii) As disclosed by the management in note 84 of the standalone 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 defaulted in the repayment of loans or other borrowings or in the payment of interest thereon to any lender as follows which has been calculated considering the revised terms & conditions with the lender read with note no 49,50 &51 to Standalone Financial Statement:

Particulars	Amount defaulted in repayment of (Rs. In Lakhs)		Period of default
	Principal	Interest	
<b>Due to Financial Institution</b>			
-Indiabulls Housing Finance Limited	1632.33	779.34	1 to 85 days
-Globe Fincap Limited	Nil	1.74	1 day
<b>Other</b>			
-Gurgaon Infospace Limited	Nil	12.86	1 day
-Kanupriya Commercial Pvt Ltd	Nil	27.12	1 day
-Turnkey Infrastructure Pvt Ltd	Nil	1.88	1 day

- (b) As disclosed by the management in note 77 of the standalone 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 78 of the standalone 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 in earlier years was appeared to be utilised in earlier year for the purpose for which same were obtained
- (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 funds raised through Public Offer**

- (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the provision of paragraph 3(x)(a) of the Order is not applicable to the Company.
- (b) The Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, the provision of paragraph 3(x)(b) of the Order is not applicable to the Company.



**(xi) Fraud**

- a) We have neither come across any instance of material fraud by the Company or on the Company by its officers or employees, noticed nor reported during the year, nor have we been informed of such case by the Management.
- b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by cost auditor/ Secretarial auditor or by us in Form ADT-4 as prescribed under rule 13 of the Companies (Audit & Auditor) Rules, 2014 with the Central Government.
- c) As represented to us by the management, there were no whistle blower complaints received during the year by the Company.

(xii) The Company is not a Nidhi Company and hence reporting under paragraph 3 (xii) of the Order is not applicable to the Company.

(xiii) In our opinion, the Company is in compliance with section 177 and 188 of the Companies Act, 2013 with respect to all applicable transactions with the related parties and the details of related party transactions have been disclosed in the standalone financial statements as required by the applicable Indian Accounting standards.

**(xiv) Internal Audit**

- (a) In our opinion, the Company has an internal audit system commensurate with the size and nature of its business.
  - (b) We have considered the reports of the internal auditors issued to the Company for the period under audit.
- (xv) During the year, the Company has not entered into any non-cash transactions with its directors or persons connected with its directors. Accordingly, reporting under paragraph 3(xv) of the Order is not applicable to the Company.

**(xvi) Registration u/s 45-IA of RBI Act**

- (a) The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, reporting under paragraph 3(xvi) (a) of the Order is not applicable to the Company.
- (b) The Company has not conducted any Non-Banking Financial or Housing Finance activities as per the Reserve Bank of India Act, 1934. Accordingly, reporting under paragraph 3(xvi)(b) of the Order is not applicable to the Company.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, reporting under paragraph 3(xvi)(c) of the Order is not applicable to the Company.
- (d) As represented to us, the Group does not have any CIC as part of the Group.

(xvii) The company has incurred cash losses of Rs. 20,581.09 Lakhs during the financial year covered by our audit and cash losses of Rs. 23,772.98 Lakhs during the immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditors during the year. Accordingly, reporting under paragraph 3(xviii) of the Order is not applicable to the Company.

(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. 72 to the standalone 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 an 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 Standalone Financial Statements.

(xx) (a) The company has not transferred unspent amount to a Fund in Schedule VII to the Companies Act within a period of six months of the expiry of the financial year in compliance with second proviso to sub-section (5) of section 135 of the said as detailed below:

Financial year	Amount unspent on Corporate Social Responsibility activities "other than ongoing Projects"	Amount Transferred to Fund specified in Schedule VII within 6 months from the end of the Financial Year	Amount Transferred after the due date (specify the date of deposit)
FY 2014-2015	Rs. 238.38 Lakhs (Rs. 238.38 Lakhs)	Nil	Nil

(b) There was no amount remaining unspent under section (5) of section 135 of Companies Act, pursuant to any ongoing project, has not been transferred to special account in compliance with provision of sub section (6) of section 135 of the said Act.

**For T R Chadha & Co LLP**

**Chartered Accountants**

**Firm Registration No. 006711N/N500028**

**Aashish Gupta**

**(Partner)**

**Membership No. 097343**

**UDIN: 22097343AOMODJ9841**

**Date: 11<sup>th</sup> June, 2022**

**Place: Delhi**





## **Annexure B to Independent Auditors' Report**

Referred to in paragraph 11.1 (h) under 'Report on Other Legal and Regulatory Requirements' Section of our Report of even date to the members of Parsvnath Developers Limited on the standalone financial statements for the year ended March 31, 2022

### **Report on the Internal Financial Controls with reference to standalone financial statements under Clause (i) of Sub-section 3 of Section 143 of the Act**

We have audited the internal financial controls with reference to standalone financial statement of Parsvnath Developers Limited ("the Company") as of 31 March, 2022 in conjunction with our audit of the Ind AS standalone 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 standalone 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 standalone 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 standalone 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 standalone financial statement and their operating effectiveness. Our audit of internal financial controls with reference to standalone financial statement included obtaining an understanding of internal financial controls with reference to standalone 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 standalone 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 standalone financial statement.

#### **Meaning of Internal Financial Controls with reference to Standalone Financial Statement**

A company's internal financial control with reference to standalone financial statement is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of standalone financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to standalone 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 standalone 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 standalone financial statements.

### **Inherent Limitations of Internal Financial Controls with reference to Standalone Financial Statement**

Because of the inherent limitations of internal financial controls with reference to Standalone 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 Standalone financial statement to future periods are subject to the risk that the internal financial control with reference to Standalone 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

Standalone financial statement and such internal financial controls with reference to Standalone 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 Registration No. 006711N/N500028**

**Aashish Gupta**

**(Partner)**

**Membership No. 097343**

**UDIN:**

**Date: 11<sup>th</sup> June, 2022**

**Place: Delhi**



## STANDALONE BALANCE SHEET AS AT 31 MARCH, 2022

₹ in lakhs

	Notes	As at 31-March-2022	As at 31-March-2021
<b>ASSETS</b>			
<b>1 Non-current assets</b>			
a. Property, plant and equipment	5	72.40	125.43
b. Right of use assets	6	1,359.59	10,800.51
c. Investment property	7	1,453.88	1,489.10
d. Other intangible assets	8	1,627.24	1,745.54
e. Intangible assets under development	8	13,851.02	49,673.43
f. Financial assets			
i. Investments	9	86,166.44	85,277.49
ii. Loans	10	13,165.81	12,914.37
iii. Other financial assets	11	16,383.89	2,564.21
g. Deferred tax assets (Net)	12	16,257.82	16,257.82
h. Tax assets (Net)	18	1,455.82	1,513.27
i. Other non-current assets	13	15,563.22	24,457.77
<b>Total non-current assets</b>		<b>167,357.13</b>	<b>206,818.94</b>
<b>2 Current assets</b>			
a. Inventories	14	235,603.56	294,214.28
b. Financial assets			
i. Trade receivables	15	27,602.75	31,317.20
ii. Cash and cash equivalents	16	666.91	961.11
iii. Bank balances other than (ii) above	17	5,189.88	5,850.19
iv. Loans	10	9,065.52	9,545.16
v. Other financial assets	11	2,351.85	17,162.76
c. Other current assets	13	5,429.69	9,463.29
d. Assets held for sale		80,895.13	41,554.83
<b>Total current assets</b>		<b>366,805.29</b>	<b>410,068.82</b>
<b>Total assets</b>		<b>534,162.42</b>	<b>616,887.76</b>
<b>EQUITY AND LIABILITIES</b>			
<b>1 Equity</b>			
a. Equity share capital	19	21,759.06	21,759.06
b. Other equity	20	80,576.25	101,414.70
<b>Total Equity</b>		<b>102,335.31</b>	<b>123,173.76</b>
<b>Liabilities</b>			
<b>2 Non-current liabilities</b>			
a. Financial liabilities			
i. Borrowings	21	46,318.63	48,987.67
ii. Lease Liability	22	1,211.97	11,443.56
iii. Other financial liabilities	23	4,416.72	6,385.57
b. Provisions	24	334.52	378.33
c. Other non-current liabilities	25	548.07	795.43
<b>Total non-current liabilities</b>		<b>52,829.91</b>	<b>67,990.56</b>

₹ in lakhs

	Notes	As at 31-March-2022	As at 31-March-2021
<b>3 Current liabilities</b>			
a. Financial liabilities			
i. Borrowings	26	90,319.18	92,240.93
ii. Trade Payables	27		
- Total outstanding dues of micro enterprises and small enterprises		155.36	173.39
- Total outstanding dues of creditors other than micro enterprises and small enterprises		61,722.06	62,573.37
iii. Lease Liability	22	31.27	1,130.35
iv. Other financial liabilities	23	60,359.81	56,271.73
b. Provisions	24	8.78	9.19
c. Other current liabilities	25	166,400.74	213,324.48
<b>Total current liabilities</b>		<b>378,997.20</b>	<b>425,723.44</b>
<b>Total liabilities</b>		<b>431,827.11</b>	<b>493,714.00</b>
<b>Total equity and liabilities</b>		<b>534,162.42</b>	<b>616,887.76</b>

See accompanying notes to the standalone financial statements

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In terms of our report attached

**For T R Chadha & Co LLP**

Chartered Accountants

(Registration No 006711N/N500028)

**For and on behalf of the Board of Directors**

Sd/-

**Aashish Gupta**

Partner

(Membership No. 097343 )

Sd/-

**Pradeep Kumar Jain**

Chairman

(DIN 00333486)

Sd/-

**Sanjeev Kumar Jain**

Managing Director & CEO

(DIN 00333881)

Sd/-

**M. C. Jain**

Group Chief Financial Officer

Sd/-

**Mandan Mishra**

Company Secretary

Place: Delhi

Date: 11 June, 2022

Place: Delhi

Date: 11 June, 2022



## STANDALONE STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH, 2022

		₹ in lakhs	
	Notes	Year ended 31-March-2022	Year ended 31-March-2021
I. Revenue from operations	28	74,480.90	28,771.83
II. Other income	29	1,231.97	5,028.75
III. <b>Total income (I + II)</b>		<b>75,712.87</b>	<b>33,800.58</b>
IV. <b>Expenses</b>			
a. Cost of land / development rights		5,148.28	3,420.00
b. Cost of materials consumed	30	460.82	295.16
c. Contract cost, labour and other charges		210.73	809.80
d. Changes in inventories of finished goods and work-in-progress	31	70,437.93	26,145.33
e. Employee benefits expense	32	1,162.05	1,252.33
f. Finance costs	33	15,132.84	22,734.71
g. Depreciation and amortisation expense	34	336.11	462.43
h. Other expenses	35	3,326.96	2,353.00
<b>Total expenses (IV)</b>		<b>96,215.72</b>	<b>57,472.76</b>
V. <b>Profit/(loss) before tax (III-IV)</b>		<b>(20,502.85)</b>	<b>(23,672.18)</b>
VI. <b>Tax expense/(benefit):</b>	36		
a. Current tax		-	-
b. Tax adjustment for earlier years		414.35	530.55
c. Deferred tax		-	-
		<b>414.35</b>	<b>530.55</b>
VII. <b>Profit/(loss) for the year (V - VI)</b>		<b>(20,917.20)</b>	<b>(24,202.73)</b>
VIII. <b>Other comprehensive income</b>			
A (i) Items that will not be reclassified to profit or loss			
a) Remeasurements of the defined benefit plans		78.75	49.87
(ii) Income tax relating to items that will not be reclassified to profit or loss	36	-	-
<b>Total other comprehensive income [ A(i-ii) ]</b>		<b>78.75</b>	<b>49.87</b>
IX. <b>Total comprehensive income for the year (VII + VIII)</b>		<b>(20,838.45)</b>	<b>(24,152.86)</b>
X. Earnings per equity share (face value ₹ 5 per share)	66		
a. Basic (in ₹)		(4.81)	(5.56)
b. Diluted (in ₹)		(4.81)	(5.56)

See accompanying notes to the standalone financial statements

1-88

In terms of our report attached

**For T R Chadha & Co LLP**

Chartered Accountants  
(Registration No 006711N/N500028)

**For and on behalf of the Board of Directors**

Sd/-  
**Aashish Gupta**  
Partner  
(Membership No. 097343 )

Sd/-  
**Pradeep Kumar Jain**  
Chairman  
(DIN 00333486)

Sd/-  
**Sanjeev Kumar Jain**  
Managing Director & CEO  
(DIN 00333881)

Sd/-  
**M. C. Jain**  
Group Chief Financial Officer

Sd/-  
**Mandan Mishra**  
Company Secretary

Place: Delhi  
Date: 11 June, 2022

Place: Delhi  
Date: 11 June, 2022

## STANDALONE STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH, 2022

₹ in lakhs

	Year ended 31-March-2022	Year ended 31-March-2021
<b>A. Cash flow from operating activities</b>		
Profit/(loss) before tax (including OCI)	(20,424.10)	(23,622.31)
Adjustments for:		
Depreciation and amortisation expense	336.11	429.75
Loss/(Profit) on sale of property, plant and equipment (net)	(89.24)	(6.18)
Profit on sale of non-current investments	(7.45)	-
Finance costs	21,924.52	32,974.37
Interest income	(334.19)	(5,020.93)
Excess provisions written back	(248.73)	(0.25)
Sundry balances written off	246.44	-
Share of loss from joint venture	-	0.14
Operating profit/(loss) before working capital changes	<b>1,403.36</b>	<b>4,754.59</b>
Movement in working capital:		
Adjustments for (increase)/decrease in operating assets:		
Inventories	58,610.72	27,633.20
Trade receivables	3,714.45	(5,216.23)
Loans - non current	(251.44)	(303.96)
Loans - current	479.64	(2,291.74)
Other financial assets - non current	227.23	80.70
Other financial assets - current	733.06	252.92
Other assets - non current	8,894.55	568.86
Other assets - current	3,787.16	2,343.84
Adjustments for increase/(decrease) in operating liabilities:		
Trade payables	(620.60)	(11,697.88)
Other financial liabilities - non current	(1,968.85)	413.25
Lease Liability-non current & current	(142.72)	246.54
Other financial liabilities - current	2,286.15	(676.72)
Other liabilities - non current	(247.36)	(38.83)
Other liabilities - current	(46,923.74)	4,023.94
Provisions - non current	(43.81)	(114.59)
Provisions - current	(0.41)	(5.65)
Cash generated from/(used in) operations	<b>29,937.39</b>	<b>19,972.24</b>
Income taxes paid (net)	(356.90)	14.70
<b>Net cash flow from/(used in) operating activities (A)</b>	<b>29,580.49</b>	<b>19,986.94</b>
<b>B. Cash flow from investing activities</b>		
Payments for Property, Plant and Equipment, Investment Properties and intangible assets including under development	(5,399.89)	(3,427.52)
Proceeds from sale of Property, Plant and Equipment, intangible assets and investment property	94.65	8.80



		₹ in lakhs
	Year ended 31-March-2022	Year ended 31-March-2021
(Increase)/decrease in bank balances not considered as cash and cash equivalents		
- Placed during the year	(213.97)	(2,497.76)
- Matured during the year	874.28	1,069.77
Purchase of non-current investments		
- Subsidiaries	-	(1.00)
- Others	(892.00)	(4,605.26)
Redemption/sale of non-current investments		
- Joint Venture	-	494.86
- Others	10.50	-
Interest received	365.13	4,978.26
<b>Net cash flow from/(used in) investing activities (B)</b>	<b>(5,161.30)</b>	<b>(3,979.85)</b>
<b>C. Cash flow from financing activities</b>		
Interest paid	(20,122.59)	(14,583.90)
Proceeds from / (repayment of) working capital borrowings	(1,413.41)	(468.01)
Proceeds from other short-term borrowings	-	1,164.10
Repayment of other short-term borrowings	(508.35)	(2,915.56)
Proceeds from long-term borrowings	-	7,077.14
Repayment of long-term borrowings	(2,669.04)	(5,907.87)
<b>Net cash flow from/(used in) financing activities (C)</b>	<b>(24,713.39)</b>	<b>(15,634.10)</b>
<b>D. Net increase/(decrease) in Cash and cash equivalents (A+B+C)</b>	<b>(294.20)</b>	<b>372.99</b>
<b>E. Cash and cash equivalents at the beginning of the year</b>	<b>961.11</b>	<b>588.12</b>
<b>F. Cash and cash equivalents at the end of the year</b>	<b>666.91</b>	<b>961.11</b>

See accompanying notes to the standalone financial statements

1-88

In terms of our report attached

**For T R Chadha & Co LLP**

Chartered Accountants  
(Registration No 006711N/N500028)

**Aashish Gupta**

Partner  
(Membership No. 097343)

Place: Delhi

Date: 11 June, 2022

**For and on behalf of the Board of Directors**

**Pradeep Kumar Jain**

Chairman  
(DIN 00333486)

**M. C. Jain**

Group Chief Financial Officer

Place: Delhi

Date: 11 June, 2022

**Sanjeev Kumar Jain**

Managing Director & CEO  
(DIN 00333881)

**Mandan Mishra**

Company Secretary

## STANDALONE STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH, 2022

### a. Equity Share Capital

₹ in lakhs

	Amount
<b>Balance as at 31 March, 2020</b>	21,759.06
Changes in equity share capital during the year	-
<b>Balance as at 31 March, 2021</b>	21,759.06
Changes in equity share capital during the year	-
<b>Balance as at 31 March, 2022</b>	<b>21,759.06</b>

### b. Other Equity

₹ in lakhs

	Reserves and Surplus					Total
	Securities premium	General Reserve	Debenture redemption reserve	Retained earnings	Other Comprehensive Income	
<b>Balance as at 31 March, 2020</b>	<b>140,711.41</b>	<b>7,960.00</b>	<b>2,742.20</b>	<b>(25,794.18)</b>	<b>(51.87)</b>	<b>125,567.56</b>
Profit/(loss) for the year	-	-	-	(24,202.73)	-	<b>(24,202.73)</b>
Other comprehensive income for the year, net of income tax	-	-	-	-	49.87	<b>49.87</b>
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(24,202.73)</b>	<b>49.87</b>	<b>(24,152.86)</b>
<b>Balance as at 31 March, 2021</b>	<b>140,711.41</b>	<b>7,960.00</b>	<b>2,742.20</b>	<b>(49,996.91)</b>	<b>(2.00)</b>	<b>101,414.70</b>
Profit/(loss) for the year	-	-	-	(20,917.20)	-	<b>(20,917.20)</b>
Other comprehensive income for the year, net of income tax	-	-	-	-	78.75	<b>78.75</b>
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(20,917.20)</b>	<b>78.75</b>	<b>(20,838.45)</b>
<b>Balance as at 31 March, 2022</b>	<b>140,711.41</b>	<b>7,960.00</b>	<b>2,742.20</b>	<b>(70,914.11)</b>	<b>76.75</b>	<b>80,576.25</b>

See accompanying notes to the standalone financial statements

1-88

In terms of our report attached

**For T R Chadha & Co LLP**

Chartered Accountants

(Registration No 006711N/N500028)

**For and on behalf of the Board of Directors**

Sd/-

**Aashish Gupta**

Partner

(Membership No. 097343 )

Sd/-

**Pradeep Kumar Jain**

Chairman

(DIN 00333486)

Sd/-

**Sanjeev Kumar Jain**

Managing Director & CEO

(DIN 00333881)

Sd/-

**M. C. Jain**

Group Chief Financial Officer

Sd/-

**Mandan Mishra**

Company Secretary

Place: Delhi

Date: 11 June, 2022

Place: Delhi

Date: 11 June, 2022





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### 1. CORPORATE INFORMATION

Parsvnath Developers Limited ("the Company") was set up as a Company registered under the Companies Act, 1956. It was incorporated on 24 July, 1990. The Company is primarily engaged in the business of promotion, construction and development of integrated townships, residential and commercial complexes, multi-storeyed buildings, flats, houses, apartments, shopping malls, IT parks, hotels, SEZ, etc.

The Company is a public limited company incorporated and domiciled in India. The address of its corporate office is Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi - 110 032. The Company is listed on the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE).

### 2. SIGNIFICANT ACCOUNTING POLICIES

#### 2.1 Basis of preparation

The standalone 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 and presentation requirement of Division II of Schedule III to the Companies Act, 2013 (Ind AS Compliant Schedule III), as applicable to the standalone financial statement.

Upto the year ended 31 March, 2016, the Company prepared its standalone financial statements in accordance with accounting standards notified under the section 133 of the Companies Act, 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (hereinafter referred to as 'Previous GAAP'). The date of transition to Ind AS is 1 April, 2015.

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

#### 2.2 Basis of measurement and presentation

The standalone financial statements have been prepared on the historical cost basis unless otherwise indicated.

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

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability

**The principal accounting policies are set out below.**

#### 2.3 Revenue recognition

Revenue is recognised to the extent that it is probable that the Company will collect the consideration to which it will be entitled in exchange of goods or services that will be transferred to the customers taking into account contractually defined terms of payments. Revenue excludes taxes and duties collected on behalf of the Government and is net of customer returns, rebates, discounts and other similar allowances.

- i. Revenue from real estate projects – The Company derives revenue, primarily from sale of properties comprising of both commercial and residential units. Revenue from sale of constructed properties is recognised at a 'Point of Time', when the Company satisfies the performance obligations, which generally coincides with completion/possession and offer for possession of the unit/NOC received for fitout offer. To estimate the transaction price in a contract, the Company adjusts the contracted amount of consideration to the time value of money if the contract includes a significant financing component.

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

- ii. In case of joint development projects, wherein land owner provides land and the Company acts as a developer and in lieu of land, the Company has agreed to transfer certain percentage of the revenue proceeds, the revenue is accounted on gross basis. In case, where, in lieu of the land, the Company has agreed to transfer certain percentage of constructed area, revenue is recognised in respect of Company's share of constructed area to the extent of Company's percentage share of the underlying real estate development project.
- iii. Revenue from sale of land without any significant development is recognised when the sale agreement is executed resulting in transfer of all significant risk and rewards of ownership and possession is handed over to the buyer. Revenue is recognised, when transfer of legal title to the buyer is not a condition precedent for transfer of significant risks and rewards of ownership to the buyer.
- iv. Revenue from sale of development rights is recognised when agreements are executed.
- v. Income from construction contracts is recognised by reference to the stage of completion of the contract activity at the reporting date of the standalone financial statements. The related costs there against are charged to the Standalone Statement of Profit and Loss. The stage of completion of the contract is measured by reference to the proportion that contract cost incurred for work performed up to the reporting date bears to the estimated total contract cost for each contract. When the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.
- vi. The revenue on account of interest on delayed payment / transfer charges / forfeiture income and other associated charges by customers and expenditure on account of compensation / penalty for project delays are accounted for at the time of acceptance / settlement with the customers due to uncertainties with regard to determination of amount receivable / payable.
- vii. Income from licence fee is recognised on accrual basis in

accordance with the terms of agreement with the sub-licensees.

- viii. Income from rent is recognised on accrual basis in accordance with the terms of agreement with the lessee.
- ix. Income from maintenance charges is recognised on accrual basis.
- x. Interest income on bank deposits is recognised on accrual basis on a time proportion basis. Interest income on other financial instruments is recognised using the effective interest rate method.

### 2.4 Leasing

#### Ind AS 116

The company has applied Ind AS 116 for recognition of revenue from leasing.

#### As a lessee

The company recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property and equipment and intangible assets. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re-measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, company's incremental borrowing rate. Generally, the company uses its



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

incremental borrowing rate as the discount rate.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the company's estimate of the amount expected to be payable under a residual value guarantee, or if company changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

### Short-term leases and leases of low-value assets

The company has elected not to recognise right-of-use assets and lease liabilities for short term leases that have a lease term of 12 months and low-value asset. The company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

### As lessor

Receipts from operating leases are recognised in the Standalone Statement of Profit and Loss on a straight-line basis over the term of the relevant lease. Where the lease payments are structured to increase in line with expected general inflation to compensate for expected inflationary cost increases, lease income is recognised as per the contractual terms.

## 2.5 Borrowing costs

Borrowing costs directly attributable to the acquisition or construction of qualifying assets are capitalised/inventorised until the time all substantial activities necessary to prepare the qualifying assets for their intended use are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use or sale.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

## 2.6 Employee benefits

### a. Defined contribution plan

The Company's contribution to provident fund and employee state insurance scheme are considered as defined contribution plans and are charged as an expense based on the amount of contribution required to be made and when services are rendered by the employees.

### b. Defined benefit plan

For defined benefit plan in the form of gratuity, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each annual reporting period. Remeasurement, comprising actuarial gains and losses, is reflected immediately in the balance sheet with a charge or credit recognised in other comprehensive income in the period in which they occur. Remeasurement recognised in other comprehensive income is not reclassified to profit or loss in subsequent periods. Past service cost is recognised in profit or loss in the period of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Defined benefit costs are categorised as follows:

- service cost comprising current service costs, past service costs, gains and losses on curtailments and settlements;
- net interest expense or income; and
- remeasurement

### c. Short-term and other long-term employee benefits

Liabilities recognised in respect of short-term employee benefits in respect of wages and salaries, performance incentives, leaves etc. are measured at the undiscounted amount of the benefits expected to be paid in exchange for the related service.

Accumulated leaves expected to be carried forward beyond twelve months, are treated as long-term employee benefits. Liability for such long term benefit is provided based on the actuarial valuation using the projected unit credit method at year-end.

## 2.7 Taxation

Income tax expense for the year comprises of current tax and deferred tax.

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### Current tax

Current tax is the expected tax payable on the taxable income for the year calculated in accordance with the Income Tax Act and any adjustment to taxes in respect of previous years.

### Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the standalone financial statements and the corresponding amounts used in the computation of taxable income. Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences, the carry forward of unused tax losses and unused tax credits. Deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

### Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

### Minimum Alternate Tax (MAT)

Minimum Alternate Tax (MAT) is payable when the taxable profit is lower than the book profit. Taxes paid under MAT are available as a set off against regular income tax payable in subsequent years. MAT paid in a year is charged to the standalone Statement of Profit and Loss as current tax. The Company recognises MAT credit available as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period i.e the period for which MAT credit is allowed to be

carried forward. MAT credit is recognised as an asset and is shown as 'MAT Credit Entitlement'. The Company reviews the 'MAT Credit Entitlement' asset at each reporting date and write down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period.

## 2.8 Property, plant and equipment

Property, plant and equipment is stated at their cost of acquisition/construction, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, directly attributable costs for making the asset ready for its intended use, borrowing costs attributable to construction of qualifying asset, upto the date the asset is ready for its intended use.

Subsequent expenditure related to an item of property, plant and equipment is included in the carrying amount only if it increases the future benefits from the existing asset beyond its previously assessed standards of performance.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from the use. Any gain or loss arising on re-recognition to the asset is included in the standalone Statement of Profit and Loss.

Property, plant and equipment which are not ready for intended use as on the date of Balance Sheet are disclosed as 'Capital work-in-progress'

## 2.9 Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation. Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. The cost includes purchase/construction cost, directly attributable cost and borrowing costs, if the recognition criteria are met. The fair value of investment property is disclosed in the notes.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal.

Any gain or loss arising on derecognition of the property



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

(calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

### 2.10 Depreciation on property, plant and equipment and investment property

Depreciation on property, plant and equipment and investment property is provided on straight line basis as per the useful life prescribed in Schedule II to the Companies Act, 2013, except in respect of Shuttering and Scaffolding, in which case the life of the asset has been assessed on technical advice, taking into account the nature of asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technology changes and maintenance support etc. Accordingly the useful life of the assets taken is as under:

Asset	Useful life
Buildings	60 years
Plant and equipment	8 years
Shuttering and scaffolding	6 years
Furniture and fixture	8 years
Vehicles	8 years
Office equipment	5 years
Computer	3 years
Investment properties (Buildings)	60 years

Free hold land is not depreciated.

### 2.11 Intangible assets and Intangible asset under development

Intangible assets comprises buildings constructed on 'Build-operate-Transfer'(BOT) basis. The company has unconditional right to use/lease such assets during the specified period. After expiry of specified period, these assets will get transferred to licensor without any consideration. Since, the Company has no ownership rights over these assets and has limited right of use during the specified period, these assets are classified as intangible assets. These intangible assets are initially recognised at their cost of construction. The cost comprises purchase price, directly attributable costs for making the asset ready for its intended use, borrowing costs attributable to construction of qualifying asset, upto the date the asset is ready for its intended use.

Subsequent to initial recognition, intangible assets

are carried at cost less accumulated amortisation and accumulated impairment losses, if any.

Intangible assets which are not ready for intended use as on the date of Balance Sheet are disclosed as 'Intangible assets under development'

Intangible assets are amortised on a straight line basis over the licence period (right to use) which ranges from 20 to 44 years.

### 2.12 Impairment of tangible and intangible assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

### 2.13 Investment in equity instrument of subsidiaries (including partnership firm) and associates

Investment in equity instrument of subsidiaries and associates are stated at cost as per Ind AS 27 'Separate Financial Statements'. Where the carrying amount of an investment is greater than its estimated recoverable amount, it is assessed for recoverability and in case of permanent diminution provision for impairment is recorded in Standalone statement of Profit and Loss. On disposal of investment, the difference between the net disposal proceeds and carrying amount is charged or credited to the standalone statement of Profit and Loss.

### 2.14 Inventories

Inventory comprises completed property for sale and property under construction (work-in-progress), Land cost, construction cost, direct expenditure relating to construction activity and borrowing cost during construction period is inventorised to the extent the expenditure is directly attributable to bring the asset to its working condition for its intended use. Costs incurred/items purchased specifically for projects are taken as consumed as and when incurred/received.

- i. Completed unsold inventory is valued at lower of cost and net reliable value. Cost of inventories are determined by including cost of land (including development rights), internal development cost, external development charges, materials, services, related overheads and apportioned borrowing costs.
- ii. Work in progress is valued at lower of cost and net reliable value. Work-in-progress represents costs incurred in respect of unsold area of the real estate projects or costs incurred on projects where the revenue is yet to be recognised. Cost comprises cost of land (including development charges), internal development cost, external development charges, materials, services, overhead related to projects under construction and apportioned borrowing costs.

### 2.15 Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation.

If the effect of the time value of money is material, provisions are discounted to reflect its present value using a current pre-tax rate that reflects the current market assessment of the time value of money and the risks specific to the obligation. When discounting is used the increase in the provisions due to the passage of time is recognised as finance cost.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

### Onerous contracts

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Company has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

### 2.16 Contingent liabilities and Contingent assets

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made. The Company does not recognise a contingent liability, but discloses its existence in the standalone financial statements.

Contingent assets are neither recognised nor disclosed





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

except when realisation of income is virtually certain, related asset is disclosed.

### 2.17 Cash and cash equivalents

Cash and cash equivalents for the purpose of Standalone Cash Flow Statement comprises cash on hand, cash at bank and short-term deposits with banks with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

### 2.18 Cost of revenue

Cost of constructed properties includes cost of land/development rights, construction and development costs, borrowing costs and direct overheads, which is charged to the standalone statement of profit and loss based on the corresponding revenue recognized from sale of unit on proportionate basis.

### 2.19 Earnings per share

Basic earnings per share is computed by dividing the net profit for the year attributable to the equity shareholders of the Company by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the period and for all period presented is adjusted for events, such as bonus shares, that have changed the number of equity shares outstanding without a corresponding change in resources.

Diluted earnings per share is computed by dividing the net profit for the year attributable to equity shareholders as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares. Potential equity shares are deemed to be dilutive only if their conversion to equity shares would decrease the net profit per share from continuing ordinary operations.

### 2.20 Foreign currency translations

The standalone financial statements are presented in Indian Rupee, the functional and presentation currency of the Company.

Transactions in foreign currencies entered into by the Company are recorded at the exchange rates prevailing on the date of the transaction or at rates that closely approximate the rate at the date of the transaction.

Foreign currency monetary items of the Company, outstanding at the reporting date are restated at the exchange rates prevailing at the reporting date. Non-monetary items denominated in foreign currency, are reported using the exchange rate at the date of the transaction.

Exchange differences arising on settlement / restatement of foreign currency monetary assets and liabilities of the Company are recognised as income or expense in the Standalone Statement of Profit and Loss.

### 2.21 Current/non-current classification

The Company presents assets and liabilities in the balance sheet based on current / non-current classification. As 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;
- Cash and cash equivalents 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 treated as 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 period

All other liabilities are classified as non-current.

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### 2.22 Operating cycle

The operating cycle is the time gap between the acquisition of the asset for processing and their realization in cash and cash equivalents. 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 48 months for real estate projects and 12 months for others for the purpose of classification of its assets and liabilities as current and non-current.

### 2.23 Optionally convertible redeemable preference shares and compulsorily convertible debentures

#### i) Optionally convertible redeemable preference shares

Optionally convertible redeemable preference share issued by wholly owned subsidiaries are accounted as investment carried at cost. In such instruments, preference shares are convertible with the option of company at any time before expiry of stipulated period from the date of issue into such number as defined in the agreement. This share shall be mandatorily redeemed by subsidiaries companies on expiry of defined period from the date of issue. Amount is fixed at upfront and conversion will be into fixed number of shares.

#### ii) Compulsorily convertible debentures

Compulsorily convertible debentures issued by wholly owned subsidiaries are accounted as equity instrument carried at cost based upon the terms of the contract. These instruments are convertible into fixed number of equity shares within the term stipulated in contract at the option of holder. Amount is fixed at upfront and conversion will be into fixed number of shares.

### 2.24 Financial instruments

Financial assets and financial liabilities are recognised when the Company 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.

### 2.25 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

#### Classification of financial assets

Debt instruments that meet the following conditions are subsequently measured at amortised cost (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All other financial assets are subsequently measured at fair value.

#### Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the gross carrying amount on initial recognition.





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognised in profit or loss and is included in the "Other income" line item.

### Investments in equity instruments at FVTOCI

On initial recognition, the Company can make an irrevocable election (on an instrument-by-instrument basis) to present the subsequent changes in fair value in other comprehensive income pertaining to investments in equity instruments. This election is not permitted if the equity investment is held for trading. These elected investments are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the 'Reserve for equity instruments through other comprehensive income'. The cumulative gain or loss is not reclassified to profit or loss on disposal of the investments.

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument or a financial guarantee.

Dividends on these investments in equity instruments are recognised in profit or loss when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably. Dividends recognised in profit or loss are included in the 'Other income' line item.

### Financial assets at fair value through profit or loss (FVTPL)

Investments in equity instruments are classified as at FVTPL, unless the Company irrevocably elects on initial recognition to present subsequent changes in fair value

in other comprehensive income for investments in equity instruments which are not held for trading

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

### Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, lease receivables, trade receivables, other contractual rights to receive cash or other financial asset, and financial guarantees not designated as at FVTPL.

Expected credit losses are the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive (i.e. all cash shortfalls), discounted at the original effective interest rate (or credit -adjusted effective interest rate for purchased or originated credit-impaired financial assets). The Company estimates cash flows by considering all contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) through the expected life of that financial instrument.

The Company measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses. 12-month expected credit losses are portion of the life-time expected credit losses and represent the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

thus, are not cash shortfalls that are predicted over the next 12 months.

If the Company's measured loss allowance for a financial instrument at lifetime expected credit loss model in the previous period, but determines at the end of a reporting period that the credit risk has not increased significantly since initial recognition due to improvement in credit quality as compared to the previous period, the Company again measures the loss allowance based on 12-month expected credit losses.

When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the Company uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the Company compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 11 and Ind AS 18, the Company always measures the loss allowance at an amount equal to lifetime expected credit losses.

Further, for the purpose of measuring lifetime expected credit loss allowance for trade receivables, the Company has used a practical expedient as permitted under Ind AS 109. This expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

### **Derecognition of financial assets**

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained

interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety (e.g. when the Company retains an option to repurchase part of a transferred asset), the Company allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

### **Foreign exchange gains and losses**

The fair value of financial assets denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period.

- For foreign currency denominated financial assets measured at amortised cost and FVTPL, the exchange differences are recognised in profit or loss except for those which are designated as hedging instruments in a hedging relationship.



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

- Changes in the carrying amount of investments in equity instruments at FVTOCI relating to changes in foreign currency rates are recognised in other comprehensive income.
- For the purposes of recognising foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in profit or loss and other changes in the fair value of FVTOCI financial assets are recognised in other comprehensive income.

### 2.26 Financial liabilities and equity instruments

#### Classification as debt or equity

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

#### Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

#### Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Company, and commitments issued by the Company to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

#### Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is either contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies or is held for trading or it is designated as at FVTPL.

A financial liability is classified as held for trading if:

- it has been incurred principally for the purpose of repurchasing it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

A financial liability other than a financial liability held for trading or contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies, may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
- the financial liability forms part of a group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Company's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
- it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL in accordance with Ind AS 109.

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any interest paid on the financial liability and is included in the 'Other income' line item.

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

However, for non-held-for-trading financial liabilities that are designated as at FVTPL, the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is recognised in other comprehensive income, unless the recognition of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss, in which case these effects of changes in credit risk are recognised in profit or loss. The remaining amount of change in the fair value of liability is always recognised in profit or loss. Changes in fair value attributable to a financial liability's credit risk that are recognised in other comprehensive income are reflected immediately in retained earnings and are not subsequently reclassified to profit or loss.

Gains or losses on financial guarantee contracts and loan commitments issued by the Company that are designated by the Company as at fair value through profit or loss are recognised in profit or loss.

### **Financial liabilities subsequently measured at amortised cost**

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability or (where appropriate) a shorter period, to the gross carrying amount on initial recognition.

### **Financial guarantee contracts**

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder

for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued by the Company are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 18.

### **Commitments to provide a loan at a below-market interest rate**

Commitments to provide a loan at a below-market interest rate are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 18.

### **Foreign exchange gains and losses**

For financial liabilities that are denominated in a foreign currency and are measured at amortised cost at the end of each reporting period, the foreign exchange gains and losses are determined based on the amortised cost of the instruments and are recognised in 'Other income'.

The fair value of financial liabilities denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of the reporting period. For financial liabilities that are measured as at FVTPL, the foreign exchange component forms part of the fair value gains or losses and is recognised in profit or loss.

### **Derecognition of financial liabilities**

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between with a



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

### 3. SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of the standalone financial statements in conformity with recognition and measurement principles of Ind AS requires the Management to make judgments, estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that these assumptions and estimates used in preparation of the standalone financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/materialise.

#### 3.1 Revenue recognition

Recognition of revenue at a point in time based on satisfaction of performance obligation requires estimates and judgements regarding timing of satisfaction of performance obligation, allocation of cost incurred to segment/units and the estimated cost for completion of some final pending works.

#### 3.2 Net realisable value of inventory

Inventory of real estate property including work-in-progress is valued at lower of cost and net realisable value (NRV). NRV of completed property is assessed by reference to market prices existing at the reporting date and based on comparable transactions made by the Company and/or identified by the Company for properties in same geographical area. NRV of properties under construction/development is assessed with reference to marked value of completed property as at the reporting date less estimated

cost to complete. The effect of changes is recognised in the standalone financial statements during the period in which such changes are determined.

#### 3.3 Deferred tax assets

Recognition of deferred tax assets is based on estimates of taxable profits in future years. The Company prepares detailed cash flow and profitability projections, which are reviewed by audit committee and the board of directors of the Company.

#### 3.4 Valuation of investments in subsidiaries

Investments in subsidiaries are carried at cost. The management estimates the indicators of impairment of such investments. This requires assessment of key assumptions used in calculation of cash flows, sale price, discount rate etc., which may effect the estimation of impairment in value of investments.

#### 3.5 Others

Significant judgements and other estimates and assumptions that may have the significant effect on the carrying amount of assets and liabilities in future years are:

- a. Classification of property as investment property or inventory
- b. Measurement of defined benefit obligations
- c. Useful life of property, plant and equipment
- d. Measurement of contingent liabilities and expected cash outflows
- e. Provision for diminution in value of long-term investments
- f. Provision for expected credit losses
- g. Impairment provision for intangible assets

## 4. RECENT ACCOUNTING PRONOUNCEMENTS

**4.1** On 24 March, 2021, the Ministry of Corporate Affairs (MCA) through a notification amended Schedule III of the Companies Act, 2013. The amendments revise Division I, II and III of schedule III and are applicable from 1 April 2021.

Key amendments relating to Division II which relate to companies whose financial statements are required to comply with companies (Indian Accounting Standards) Rule 2015 are:

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### (i) Standalone Balance Sheet:

- Lease liabilities should be separately disclosed under the head 'financial liabilities', duly distinguished as current or non-current.
- Certain additional disclosures in the standalone statement of change in equity such as change in equity share capital due to prior period errors and restated balances at the beginning of the reporting period.
- Specified format for disclosure of shareholding of promoters.
- Specified format for ageing schedule of trade receivables, trade payables, capital work in progress and intangible assets under development.
- If a company has not used funds for the specific purpose for which it was borrowed from banks and financial institutions, then disclosure of detail of where it has been used.
- Specific disclosure under 'additional regulatory requirement' such as compliance with approved schemes of arrangements, compliance with number of layers of companies, title deeds of

immovable property not held in name of company, loans and advances to promoters, directors, key managerial personnel (KMP) and related parties, details of benami property held, etc.

### (ii) Standalone Statement of profit and loss:

Additional disclosures relating to Corporate Social Responsibility (CSR), undisclosed income and crypto or virtual currency specified under the head 'additional information' in the note forming part of standalone financial statements.

The above disclosure amendments were extensive and the appropriate effect (to the extent applicable) to them, as required by law has been given in the standalone financial statements of the company.

### 4.2 New and amended standards, not yet effective

The Ministry of Corporate Affairs (MCA) in consultation with National Financial Reporting Authority (NFRA) vide its notification dated 23 March, 2022, has made certain amendments in the Companies (Indian Accounting Standards) Rules, 2015. Such amendments shall come into force with effect from 1 April, 2022. The amendments are extensive, and the company will evaluate the same to give effect to these.



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 5 Property, plant and equipment

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
<b>Carrying amounts of :</b>		
Land and building		
i. Own use	11.28	11.59
ii. Given under operating lease	27.12	31.12
Plant and equipment	0.27	0.52
Furniture and fixture	0.02	0.03
Vehicles	29.24	76.15
Office equipment	3.74	5.11
Computers	0.73	0.91
	<b>72.40</b>	<b>125.43</b>

₹ in lakhs									
	Land and building		Plant and equip-ment	Shutter- ing and scaffold- ing	Furni- ture and fixture	Vehicles	Office equip- ment	Com- puters	Total
	Own use	Given under oper- ating lease							
Deemed cost :									
Balance as at 31 March, 2020	13.47	55.09	115.05	0.97	83.14	696.59	48.54	12.57	1,025.42
Additions	-	-	-	-	-	-	2.38	0.59	2.97
Disposals	-	-	2.97	-	-	27.21	-	-	30.18
Balance as at 31 March, 2021	13.47	55.09	112.08	0.97	83.14	669.38	50.92	13.16	998.21
Additions	-	-	-	-	-	-	0.70	0.27	0.97
Disposals	-	-	-	-	-	34.13	-	-	34.13
Balance as at 31 March, 2022	13.47	55.09	112.08	0.97	83.14	635.25	51.62	13.43	965.05
Accumulated depreciation :									
Balance as at 31 March, 2020	1.57	19.97	114.28	0.97	82.85	522.78	43.26	11.99	797.67
Depreciation expense	0.31	4.00	0.25	-	0.26	95.04	2.55	0.26	102.67
Elimination on disposals of assets	-	-	2.97			24.59	-	-	27.56
Balance as at 31 March, 2021	1.88	23.97	111.56	0.97	83.11	593.23	45.81	12.25	872.78
Depreciation expense	0.31	4.00	0.25	-	0.01	46.91	2.07	0.45	54.00
Elimination on disposals of assets	-	-	-	-	-	34.13	-		34.13
Balance as at 31 March, 2022	2.19	27.97	111.81	0.97	83.12	606.01	47.88	12.70	892.65



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

₹ in lakhs									
	Land and building		Plant and equip-ment	Shutter- ing and scaffold- ing	Furni- ture and fixture	Vehicles	Office equip- ment	Com- puters	Total
	Own use	Given under oper- ating lease							
Carrying amount :									
Balance as at 31 March, 2020	11.90	35.12	0.77	-	0.29	173.81	5.28	0.58	227.75
Additions	-	-	-	-	-	-	2.38	0.59	2.97
Disposals	-	-	-	-	-	2.62	-	-	2.62
Depreciation expense	0.31	4.00	0.25	-	0.26	95.04	2.55	0.26	102.67
Balance as at 31 March, 2021	11.59	31.12	0.52	-	0.03	76.15	5.11	0.91	125.43
Additions	-	-	-	-	-	-	0.70	0.27	0.97
Disposals	-	-	-	-	-	-	-	-	-
Depreciation expense	0.31	4.00	0.25	-	0.01	46.91	2.07	0.45	54.00
Balance as at 31 March, 2022	11.28	27.12	0.27	-	0.02	29.24	3.74	0.73	72.40

### Notes:

- Refer Note 21 & 26 for information on Property, Plant and Equipment pledged as security for Borrowings by the Company.
- Assets not held in the name of Company:

The title deeds of all immovable properties of Land and building are held in the name of the company as at 31 March, 2022 and 31 March, 2021, except as stated below:

S. No.	Description of Properties	Gross Carrying value (₹ in lakhs)	Held in the name of	Whether Promoters, directors or their relative or employee	Date/period held since	Reason for not being held in the name of Company
1	Land & Building	80.00	Property documents are not traceable.	No	10-Jan-09	Property documents are not traceable.
2	Land & Building	4.29	B. Rajkamal Builders (Parsvnath Developers Limited by virtue of Flat Buyer Agreement)	No	11-Nov-94	Pursuant to Agreement to sell dated 10 November, 1994 entered into between the seller and the Company, endorsement on the Flat Buyer Agreement and other documents of the said commercial property was done by the Builder in its records in favour of the company on 11 November, 1994. Registry not yet done being leasehold property.





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 6 Right of use assets

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
Right of use assets	1,359.59	1,602.26
Right of use assets-under development	-	9,198.25
	<b>1,359.59</b>	<b>10,800.51</b>

	₹ in lakhs		
	Right of use assets	Right of use assets under development	Total
<b>Balance as at 31 March, 2020</b>	1,557.00	10,484.69	12,041.69
Additions (Net)	508.47	-	508.47
Disposals/Adjustments	59.71	388.00	447.71
<b>Balance as at 31 March, 2021</b>	<b>2,005.76</b>	<b>10,096.69</b>	<b>12,102.45</b>
Additions	-	-	-
Disposals/Adjustments	108.67	10,096.69	10,205.36
<b>Balance as at 31 March, 2022</b>	<b>1,897.09</b>	<b>-</b>	<b>1,897.09</b>
<b>Accumulated amortisation</b>			
Balance as at 31 March, 2020	191.87	478.40	670.27
Amortisation expense during the year	211.63	420.04	631.67
Elimination on adjustment/ disposals of assets	-	-	-
<b>Balance as at 31 March, 2021</b>	<b>403.50</b>	<b>898.44</b>	<b>1,301.94</b>
Amortisation expense during the year	134.00	-	134.00
Elimination on adjustment/ disposals of assets	-	898.44	898.44
<b>Balance as at 31 March, 2022</b>	<b>537.50</b>	<b>-</b>	<b>537.50</b>
<b>Carrying amount</b>			
Balance as at 31 March, 2020	1,365.13	10,006.29	11,371.42
Additions (Net)	508.47	-	508.47
Amortisation expense	211.63	420.04	631.67
Disposals/Adjustments	59.71	388.00	447.71
<b>Balance as at 31 March, 2021</b>	<b>1,602.26</b>	<b>9,198.25</b>	<b>10,800.51</b>
Additions	-	-	-
Amortisation expense	134.00	-	134.00
Disposals/Adjustments	108.67	9,198.25	9,306.92
<b>Balance as at 31 March, 2022</b>	<b>1,359.59</b>	<b>-</b>	<b>1,359.59</b>

#### Notes:

#### a. Right of use assets

Right of use assets is lease liability measured at cost, which comprises initial amount of lease liability adjusted for lease payments made at or before the commencement date of 01 April, 2019 (see note 2.4)

#### b. Amortisation of Right of use assets under development is capitalised in 'Intangible assets under development'/Asset held for sale [refer note 52(b)].

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 7 Investment property

₹ in lakhs

	As at 31-March-2022	As at 31-March-2021
Freehold land	32.81	32.81
Buildings	1,421.07	1,456.29
<b>Completed investment properties</b>	<b>1,453.88</b>	<b>1,489.10</b>

₹ in lakhs

	Freehold land		Buildings		Total	
	As at 31-March-2022	As at 31-March-2021	As at 31-March-2022	As at 31-March-2021	As at 31-March-2022	As at 31-March-2021
<b>Cost or deemed Cost</b>						
Balance at the beginning of the year	32.81	32.81	1,635.48	1,635.48	1,668.29	1,668.29
Additions	-	-	-	-	-	-
Disposals	-	-	7.18	-	7.18	-
<b>Balance at the end of the year</b>	<b>32.81</b>	<b>32.81</b>	<b>1,628.30</b>	<b>1,635.48</b>	<b>1,661.11</b>	<b>1,668.29</b>
<b>Accumulated depreciation</b>						
Balance at the beginning of the year	-	-	179.19	149.36	179.19	149.36
Additions	-	-	-	-	-	-
Disposals	-	-	1.77	-	1.77	-
Depreciation expense	-	-	29.81	29.83	29.81	29.83
<b>Balance at the end of the year</b>	<b>-</b>	<b>-</b>	<b>207.23</b>	<b>179.19</b>	<b>207.23</b>	<b>179.19</b>
<b>Carrying amount</b>						
Balance at the beginning of the year	32.81	32.81	1,456.29	1,486.12	1,489.10	1,518.93
Additions	-	-	-	-	-	-
Disposals	-	-	5.41	-	5.41	-
Depreciation expense	-	-	29.81	29.83	29.81	29.83
<b>Balance at the end of the year</b>	<b>32.81</b>	<b>32.81</b>	<b>1,421.07</b>	<b>1,456.29</b>	<b>1,453.88</b>	<b>1,489.10</b>

**NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022****i) Fair Value of the Company's investment properties**

The investment properties consist of 70 No's commercial properties in India.

As at 31 March, 2022 and 31 March, 2021 the fair values of the properties are ₹ 3,411.25 lakhs and ₹ 2,978.21 lakhs respectively as estimated by the Management.

The Company has no restrictions on the realisability of its investment properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.

Details of the investment properties and information about the fair value hierarchy as at 31 March, 2022 and 31 March, 2021 are as follows:

			₹ in lakhs
	Level 2	Level 3	As at 31-March-2022
Commercial Properties located in India	-	3,411.25	3,411.25
<b>Total</b>	-	<b>3,411.25</b>	<b>3,411.25</b>

			₹ in lakhs
	Level 2	Level 3	As at 31-March-2021
Commercial Properties located in India	-	2,978.21	2,978.21
<b>Total</b>	-	<b>2,978.21</b>	<b>2,978.21</b>

ii) Refer note 21 & 26 for information on Investment Property pledged as security for borrowings by the Company.

**iii) Investment Properties not held in the name of the Company :**

The title deeds of all immovable properties of Land and building are held in the name of the company as at 31 March, 2022 and 31 March, 2021, except as stated below:

Description of Properties	Gross Carrying value (₹ in lakhs)	Held in the name of	Whether Promoter, director or their relative or employee	Date/period held since	Reason for not being held in the name of Company
Buildings	43.20	Honey Builders Private Limited (HBPL)	No	1-Jan-08	The Development agreement was executed between the land owner (HBPL) and the company on 15 April, 2003, pursuant to which commercial shops were constructed on this land. All shops have been sold except shown here. These shops are held by the company for earning revenue.
Buildings	288.31	Amazon India Ltd. (AIL)	No	4-Apr-11	The Collaboration agreement was executed between our Associate company, Amazon India Limited (also the land owner) and the company on 18 September, 2003 pursuant to which a residential housing project was developed by the company. The unsold area is held by the company for value appreciation.

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Description of Properties	Gross Carrying value (₹ in lakhs)	Held in the name of	Whether Promoter, director or their relative or employee	Date/period held since	Reason for not being held in the name of Company
Buildings	66.24	Indo Continental Hotels & Resorts Ltd. (ICHR)	No	1-Jan-07	The residential project in which the property is situated was developed / constructed by the company in terms of Development agreement dated 2 September, 2002 entered into between ICHR and the Company. The unsold area is held by the company for value appreciation.
Freehold Land	17.60	Indo Continental Hotels & Resorts Ltd. (ICHR)	No	1-Apr-07	The residential project in which the property is situated was developed / constructed by the company in terms of Development agreement dated 2 September, 2002 entered into between ICHR and the Company. The unsold area is held by the company for value appreciation.

iv) Amount recognized in statement of profit & loss for Investment properties (Refer note no. 65):

	₹ in lakhs	
	Year ended 31-March-2022	Year ended 31-March-2021
Rental income derived from Investment properties	1.13	7.06
Direct Operating expenses (including repair and maintenance) generating rental income	-	-
Profit arising from investment properties before depreciation and indirect expenses	1.13	7.06
Less : Depreciation	0.12	0.54
Profit from leasing of investment properties	1.01	6.52

v) Investment properties are leased to tenants under short term operating leases with monthly rental payments.

### 8 Other intangible assets

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
<b>Carrying amounts of :</b>		
Assets on Build-operate-transfer (BOT) basis	1,627.24	1,745.54
<b>Total</b>	<b>1,627.24</b>	<b>1,745.54</b>
Intangible assets under development	13,851.02	49,673.43
<b>Total</b>	<b>13,851.02</b>	<b>49,673.43</b>



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

₹ in lakhs

	Assets on BOT basis		
	Own use	Given under operating lease	Total
<b>Deemed cost</b>			
Balance as at 31 March, 2020	-	2,448.33	2,448.33
Additions from internal developments	-	-	-
Disposals	-	-	-
<b>Balance as at 31 March, 2021</b>	-	<b>2,448.33</b>	<b>2,448.33</b>
Additions from internal developments	-	-	-
Disposals	-	-	-
<b>Balance as at 31 March, 2022</b>	-	<b>2,448.33</b>	<b>2,448.33</b>
<b>Accumulated amortisation</b>			
Balance as at 31 March, 2020	-	584.49	465.87
Amortisation expense	-	118.30	118.62
Disposal	-	-	-
<b>Balance as at 31 March, 2021</b>	-	<b>702.79</b>	<b>584.49</b>
Amortisation expense	-	118.30	118.30
Disposal	-	-	-
<b>Balance as at 31 March, 2022</b>	-	<b>821.09</b>	<b>702.79</b>
<b>Carrying amount</b>			
Balance as at 31 March, 2020	-	1,863.84	1,863.84
Additions from internal developments	-	-	-
Amortisation expense	-	118.30	118.30
Disposals	-	-	-
<b>Balance as at 31 March, 2021</b>	-	<b>1,745.54</b>	<b>1,745.54</b>
Additions from internal developments	-	-	-
Amortisation expense	-	118.30	118.30
Disposals	-	-	-
<b>Balance as at 31 March, 2022</b>	-	<b>1,627.24</b>	<b>1,627.24</b>

₹ in lakhs

	Intangible assets under development
Balance as at 31 March, 2020	45,399.94
Additions from internal developments	4,273.49
Disposals	-
<b>Balance as at 31 March, 2021</b>	<b>49,673.43</b>
Additions from internal developments	170.98
Disposals/adjustments [refer note 52(b)]	35,993.39
<b>Balance as at 31 March, 2022</b>	<b>13,851.02</b>

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### Notes:

#### Significant intangible assets

##### a. Assets on Build-operate-transfer (BOT) basis

Intangible assets comprises buildings constructed on 'Build-operate-Transfer' (BOT) basis. The company has unconditional right to use/lease such assets during the specified period. After expiry of specified period, these assets will get transferred to licensor without any consideration. Since, the Company has no ownership rights over these assets and has limited right of use during the specified period, these assets are classified as intangible assets.

##### b. Intangible assets under development

Intangible assets (BOT) which are not ready for intended use as on the date of Balance Sheet are disclosed as 'Intangible assets under development'

##### I. Ageing of Intangible Assets under development

(₹ in lakhs)

	Intangible Assets under development as at 31 March, 2022				
	Less than 1 year	1-2 years	2-3 years	more than 3 years	Total
Project in Progress	-	-	-	-	-
Projects temporarily suspended*	96.08	85.37	93.28	13,576.29	13,851.02

(₹ in lakhs)

	Intangible Assets under development as at 31 March, 2021				
	Less than 1 year	1-2 years	2-3 years	more than 3 years	Total
Project in Progress	4,188.12	5,898.75	3,918.34	21,913.28	35,918.49
Projects temporarily suspended*	85.37	93.28	1,866.89	11,709.40	13,754.94

##### II. Ageing of Intangible Assets under development- completion is overdue or has exceeded its cost compared to its original plan

##### a. Projects in Progress

(₹ in lakhs)

	To be Completed in				
	Less than 1 year	1-2 years	2-3 years	more than 3 years	Total
Project in progress as at 31 March, 2022 [refer note 52(b)]	-	-	-	-	-
Project in progress as at 31 March, 2021	850.00	3,500.00	2353.83	-	6,703.83



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### b. \*Projects temporarily suspended

The Company has entered into concession agreements with Delhi Metro Rail Corporation Limited (DMRC) for various projects on Build-Operate-Transfer (BOT) basis. In case of one project, viz. Welcome Mall, construction activities had to be suspended as the property development area allotted to the Company was infringing the proposed line of Metro Station to be constructed by DMRC under phase III. Consequently, the construction activities could not be restarted due to DMRC's inability to provide necessary clarifications regarding FAR availability on the property development area and final approved revised layout plan from MCD. The Company has invoked the Arbitration clause under the concession agreement. Hence, construction activities of this project classified as 'Intangible assets under development' have been temporarily suspended. As a result, the estimated expenses to be incurred on the project amounting to ₹6,822.03 lakhs shall also remain suspended till conclusion of arbitration proceedings. Therefore, the disclosure in the required format as per Schedule III is not ascertainable and is not disclosed.

### 9 Investments - Non current

		₹ in lakhs
	As at 31-March-2022	As at 31-March-2021
<b>(Unquoted)</b>		
A. Investments carried at cost		
i. Subsidiaries		
a. Equity instruments	25,826.57	25,826.57
b. Preference shares	9,683.40	9,683.40
c. Debentures/bonds	10,926.72	10,926.72
Total - subsidiaries	46,436.69	46,436.69
ii. Associates	290.00	292.55
iii. Partnership firm	892.00	-
B. Investments at fair value through profit and loss		
i. Other entities		
a. Equity instruments	1,047.75	1,048.25
C. Investments carried at amortised cost		
i. Other entities		
a. Debentures/bonds	37,500.00	37,500.00
	<b>86,166.44</b>	<b>85,277.49</b>

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### Details of investments:

#### I Investments at cost

##### A. Investments carried at cost - Subsidiaries

	As at 31-March-2022		As at 31-March-2021	
	Qty.	₹ in lakhs	Qty.	₹ in lakhs
<b>(I) Equity instruments</b>				
a. Parsvnath Landmark Developers Private Limited \$	2,720,101	6,165.05	2,720,101	6,165.05
Class 'A' Equity Shares of ₹ 10 each fully paid-up				
b. Parsvnath Landmark Developers Private Limited \$	561,951	1,432.98	561,951	1,432.98
Class 'B' Equity Shares of ₹ 10 each fully paid-up				
c. Parsvnath Infra Limited	26,049,400	2,604.94	26,049,400	2,604.94
Equity Shares of ₹ 10 each fully paid-up				
d. Parsvnath Film City Limited	1,750,000	175.00	1,750,000	175.00
Equity Shares of ₹ 10 each fully paid-up				
e. PDL Assets Limited @	60,000	6.00	60,000	6.00
Equity Shares of ₹ 10 each fully paid-up				
f. Parsvnath Hotels Limited	5,400,000	1,350.00	5,400,000	1,350.00
Equity Shares of ₹ 10 each fully paid-up				
g. Parsvnath Developers Pte. Limited	456,920	145.49	456,920	145.49
Equity Shares of SGD 1 each fully paid-up				
h. Parsvnath Hessa Developers Private Limited	4,960,040	11,755.90	4,960,040	11,755.90
Equity Shares of ₹ 10 each fully paid-up				
i. Parsvnath Promoters and Developers Private Limited*	16,136	167.81	16,136	167.81
Equity Shares of ₹ 10 each fully paid-up				
Less: Provision for diminution in value of investments		109.95		109.95
		<b>57.86</b>		<b>57.86</b>
j. Parsvnath Estate Developers Private Limited \$	3,775,000	377.50	3,775,000	377.50
Class 'A' Equity Shares of ₹ 10 each fully paid-up				
k. Parsvnath Estate Developers Private Limited \$	1,225,000	121.40	1,225,000	121.40
Class 'B' Equity Shares of ₹ 10 each fully paid-up				
l. Parsvnath Buildwell Private Limited	1,000,000	61.29	1,000,000	61.29
Class 'A' Equity Shares of ₹ 10 each fully paid-up				
m. Parsvnath Buildwell Private Limited	100,000	224.96	100,000	224.96
Class 'B' Equity Shares of ₹ 10 each fully paid-up				
n. Parsvnath Buildwell Private Limited	91,000	180.10	91,000	180.10
Class 'C' Equity Shares of ₹ 10 each fully paid-up				
o. Parsvnath Rail Land Project Private Limited # €	120,000	1,145.00	120,000	1,145.00
Equity Shares of ₹ 10 each fully paid-up				
p. Parsvnath HB Projects Private Limited	25,000	2.50	25,000	2.50
Equity Shares of ₹ 10 each fully paid-up				





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

	As at 31-March-2022		As at 31-March-2021	
	Qty.	₹ in lakhs	Qty.	₹ in lakhs
q. Parsvnath Realty Ventures Limited @ Equity Shares of ₹ 10 each fully paid-up	50,000	5.00	50,000	5.00
r. Farhad Realtors Private Limited Equity Shares of ₹ 10 each fully paid-up	10,000	1.00	10,000	1.00
s. Jarul Promoters & Developers Private Limited @ Equity Shares of ₹ 10 each fully paid-up	100,000	10.00	100,000	10.00
t. Suksma Buildtech Private Limited @ Equity Shares of ₹ 10 each fully paid-up	10,000	1.00	10,000	1.00
u. Parsvnath Realcon Private Limited Equity Shares of ₹ 10 each fully paid-up	10,000	1.00	10,000	1.00
v. Snigdha Buildwell Private Limited Equity Shares of ₹ 10 each fully paid-up	10,000	1.00	10,000	1.00
w. Vardaan Buildtech Private Limited % Equity Shares of ₹ 10 each fully paid-up	16,000	1.60	16,000	1.60
		<b>25,826.57</b>		<b>25,826.57</b>
<b>(II) Preference shares</b>				
a. Parsvnath Buildwell Private Limited 0.000001% Optionally Convertible Preference Shares of ₹ 100 each fully paid-up	484,170	9,683.40	484,170	9,683.40
		<b>9,683.40</b>		<b>9,683.40</b>
<b>(III) Debentures</b>				
a. Parsvnath Buildwell Private Limited 15.50% Series A fully Convertible Debentures of ₹100 each fully paid up	8,751,000	9,843.13	8,751,000	9,843.13
b. Parsvnath Buildwell Private Limited 15.50% series B Fully Convertible Debentures of ₹ 100 each fully paid-up	1,083,593	1,083.59	1,083,593	1,083.59
		<b>10,926.72</b>		<b>10,926.72</b>

### B. Investments carried at cost - Associates

#### (I) Equity instruments

	As at 31-March-2022		As at 31-March-2021	
	Qty.	₹ in lakhs	Qty.	₹ in lakhs
a. Amazon India Limited Equity Shares of ₹ 10 each fully paid-up	25,000	212.50	25,000	212.50
b. Home Life Real Estate Private Limited Equity Shares of ₹ 10 each fully paid-up	775,000	77.50	775,000	77.50
c. Vasavi PDL Ventures Private Limited Equity Shares of ₹ 10 each fully paid-up	-	-	25,500	2.55
		<b>290.00</b>		<b>292.55</b>

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### C. Investments carried at cost - Partnership Firm

		₹ in lakhs	
		As at 31-March-2022	As at 31-March-2021
a.	Unity Parsvnaths LLP [Refer note no. 52(b)]		-
	i. Fixed capital contribution	51.00	-
	ii. Variable capital contribution	841.00	-
		<b>892.00</b>	<b>-</b>

### D. Investments at fair value through profit and loss -

#### Other entities

#### (I) Equity instruments

		As at 31-March-2022		As at 31-March-2021	
		Qty.	₹ in lakhs	Qty.	₹ in lakhs
a.	Delhi Stock Exchange Limited	1,496,500	1,047.55	1,496,500	1,047.55
	Equity Shares of ₹ 1 each fully paid-up				
b.	Nakshatra Residency Private Limited	-	-	5,000	0.50
	Equity Shares of ₹ 10 each fully paid-up				
c.	Aadi Best Consortium Private Limited	1,000	0.10	1,000	0.10
	Equity Shares of ₹ 10 each fully paid-up				
d.	Riya Garments Private Limited	1,000	0.10	1,000	0.10
	Equity Shares of ₹ 10 each fully paid-up				
			<b>1,047.75</b>		<b>1,048.25</b>

### E. Investments carried at amortised cost - Other entities

#### (I) Debentures

		As at 31-March-2022		As at 31-March-2021	
		Qty.	₹ in lakhs	Qty.	₹ in lakhs
a.	Fortune Assets Private Limited	37,500	37,500.00	37,500	37,500.00
	0.01% Optionally convertible Debentures of ₹ 1,00,000 each fully paid-up				
			<b>37,500.00</b>		<b>37,500.00</b>
	<b>TOTAL INVESTMENTS CARRYING VALUE (A+B+C+D+E)</b>		<b>86,166.44</b>		<b>85,277.49</b>
	<b>Aggregate book value of quoted investments</b>		-		-
	<b>Aggregate market value of quoted investments</b>		-		-
	<b>Aggregate carrying value of unquoted investments</b>		<b>86,166.44</b>		<b>85,277.49</b>

\* Investment in these shares are subject to non disposal undertakings furnished in favour of Investors for investments made in the respective companies.

# Parsvnath Rail Land project Private limited is considered as a Subsidiary on the basis of voting Power in the said Company.

% Vardaan Buildtech Private Limited is subsidiary as per Ind AS 110.

@ 49% of the Equity Shares are pledged with non-banking financial companies / debenture trustees towards securities against loans taken / debentures issued.

€ 71,916 shares out of 1,20,000 are pledged as a security for Term Loan from NBFC.

\$ The securities have been pledged with non-banking financial companies / debenture trustees towards securities against loans taken / debentures issued.



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### Details of subsidiaries, joint venture and associates

Details of each of the Company's material subsidiary, joint venture and associates at the end of the year are as follows:

Sr. no.	Name of Company	Principal activity	Place of incorporation and principal place of business		Proportion of ownership interest / voting rights held by the Company	
					As at 31-March-2022	As at 31-March-2021
A. SUBSIDIARIES						
1	Parsvnath Landmark Developers Private Limited	Real estate	Delhi	Delhi	100%	100%
2	Parsvnath Infra Limited	Infrastructure	Delhi	Pan India	94.87%	94.87%
3	Parsvnath Hotels Limited	Hotel	Delhi	Shirdi	100%	100%
4	Parsvnath Hessa Developers Private Limited	Real estate	Delhi	Gurgaon	100%	100%
5	Parsvnath Estate Developers Private Limited	Real estate - Leasing	Delhi	Delhi	100%	100%
6	Parsvnath Promoters & Developers Private Limited#	Real estate	Delhi	Delhi	4.86%	4.86%
7	Parsvnath Film City Limited	Non-operative	Delhi	N.A.	100%	100%
8	PDL Assets Limited	Real estate - Leasing	Delhi	N.A.	100%	100%
9	Parsvnath Buildwell Private Limited	Real estate	Delhi	Ghaziabad	100%	99.83% / 99.10%
10	Parsvnath Rail Land Project Private Limited*	Real estate	Delhi	Delhi	28.30% / 85.10%	28.30% / 85.10%
11	Parsvnath HB Projects Private Limited	Real estate	Delhi	Mohali	51%	51%
12	Parsvnath Realty Ventures Limited	Real estate - Leasing	Delhi	Delhi	100%	100%
13	Parsvnath Developers Pte. Limited	Non-operative	Singapore	Singapore	53.32%	53.32%
14	Farhad Realtors Private Limited	Real estate	Delhi	Delhi	100%	100%
15	Suksma Buildtech Private Limited	Real estate - Leasing	Delhi	Delhi	100%	100%
16	Jarul Promoters & Developers Private Limited	Real estate - Leasing	Delhi	Delhi	100%	100%
17	Snigdha Buildwell Private Limited	Real estate	Delhi	Delhi	100%	100%
18	Parsvnath Realcon Private Limited	Real estate	Delhi	Delhi	100%	100%
19	Vardaan Buildtech Private Limited %	Non-operative	Delhi	N.A.	33.33%	33.33%
B. STEP DOWN SUBSIDIARIES (Ownership interest of holding company)						
1	Parsvnath MIDC Pharma SEZ Private Limited (Subsidiary of Parsvnath Infra Limited)	Real estate	Maharashtra	N.A.	94.87%	94.87%

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Sr. no.	Name of Company	Principal activity	Place of incorporation and principal place of business		Proportion of ownership interest / voting rights held by the Company	
					As at 31-March-2022	As at 31-March-2021
2	Generous Buildwell Private Limited (Subsidiary of Snigdha Buildwell private Limited)	Real estate	Delhi	Delhi/ Sonipat	100%	100%
3	Evergreen Realtors Private Limited (Subsidiary of Snigdha Buildwell private Limited)	Real estate	Delhi	Sonipat	100%	100%
<b>C. ASSOCIATES</b>						
1	Amazon India Limited	Non-operative	Delhi	N.A.	48.30%	48.30%
2	Home Life Real Estate Private Limited	Non-operative	Chandigarh	N.A.	50%	50%
3	Vasavi PDL Ventures Private Limited	Real estate	Hyderabad	Hyderabad	-	51%

- # Parsvnath Promoters and Developers Private Limited is a subsidiary in terms of Section 2(87)(ii) of the Companies Act, 2013, since 51% of the equity capital is held by Parsvnath Developers Limited together with Parsvnath Rail Land Project Private Limited, a subsidiary of Parsvnath Developers Limited, which is holding 46.14% shares w.e.f. 03 March, 2020.
- \* Parsvnath Rail Land Project Private Limited is considered as a subsidiary on the basis of voting power in the said company.
- % Vardaan Buildtech Private Limited is subsidiary as per Ind AS 110 and for others refer note 67 on related party transactions which are subsidiaries as per Ind AS 110 where there are Nil investments.

### 10 Loans

#### I Non-Current (unsecured, considered good)

		₹ in lakhs	
		As at 31-March-2022	As at 31-March-2021
a.	Loans to related parties*	13,165.81	12,914.37
		<b>13,165.81</b>	<b>12,914.37</b>

#### II Current (unsecured, considered good)

		As at 31-March-2022	As at 31-March-2021
a.	Loans to related parties*	9,001.61	9,491.06
b.	Loans and advances to employees	63.91	54.10
		<b>9,065.52</b>	<b>9,545.16</b>

\*Non Interest bearing Loans



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### Note:

- i. Details of loans or advances in the nature of loans granted to related parties that are repayable on demand are as under:

		₹ in lakhs			
Type of Borrower		As at 31-March-2022		As at 31-March-2021	
		Amount Outstanding	Percentage to the total Loan	Amount Outstanding	Percentage to the total Loan
a.	Related Parties	22,167.42	99.71%	22,405.43	99.76%

### 11 Other financial assets

(Unsecured, considered good)

		₹ in lakhs	
		As at 31-March-2022	As at 31-March-2021
<b>I</b>	<b>Non-Current</b>		
a.	Security deposits*	1,415.90	1,669.76
b.	Deposits with banks held as margin money or security against borrowings or guarantees	921.08	894.45
c.	Other receivables (refer note 44)	14,046.91	-
		<b>16,383.89</b>	<b>2,564.21</b>
<b>II</b>	<b>Current</b>		
a.	Security deposits*	732.12	1,181.04
b.	Interest receivables:		
i.	Interest accrued on deposits with banks	149.92	180.86
c.	Receivables on sale of Investments	1,188.63	1,188.63
d.	Other receivables	281.18	14,612.23
		<b>2,351.85</b>	<b>17,162.76</b>

\* Refer note no. 67 for amounts due from related parties.

### 12 Deferred tax assets (Net)

		₹ in lakhs	
		As at 31-March-2022	As at 31-March-2021
	Deferred tax assets	14,464.83	14,464.83
	Deferred tax liabilities	277.54	277.54
	Net deferred tax assets (a)	14,187.29	14,187.29
	Mat credit entitlement (b)	<b>2,070.53</b>	<b>2,070.53</b>
	<b>Total Deferred Tax Assets (a+b)</b>	<b>16,257.82</b>	<b>16,257.82</b>

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

₹ in lakhs				
Year ended 31 March, 2022	Opening Balance	Recognised in Profit or loss	Recognised in other comprehensive Income	Closing balance
<b>Deferred tax assets/(liabilities) in relation to:</b>				
Property, plant and equipment	(277.54)	-	-	(277.54)
Defined benefit obligation	204.88	-	-	204.88
Disallowances under Income Tax Act	7,359.19	-	-	7,359.19
	7,286.53	-	-	7,286.53
Unabsorbed depreciation and tax losses	6,900.76	-	-	6,900.76
<b>Net deferred tax assets (a)</b>	<b>14,187.29</b>	-	-	<b>14,187.29</b>
Mat credit entitlement	2,070.53	-	-	2,070.53
<b>Mat credit entitlement (b)</b>	<b>2,070.53</b>	-	-	<b>2,070.53</b>

₹ in lakhs				
Year ended 31 March, 2021	Opening Balance	Recognised in Profit or loss	Recognised in other comprehensive Income	Closing balance
<b>Deferred tax assets/(liabilities) in relation to:</b>				
Property, Plant and equipment	(277.54)	-	-	(277.54)
Defined benefit obligation	204.88	-	-	204.88
Disallowances under Income Tax Act	7,359.19	-	-	7,359.19
	7,286.53	-	-	7,286.53
Unabsorbed depreciation and tax losses	6,900.76	-	-	6,900.76
<b>Net deferred tax assets (a)</b>	<b>14,187.29</b>	-	-	<b>14,187.29</b>
Mat credit entitlement	2,601.08	530.55	-	2,070.53
<b>Mat credit entitlement (b)</b>	<b>2,601.08</b>	<b>530.55</b>	-	<b>2,070.53</b>

### Notes:

- The Company has tax losses of ₹ 68,521.22 lakhs (31 March, 2021 - ₹ 48,556.26 lakhs) that are available for offsetting for eight years against future taxable income of the Company. The losses will expire as under:

₹ in lakhs		
	As at 31-March-2022	As at 31-March-2021
Year ending 31 March, 2023	4,358.98	4,358.98
Year ending 31 March, 2024	698.15	698.15
Year ending 31 March, 2026	3,656.79	3,656.79
Year ending 31 March, 2027	16,835.42	16,835.42
Year ending 31 March, 2029	23,006.92	23,006.92
Year ending 31 March, 2030	19,964.96	-
	<b>68,521.22</b>	<b>48,556.26</b>

- On a prudence basis the company has not recognised deferred tax assets amounting to ₹ 5,190.89 lakhs (31 March, 2021 - ₹ 5,981.80 lakhs) on current year losses and other items.



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

- 3 The Company has recognised deferred tax assets on its unabsorbed depreciation and business losses carried forward. The Company has executed flat / plot sale agreements with the customers against which the Company has also received advances, as disclosed in Note 25 of the financial statements. Revenue in respect of such sale agreements will get recognised in future years on completion of projects as per Ind AS 115. Based on these sale 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 company is also planning to sell some of its identified assets.
- 4 The recognition of deferred tax assets on unabsorbed depreciation and tax losses is based on detailed budgets prepared by the Company.

### 13 Other assets

(Unsecured, considered good)

₹ in lakhs		
	As at 31-March-2022	As at 31-March-2021
<b>I Non-Current</b>		
a. Advances for land purchase to related parties	8,499.74	13,656.84
b. Advances for land purchase to others	2,270.24	314.90
c. Upfront fee paid for projects (Unamortised)	4,630.32	10,317.21
d. Prepaid expenses	162.92	168.82
	<b>15,563.22</b>	<b>24,457.77</b>
<b>II Current</b>		
a. Advances for land purchase to others	475.89	2,756.13
b. Upfront fee paid for projects (Unamortised)	305.18	600.03
c. Prepaid expenses	541.83	524.66
d. Input Tax Credit receivables	1,991.54	1,880.91
e. Advances to suppliers	2,115.25	3,701.56
	<b>5,429.69</b>	<b>9,463.29</b>
	<b>20,992.91</b>	<b>33,921.06</b>

### 14 Inventories

₹ in lakhs		
	As at 31-March-2022	As at 31-March-2021
Inventories (lower of cost and net realisable value)		
a. Work-in-progress	229,962.98	286,970.24
b. Finished flats/properties	5,640.58	7,244.04
	<b>235,603.56</b>	<b>294,214.28</b>

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Note:

The Company has classified its inventory of work-in-progress and finished properties as current. Details of inventories expected to be realised after more than 12 months from the reporting date is as under:

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
Less than 12 months	47,200.00	35,000.00
More than 12 months	188,403.56	259,214.28
	<b>235,603.56</b>	<b>294,214.28</b>

### 15 Trade receivables

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
(Unsecured, considered good)		
Trade receivables [refer note 48(a)]	27,602.75	31,317.20
	<b>27,602.75</b>	<b>31,317.20</b>

Notes:

- The average credit period is 30 to 45 days. For payments, beyond credit period, interest is charged as per the terms of Agreement with Buyers.
- The real estate invoicing are made on the basis of cash down payment or construction linked payment plans. In case of construction linked payment plans, invoice is raised on the customer in accordance with milestones achieved as per the flat buyer agreement. The final possession of the property is offered to the customer subject to payment of full value of consideration. The possession of the property remains with the Company till full payment is realised. Accordingly, the Company does not expect any credit losses.
- Trade receivables have been pledged as security for borrowings by the company (refer note 21 & 26)
- Refer note 67 for amounts due from related parties.
- Ageing of Trade Receivables:

	₹ in lakhs						
	Not due	Ageing of Outstanding balances as at 31 March, 2022					Total
		Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
<b>a. Undisputed:</b>							
Considered good	7,046.37	4,573.83	855.85	1,258.29	806.47	10,755.01	25,295.82
Considered doubtful	-	-	-	-	-	-	-
<b>b. Disputed:</b>							
Considered good	-	0.20	54.37	46.70	0.90	2,204.76	2,306.93
Considered doubtful	-	-	-	-	-	-	-
<b>Total</b>	<b>7,046.37</b>	<b>4,574.03</b>	<b>910.22</b>	<b>1,304.99</b>	<b>807.37</b>	<b>12,959.77</b>	<b>27,602.75</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

		₹ in lakhs					
		Not due	Ageing of Outstanding balances as at 31 March, 2021				
			Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years
<b>a. Undisputed:</b>							
	Considered good	7,572.01	6,859.68	463.50	810.78	433.27	12,894.33
	Considered doubtful	-	-	-	-	-	-
<b>b. Disputed:</b>							
	Considered good	-	44.41	31.46	2.10	19.50	2,186.16
	Considered doubtful	-	-	-	-	-	-
	<b>Total</b>	<b>7,572.01</b>	<b>6,904.09</b>	<b>494.96</b>	<b>812.88</b>	<b>452.77</b>	<b>15,080.49</b>
							<b>31,317.20</b>

### 16 Cash and cash equivalents

		₹ in lakhs	
		As at 31-March-2022	As at 31-March-2021
a. Balances with banks:-			
i. In current accounts		659.29	951.24
b. Cash on hand		7.62	9.87
		<b>666.91</b>	<b>961.11</b>

### 17 Bank balances, other than Cash and cash equivalents

		₹ in lakhs	
		As at 31-March-2022	As at 31-March-2021
a. Deposits with banks held as margin money or security against borrowings or guarantees for more than 3 months but less than 12 months		5,189.88	5,850.19
		<b>5,189.88</b>	<b>5,850.19</b>

### 18 Tax assets and liabilities (Net)

		₹ in lakhs	
		As at 31-March-2022	As at 31-March-2021
<b>I. Tax assets</b>			
Tax refund receivables		1,455.82	1,513.27
		<b>1,455.82</b>	<b>1,513.27</b>
<b>II. Tax liabilities</b>			
Tax payable/provision		-	-
		-	-

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 19 Equity share capital

	As at 31-March-2022		As at 31-March-2021	
	Number of shares	₹ in lakhs	Number of shares	₹ in lakhs
<b>Authorised Share Capital</b>				
i. Equity shares of ₹ 5 each	600,000,000	30,000.00	600,000,000	30,000.00
ii. Preference shares of ₹ 10 each	50,000,000	5,000.00	50,000,000	5,000.00
	<b>650,000,000</b>	<b>35,000.00</b>	<b>650,000,000</b>	<b>35,000.00</b>
<b>Issued, subscribed and fully paid-up capital</b>				
i. Equity shares of ₹ 5 each	435,181,170	21,759.06	435,181,170	21,759.06
	<b>435,181,170</b>	<b>21,759.06</b>	<b>435,181,170</b>	<b>21,759.06</b>

Refer notes (i) to (iv) below:

#### (i) Rights, preferences and restrictions attached to equity shares:

The Company has issued only one class of equity shares having a par value of ₹ 5 per share. Each holder of equity shares is entitled to one vote per share held. The dividend, if any, proposed by the Board of Directors is subject to approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

#### (ii) Reconciliation of share capital:

	Number of Shares	Share Capital ₹ in lakhs
Balance as at 31 March, 2020	435,181,170	21,759.06
Movements during the year	-	-
Balance as at 31 March, 2021	<b>435,181,170</b>	<b>21,759.06</b>
Movements during the year	-	-
Balance as at 31 March, 2022	<b>435,181,170</b>	<b>21,759.06</b>

#### (iii) Details of shares held by each shareholder holding more than 5% of total share capital:

Name of shareholder	As at 31-March-2022		As at 31-March-2021	
	Number of shares held	% holding of equity shares	Number of shares held	% holding of equity shares
<b>Equity shares of ₹ 5 each, fully paid up:</b>				
i. Pradeep Kumar Jain	74,354,683	17.09	95,454,683	21.93
ii. Pradeep Kumar Jain & Sons (HUF)	91,196,926	20.96	89,632,571	20.60
iii. Parasnath And Associates Private Limited	47,186,992	10.84	47,186,992	10.84
iv. Nutan Jain	44,855,111	10.31	44,855,111	10.31
v. Neha Jain	22,100,000	5.08	22,100,000	5.08



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### (iv) Details of Shareholding of Promoters :

Name of Promoters		As at 31-March-2022		
		Number of shares held	% holding of equity shares	% Change during the year
i.	Pradeep Kumar Jain	74,354,683	17.086	(4.85)
ii.	Nutan Jain	44,855,111	10.307	-
iii.	Pradeep Kumar Jain & Sons. (HUF)	91,196,926	20.956	0.36
iv.	Parasnath and Associates Private Limited	47,186,992	10.843	-
v.	Neha Jain	22,100,000	5.078	-
vi.	Pranav Jain	21,100,000	4.849	4.85
vii.	Dr. Rajeev Jain	16,000	0.004	-
viii.	Sanjeev Kumar Jain	21,600	0.005	-
ix.	Neelam Jain	24,000	0.006	-
x.	Late Shri Sheetal Prasad Jain	21,600	0.005	-
		300,876,912	69.138	

Name of Promoters		As at 31-March-2021		
		Number of shares held	% holding of equity shares	% Change during the year
i.	Pradeep Kumar Jain	95,454,683	21.934	(5.08)
ii.	Nutan Jain	44,855,111	10.307	-
iii.	Pradeep Kumar Jain & Sons. (HUF)	89,632,571	20.597	-
iv.	Parasnath and Associates Private Limited	47,186,992	10.843	-
v.	Neha Jain	22,100,000	5.078	5.08
vi.	Dr. Rajeev Jain	16,000	0.004	-
vii.	Sanjeev Kumar Jain	21,600	0.005	-
viii.	Neelam Jain	24,000	0.006	-
ix.	Late Shri Sheetal Prasad Jain	21,600	0.005	-
		299,312,557	68.779	

(v) The Company has not issued any preference share capital.

### 20 Other equity

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
General Reserve	7,960.00	7,960.00
Securities premium	140,711.41	140,711.41
Debenture redemption reserve	2,742.20	2,742.20
Retained earnings	(70,914.11)	(49,996.91)
Other comprehensive income	76.75	(2.00)
	<b>80,576.25</b>	<b>101,414.70</b>
<b>General Reserve</b>		
Balance at the beginning of the year	7,960.00	7,960.00
<b>Balance at the end of the year</b>	<b>7,960.00</b>	<b>7,960.00</b>

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
<b>Securities premium</b>		
Balance at the beginning of the year	140,711.41	140,711.41
<b>Balance at the end of the year</b>	<b>140,711.41</b>	<b>140,711.41</b>
<b>Debenture Redemption Reserve</b>		
Balance at the beginning of the year	2,742.20	2,742.20
<b>Balance at the end of the year</b>	<b>2,742.20</b>	<b>2,742.20</b>
<b>Retained earnings</b>		
Balance at the beginning of the year	(49,996.91)	(25,794.18)
Add: Profit/(loss) for the year	(20,917.20)	(24,202.73)
<b>Balance at the end of the year</b>	<b>(70,914.11)</b>	<b>(49,996.91)</b>
<b>Other comprehensive income</b>		
Balance at the beginning of the year	(2.00)	(51.87)
Add: Remeasurement of defined benefit obligation (net of income tax)	78.75	49.87
	<b>76.75</b>	<b>(2.00)</b>

### Nature and purpose of reserves:

- General reserve - The Company has transferred a part of the net profit of the Company to general reserve in earlier years.
- Securities premium - The amount received in excess of the face value of the equity shares issued by the Company is recognised in securities premium.
- Debenture redemption reserve - The company has recognised debenture redemption reserve from its retained earnings. The amount of reserve is more than 25% of the value of outstanding redeemable debentures.
- Retained earnings - Retained earnings are profits/(losses) of the Company earned till date less transferred to general reserve and debenture redemption reserve.

## 21 Non-current borrowings

	₹ in lakhs			
	As at 31-March-2022		As at 31-March-2021	
	Non Current	Current	Non Current	Current
<b>Secured - at amortised cost</b>				
(i) Debentures				
13.00% Non-convertible redeemable debentures (Series XIV)	-	7,644.45	-	8,105.80
19.00% Non-convertible redeemable debentures (Series XVI)	-	1,244.43	-	1,624.43
	-	8,888.88	-	9,730.23
(ii) Term loans				
from financial institutions / other parties	46,318.63	48,245.80	48,987.67	45,527.39
<b>Total non-current borrowings</b>	<b>46,318.63</b>	<b>57,134.68</b>	<b>48,987.67</b>	<b>55,257.62</b>
Less: Amount of current maturities of long-term debt disclosed under "Current borrowings" [Refer note 26(l) (c)]	-	57,134.68	-	55,257.62
	<b>46,318.63</b>	<b>-</b>	<b>48,987.67</b>	<b>-</b>



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### Summary of Borrowings arrangements

#### (i) The terms of borrowings are stated below:

Security details		As at 31-March-2022 ₹ in lakhs	As at 31-March-2021 ₹ in lakhs	Rate of Interest Percentage
<b>Debentures :</b>				
a.	13% NCDs of ₹ 35,500 lakhs were issued during the year ended 31 March 2015. NCDs are secured by (a) Pledge of certain equity shares of the Company held by promoters group (b) first charge by way of mortgage over a land at Dharuhera and Rahukhedhi Indore and Jodhpur (c) first charge by way of mortgage over land at Jodhpur (d) second charge on receivables of DMRC project at Shahdara metro station, and (e) Personal guarantee of Chairman. These NCDs as per modified installments to be paid by March, 2023 as per agreement with debenture holders.	7,644.45	8,105.80	13.00%
b.	19% NCDs of ₹ 1,094 lakhs, ₹ 900 lakhs, ₹ 225 lakhs and ₹ 100.02 lakhs were issued during the years ended 31 March 2017, 31 March, 2018, 31 March, 2019 and 31 March, 2020 respectively. The NCDs are secured by (a) Mortgage of Residential Plots at Gurgaon and (b) personal guarantee of Chairman, Managing Director and a wholetime Director of the company. These NCDs are redeemable in 2 modified installments paid by March, 2023.	1,244.43	1,624.43	10.50%
		<b>8,888.88</b>	<b>9,730.23</b>	
<b>Term Loans :</b>				
a.	Term Loan from a non-banking finance company is secured by (a) mortgage & escrow of receivables of (1) project land at Sonapat, (2) Mortgage and development rights of group housing project at Gurgaon, (b) corporate guarantee of land owning companies, and (c) personal guarantee of Chairman. The term loan as per Modified installments to be paid by March, 2023 as per agreement with the lender.	4,719.56	4,906.14	14.00%
b.	Term loan from a financial institution is secured by mortgage of a project land parcel at Indore, charge on receivables of project at Dharuhera and personal guarantee of Chairman. The term loan is repayable in 57 monthly installments commencing from October, 2012. Modified plan is under approval.	12,491.13	12,491.13	13.50%
c.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (e) land at Noida, and (f) land at Gurgaon, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, and (c) Derrabassi, (3) Cross Collateralization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owning companies. The term loan is repayable in monthly installments commencing from January, 2018.	4,239.61	5,946.68	18.65%
d.	Term loan from a non-banking finance company is secured by mortgage of project land at Greater Noida, hypothecation of present and future receivables of the said project and personal guarantee of Chairman. The term loan as per Modified installments to be paid by March, 2023 as per agreement with the lender.	10,785.06	11,211.63	14.00%

**NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022**

Security details	As at 31-March-2022 ₹ in lakhs	As at 31-March-2021 ₹ in lakhs	Rate of Interest Percentage
e. Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (e) land at Noida, and (f) land at Gurgaon, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, and (c) Derrabassi, (3) Cross Collateralization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owning companies. The term loan is repayable in monthly installments commencing from January, 2020.	5,053.30	6,243.43	25.72%
f. Term loan from a non-banking finance company is secured by extension of (1) (a) Pledge of certain equity shares of the Company held by promoters group (b) first charge by way of mortgage over a land at Dharuhera and Rahukhed Indore (c) first charge by way of mortgage over land at Jodhpur (d) second charge on receivables of DMRC project at Shahdara metro station, (2) mortgage & hypothecation of receivables of (a) project land at Sonapat, (b) mortgage and development rights of group housing project at Gurgaon, (3) corporate guarantee of land owning companies, mortgage of project land at Greater Noida, hypothecation of present and future receivables of the said project and personal guarantee of Chairman. The term loan as per Modified installments to be paid by March, 2023 as per agreement with the lender.	8,981.73	9,337.44	14.00%
g. Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (e) land at Noida, and (f) land at Gurgaon, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, and (c) Derrabassi (3) Cross Collateralization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owning companies. The term loan is repayable in monthly installments commencing from November, 2018.	4,422.89	4,441.87	19.38%
h. Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (e) land at Noida, and (f) land at Gurgaon, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, and (c) Derrabassi (3) Cross Collateralization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owing companies. The term loan is repayable in monthly installments commencing from August, 2019.	2,268.20	3,686.67	17.40%



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Security details		As at 31-March-2022 ₹ in lakhs	As at 31-March-2021 ₹ in lakhs	Rate of Interest Percentage
i.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (e) land at Noida, and (f) land at Gurgaon, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, and (c) Derrabassi (3) Cross Collateralization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owning companies. The term loan is repayable in quarterly installments commencing from July, 2022.	46,339.59	46,339.59	10.50%
j.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (e) land at Noida, and (f) land at Gurgaon, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, and (c) Derrabassi (3) Cross Collateralization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company, and (5) Corporate guarantees of land owning companies. The term loan is repayable in quarterly installments commencing from November, 2022.	3,075.00	3,075.00	10.50%
k.	Ind AS Adjustments	(7,811.64)	(13,164.52)	
		<b>94,564.43</b>	<b>94,515.06</b>	

### (ii) Loans guaranteed by directors

	As at 31-March-2022	As at 31-March-2021
a. Debentures (net of Ind AS adjustment)	8,888.88	9,730.23
b. Term loans from financial institutions / others (net of Ind AS adjustment)	94,564.43	94,515.06
	<b>103,453.31</b>	<b>104,245.29</b>

### (iii) There were some delays in repayment of Principal and interest during the year which were regularised before the end of the year. The amount of defaults as at the year end are given below :

	As at 31 March, 2022		As at 31 March, 2021	
	Period of default	₹ in lakhs	Period of default	₹ in lakhs
Term loans from financial institutions / others				
- Principal	1 to 89 days	1632.33	1 to 89 days	1,402.92
- Principal		-	above 365 days	12,491.13
- Interest	1 to 89 days	808.33	1 to 89 days	1,838.91
- Interest		-	90 to 179 days	1,027.50
- Interest		-	above 179 days	13,469.30

Delay days calculated considering revised terms with the lenders.

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 22 Lease Liability

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
<b>I Non-Current</b>		
a. Lease Liability	1,211.97	11,443.56
	<b>1,211.97</b>	<b>11,443.56</b>
<b>II Current</b>		
a. Lease Liability	31.27	1,130.35
	<b>31.27</b>	<b>1,130.35</b>

### 23 Other financial liabilities\*

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
<b>I Non-Current</b>		
a. Trade/security deposits received**	4,416.72	6,385.57
	<b>4,416.72</b>	<b>6,385.57</b>
<b>II Current</b>		
a. Interest accrued and due on borrowings	822.94	19,349.56
b. Interest accrued but not due on borrowings	45,897.50	26,265.86
c. Interest accrued and due on others**	5,534.05	-
d. Interest accrued but not due on others**	-	4,837.14
e. Trade/security deposits received**	4,040.52	3,924.12
f. Book overdraft - Banks	2,355.81	272.31
g. Other payables	1,708.99	1,622.74
	<b>60,359.81</b>	<b>56,271.73</b>

\* Carrying amount of these financial liabilities are reasonable approximation of their fair values.

\*\* Refer note 67 for amounts due to related parties.

### 24 Provisions

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
<b>I Non-current</b>		
a. Employee benefits (Refer note 63)	334.52	378.33
	<b>334.52</b>	<b>378.33</b>
<b>II Current</b>		
a. Employee benefits (Refer note 63)	8.78	9.19
	<b>8.78</b>	<b>9.19</b>
	<b>343.30</b>	<b>387.52</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 25 Other liabilities

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
<b>I Non-current</b>		
a. Advances from customers	457.88	671.17
b. Other Advances	90.19	124.26
	<b>548.07</b>	<b>795.43</b>
<b>II Current</b>		
a. Advances from customers*	124,504.45	173,506.97
b. Statutory dues (Contributions to PF, Withholding Tax, GST, VAT, etc.)	20,813.95	18,907.65
c. Advances received against sale/transfer of fixed assets/intangible assets*	19,740.00	19,740.00
d. Other Advances*		
- from related parties	1,169.21	847.27
e. Rent received in advance	173.13	322.59
	<b>166,400.74</b>	<b>213,324.48</b>

\* Refer note 67 for amounts due to related parties.

### 26 Current borrowings

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
<b>I. Secured</b>		
a. Loans repayable on demand		
i. From banks (Cash credit)	4,078.30	5,491.71
ii. From banks (Overdraft)	-	697.56
b. Short-term loans from banks	-	380.04
c. Current maturities of long-term debt (Refer note 21)	57,134.68	55,257.62
d. Loans from other parties	18,000.00	18,864.00
<b>II. Unsecured</b>		
a. Loans repayable on demand		
i. From others	11,106.20	11,550.00
	<b>90,319.18</b>	<b>92,240.93</b>

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 26.1 Details of securities provided in respect of short term borrowings from banks - cash credit are as under :

		₹ in lakhs		
		As at 31-March-2022	As at 31-March-2021	Effective interest rate
a.	Cash Credit is secured by first pari passu charge by way of hypothecation of stocks of construction & building materials, work-in-progress, finished goods and book debts / receivables of various projects/sites and mortgage of some specific units/land parcel/built up property at Moradabad, Sonapat and Panipat and personal guarantee of Chairman, Managing Director and a wholtime Director of the company.	3,638.44	4,483.20	15.95%
b.	Cash Credit is secured by first pari passu charge by way of hypothecation of stocks of construction & building materials, work-in-progress, finished goods and book debts / receivables of various projects/sites and mortgage of commercial plot at Rajpura and commercial space at Saharanpur, pledge of term deposit of ₹ 105.00 lakhs, personal guarantee of Chairman, Managing Director and a wholtime Director of the company and corporate guarantee of land owning company.	439.86	1,008.51	14.30%
		<b>4,078.30</b>	<b>5,491.71</b>	

### 26.2 Details of securities provided in respect of short term borrowings from banks - bank overdraft are as under :

		₹ in lakhs		
		As at 31-March-2022	As at 31-March-2021	Effective interest rate
	The overdraft from bank is secured by way of pledge of fixed deposits with them.	-	697.56	6.00% to 7.40%
		-	<b>697.56</b>	

### 26.3 Details of securities provided in respect of loans from banks are as under:

		₹ in lakhs		
		As at 31-March-2022	As at 31-March-2021	Effective interest rate
	Loan from a bank is secured by first pari passu charge by way of hypothecation of stocks of construction & building materials, work-in-progress, finished goods and book debts / receivables of various projects/sites and mortgage of some specific units/land parcel/built up property at Moradabad, Sonapat and Panipat.	-	380.04	16.50%
		-	<b>380.04</b>	



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 26.4 Details of securities provided in respect of loans from financial institutions and others are as under :

₹ in lakhs			
	As at 31-March-2022	As at 31-March-2021	Effective interest rate
a. Term loan from a non-banking finance company is secured by pledge of certain equity shares of the company held by the promoters, mortgage of plot of a group housing project at Moradabad, mortgage of land at Sonapat, personal guarantee of Chairman and cross collateral clause with another term loan from the lender.	-	451.44	17.25%
b. Term loan from a non-banking finance company is secured by (1) pledge of certain equity shares of the company held by the promoters, (2) mortgage & hypothecation of receivables of (a) project land at Rohtak, (b) commercial project at Bhiwadi & Sonapat, (c) land in Indore, Ujjain & Kochi, (d) institutional land at Sonipat, (3) pledge of equity shares of land owing companies (4) charge on receivables from collaborator of Bhiwadi group housing project, and (5) personal guarantee of Chairman.	17,500.00	17,500.00	15.00%
c. Term loan from a non-banking finance company is secured by mortgage of plot of a group housing project at Moradabad, land at Sonapat, personal guarantee of Chairman and cross collateral clause with another term loan from the lender.	-	412.56	17.25%
d. Term loan from a non-banking finance company is secured by pledge of certain equity shares of the company held by the promoters, mortgage of few commercial units at Faridabad and personal guarantee of Chairman.	500.00	500.00	18.00%
	<b>18,000.00</b>	<b>18,864.00</b>	

### 26.5 Details of short term borrowings guaranteed by some of the directors :

₹ in lakhs		
	As at 31-March-2022	As at 31-March-2021
a. Loans repayable on demand from banks	4,078.30	5,491.71
b. Term loans from banks / others (Net of Ind AS adjustments)	18,000.00	18,864.00
	<b>22,078.30</b>	<b>24,355.71</b>

### 26.6 Details of Period and amount of default in loan repayment as at year end :

	As at 31 March, 2022		As at 31 March, 2021	
	Period of default	₹ in lakhs	Period of default	₹ in lakhs
Term loans from financial institutions / others				
- Principal		-	1 to 365 days	8,949.79
- Principal		-	above 365 days	8,550.21
- Interest	1 to 89 days	14.60	1 to 89 days	614.73
- Interest		-	90 to 179 days	612.02
- Interest		-	above 179 days	1,787.10

Delay days calculated considering revised terms with the lenders.

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 27. Trade Payables (Current)

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
i. Total outstanding dues of micro enterprises and small enterprises	155.36	173.39
	<b>155.36</b>	<b>173.39</b>
ii. Total outstanding dues of creditors other than micro enterprises and small enterprises		
a. payables for goods and services*	50,998.36	51,783.14
b. payables for land*	10,723.70	10,790.23
	<b>61,722.06</b>	<b>62,573.37</b>

\* Refer note 67 for amounts due to related parties.

#### Notes:

- The disclosure of the amount outstanding to micro, small and medium enterprises are as follows:

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
a. Amount of principal remaining unpaid to such suppliers at the end of each accounting year	155.36	173.39
b. Interest due thereon remaining unpaid at the end of each accounting year	73.83	95.19
c. Amount of interest paid by the Company in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006 (27 of 2006), along with the amount of the payment made to the supplier beyond the appointed day during each accounting year	-	-
d. Amount of interest due and payable for the period for delay in making payment (which has been paid but beyond the appointed day during the year) but without adding interest specified under Micro, Small and Medium Enterprises Development Act, 2006	-	18.76
e. Amount of interest accrued and remaining unpaid at the end of accounting year	73.83	95.19
f. Amount of further interest remaining due and payable even in succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006	-	-

The above information is based on intimations received by the Company from its suppliers.



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### Ageing of Trade Payables:

₹ in lakhs

	Not due	Ageing of Outstanding balances as at 31 March, 2022				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
<b>a. Undisputed:</b>						
i. Due to micro and small enterprises	-	16.72	44.36	19.80	74.48	155.36
ii. Due to other than micro and small enterprises	917.91	7,233.69	3,598.52	5,040.94	44,919.61	61,710.67
<b>b. Disputed:</b>						
i. Due to micro and small enterprises	-	-	-	-	-	-
ii. Due to other than micro and small enterprises	-	-	-	-	11.39	11.39
<b>Total</b>	<b>917.91</b>	<b>7,250.41</b>	<b>3,642.88</b>	<b>5,060.74</b>	<b>45,005.48</b>	<b>61,877.42</b>

₹ in lakhs

	Not due	Ageing of Outstanding balances as at 31 March, 2021				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
<b>a. Undisputed:</b>						
i. Due to micro and small enterprises	-	51.64	23.48	33.80	64.47	173.39
ii. Due to other than micro and small enterprises	3,315.42	4,431.05	8,036.05	5,345.67	41,433.79	62,561.98
<b>b. Disputed:</b>						
i. Due to micro and small enterprises	-	-	-	-	-	-
ii. Due to other than micro and small enterprises	-	-	-	11.39	-	11.39
<b>Total</b>	<b>3,315.42</b>	<b>4,482.69</b>	<b>8,059.53</b>	<b>5,390.86</b>	<b>41,498.26</b>	<b>62,746.76</b>

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### 28 Revenue from operations

	₹ in lakhs	
	Year ended 31-March-2022	Year ended 31-March-2021
<b>a. Revenue from sale of properties [(Refer Note 48(b))]</b>	71,993.76	25,992.06
	71,993.76	25,992.06
<b>b. Sale of services</b>		
i. Licence fee income	2,264.50	2,580.24
ii. Rent income	64.81	83.92
iii. Maintenance charges income	44.90	67.04
	2,374.21	2,731.20
<b>c. Other operating revenue</b>		
i. Sale of scrap	0.15	3.57
ii. Others	112.78	45.00
	112.93	48.57
	<b>74,480.90</b>	<b>28,771.83</b>

### 29 Other income

	₹ in lakhs	
	Year ended 31-March-2022	Year ended 31-March-2021
<b>a. Interest Income:</b>		
i. From bank deposits	272.20	371.05
ii. From customers/others	61.99	4,649.88
<b>b. Excess provision written back</b>	248.73	0.25
<b>c. Net gain on disposal of property, plant and equipment and Investment property</b>	89.24	6.18
<b>d. Net gain on disposal of investments</b>	7.45	-
<b>e. Miscellaneous income</b>	552.36	1.39
	<b>1,231.97</b>	<b>5,028.75</b>

### 30 Cost of materials consumed

	₹ in lakhs	
	Year ended 31-March-2022	Year ended 31-March-2021
Construction material	460.82	295.16
	<b>460.82</b>	<b>295.16</b>



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### 31 Changes in inventories of finished goods and work-in-progress

	₹ in lakhs	
	Year ended 31-March-2022	Year ended 31-March-2021
a. Inventories at the beginning of the year:		
i. Work-in-progress (projects)	286,970.24	314,603.44
Less : Opening adjustments due to cost reversal	572.83	13,155.94
	286,397.41	301,447.50
ii. Finished flats	7,244.04	7,244.04
	7,244.04	7,244.04
	<b>293,641.45</b>	<b>308,691.54</b>
b. Add: Costs incurred during the year [Refer note 35(i)]		
i. Employee benefits expense	269.97	305.53
ii. Finance costs	6,791.68	10,239.66
iii. Other Expenses	3,073.39	1,122.88
iv. Provision for Project completion expenses	2,265.00	-
c. Inventories at the end of the year:		
i. Work-in-progress (projects)	229,962.98	286,970.24
ii. Finished flats	5,640.58	7,244.04
	235,603.56	294,214.28
d. Net (increase) /decrease (a+b-c)	<b>70,437.93</b>	<b>26,145.33</b>

### 32 Employee benefits expense

	₹ in lakhs	
	Year ended 31-March-2022	Year ended 31-March-2021
a. Salaries and Wages (Refer note 63)	1,365.55	1,500.00
b. Contribution to provident and other funds	32.50	36.35
c. Staff Welfare expenses	33.97	21.51
	1,432.02	1,557.86
Less: Transferred to cost of construction/development [Refer note 35 (i)]	269.97	305.53
	<b>1,162.05</b>	<b>1,252.33</b>

### 33 Finance costs

	₹ in lakhs	
	Year ended 31-March-2022	Year ended 31-March-2021
a. Interest costs:		
i. On borrowings	18,565.29	29,379.02
ii. To customers / others	1,754.11	1,403.63
iii. On lease liabilities as per Ind AS 116	137.48	148.62
iv. On amortized cost instruments	148.74	148.28
v. On delayed / deferred payment of statutory liabilities	786.80	1,334.64
	21,392.42	32,414.19
b. Other borrowing cost	532.10	560.18
	21,924.52	32,974.37
Less: Transferred to cost of construction/development [Refer note 35 (i)]	6,791.68	10,239.66
	<b>15,132.84</b>	<b>22,734.71</b>

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### 34 Depreciation and amortisation expense

		₹ in lakhs	
		Year ended 31-March-2022	Year ended 31-March-2021
a.	Depreciation of Property, plant and equipment	54.00	102.67
b.	Depreciation of investment property	29.81	29.83
c.	Amortisation of intangible assets	118.30	118.30
d.	Amortisation of Right of use assets (Refer note 64)	134.00	211.63
		<b>336.11</b>	<b>462.43</b>

### 35 Other expenses

		₹ in lakhs	
		Year ended 31-March-2022	Year ended 31-March-2021
a.	Power and fuel	704.33	383.04
b.	Rent including lease rentals	1,388.96	910.21
c.	Repair and maintenance		
	- Building	30.56	188.38
	- Machinery	21.91	2.76
	- Others	298.78	316.97
d.	Insurance	18.82	33.51
e.	Rates and taxes	91.01	108.97
f.	Postage and telegram	28.57	31.34
g.	Travelling and conveyance	73.77	55.82
h.	Printing and stationery	15.94	13.26
i.	Advertisement and business promotion	16.74	5.69
j.	Sales commission	15.33	37.18
k.	Vehicle running and maintenance	40.60	37.65
l.	Rebate and discount	195.53	127.57
m.	Legal and professional charges	363.81	317.74
n.	Payment to auditors [see note (ii) below]	53.05	51.00
o.	Project consultancy fee	5.28	0.12
p.	Share of loss from joint venture	-	0.14
q.	Compensation paid to customers	2,626.65	690.64
r.	Sundry balance written off	246.44	-
s.	Miscellaneous expenses	164.27	163.89
		<b>6,400.35</b>	<b>3,475.88</b>
	Less: Transferred to cost of construction/development [Refer note 35 (i)]	3,073.39	1,122.88
		<b>3,326.96</b>	<b>2,353.00</b>

#### Notes:

- i. Costs incurred on projects during the year have been transferred to changes in inventories of work-in-progress (Refer Note 31)





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### ii. Payment to auditors comprise:

	₹ in lakhs	
	Year ended 31-March-2022	Year ended 31-March-2021
<b>- To Current statutory auditors</b>		
a. Statutory audit fee	15.00	-
b. Tax audit fee	2.00	-
c. Limited reviews fee	20.00	-
d. Reimbursement of out-of-pocket expenses	1.26	-
	38.26	-
<b>- To Previous statutory auditors</b>		
a. Statutory audit fee	-	15.00
b. Tax audit fee	-	2.00
c. Limited reviews fee	10.00	30.00
d. Reimbursement of out-of-pocket expenses	1.06	-
	11.06	47.00
<b>- To cost auditors</b>	3.73	4.00
	3.73	4.00
	<b>53.05</b>	<b>51.00</b>

## 36 Income tax

### i. Income tax expense/(benefit) recognised in Statement of Profit and Loss

	₹ in lakhs	
	Year ended 31-March-2022	Year ended 31-March-2021
<b>Current tax</b>		
In respect of the current year	-	-
Tax adjustment for earlier years	414.35	530.55
	414.35	530.55
<b>Deferred tax</b>		
In respect of the current year	-	-
	-	-
<b>Total income tax expense/(benefit) recognised</b>	<b>414.35</b>	<b>530.55</b>

### ii. Income tax expense/(benefit) reconciliation with effective tax rate on accounting profit:

	₹ in lakhs	
	Year ended 31-March-2022	Year ended 31-March-2021
Profit/(loss) before tax	(20,502.85)	(23,672.18)
Income tax expense calculated at 26% (2020-21: 26%)	(5,330.74)	(6,154.77)
Effect of expenses that are not deductible in determining taxable profit	131.94	172.97
Adjustments recognised in the current year in relation to the current tax of previous years	414.35	530.55
Deferred tax not recognised due to prudence.	5,198.80	5,981.80
Others	-	-
<b>Income tax expense/(benefit) recognised in statement of profit and loss</b>	<b>414.35</b>	<b>530.55</b>

The tax rates used for the financial years 2021-22 and 2020-21 in reconciliation above is the corporate tax rate of 25% plus education and health cess of 4% on corporate tax, payable by corporate entities in India on taxable profits under the Indian tax laws.

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### iii. Income tax recognised in other comprehensive income

	₹ in lakhs	
	Year ended 31-March-2022	Year ended 31-March-2021
Remeasurements of defined benefit obligation	-	-
<b>Total income tax recognised in other comprehensive income</b>	-	-

## 37 Contingencies

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
a. Claims against the Company not acknowledged as debts*:		
i. Demand for payment of stamp duty	445.50	445.50
ii. Customer complaints pending in courts	44,964.62	40,397.74
iii. Civil cases against the Company	2,354.56	2,599.43
iv. Income tax demand	4,147.69	1,165.24
v. Value Added Tax / Trade tax demand	790.74	790.74
vi. License fee to DMRC (see note 41)	4,531.19	4,014.40
vii. Others	100.56	4.22
b. Security/performance guarantees issued by the banks to Government authorities on behalf of group companies, for which the Company has provided counter guarantee	672.00	683.81

### c. Corporate guarantees issued on behalf of subsidiary companies in respect of loans taken by them:

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
i. Sanctioned amount	219,968.00	189,468.00
ii. Outstanding amount	181,922.24	153,260.50

\* It is not possible for the Company to estimate cash outflows. The extent to which an outflow of funds will be required is dependent on the pending resolution of the respective proceedings/legal cases and it is determinable on receipt of judgment/decision pending with various forums/authorities/court.



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

## 38 Commitments

		₹ in lakhs	
		As at 31-March-2022	As at 31-March-2021
a.	Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances)	6,822.03	13,478.37
	Note: The construction activities in respect of one project in progress classified as 'Intangible assets under development' has been suspended because of arbitration proceedings are going on between DMRC and the Company. The construction activities shall remain suspended till conclusion of the arbitration proceedings. As a result, the estimated expenses to be incurred on such project amounting to ₹ 6,822.03 lakhs shall also remain suspended till conclusion of arbitration proceedings.		
b.	The Company has other commitments, for purchase orders which are issued after considering requirements as per the operating cycle for purchase of goods and services, in the normal course of business.		

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

40 There were no amounts which were required to be transferred to the Investor Education and Protection Fund, during the year.

41 The Company has entered into concession agreements with Delhi Metro Rail Corporation Limited (DMRC) for various projects on Build-Operate-Transfer (BOT) basis. In case of Tis Hazari project, the Company was unable to commercially utilise the properties due to lack of clarity between DMRC and Municipal Corporation of Delhi (MCD) with respect to authority for sanction of building plans. In view of the delay, the Company has sought concessions from DMRC and has invoked the Arbitration clause under the concession agreement in case of this project. The Arbitral Tribunal has announced its award in favour of DMRC. The Company has now filed an appeal in the Delhi High Court against this award and the proceedings are going on. Arguments have been heard at length and further parties are directed to file written submission.

In case of another project, viz. Welcome Mall, construction activities had to be suspended as the property development area allotted to the Company was infringing the proposed line of Metro Station to be constructed by DMRC under phase III. Consequently, the construction activities could not be restarted due to DMRC's inability to provide necessary clarifications regarding FAR availability on the property development area and final approved revised layout plan from MCD. The Company has invoked the Arbitration clause under the concession agreement and the proceedings are in final stage. DMRC vide letter dated 04.03.2022 issued a Termination Notice thereby terminating the Concession Agreement with effect from 12.03.2022. The Tribunal vide order dated 13.04.2022 directed DMRC to maintain status quo till conclusion of arbitration proceedings.

Pending arbitration award / necessary clarifications and documents, the Company has not provided for recurring license fees amounting to ₹4,531.19 lakhs (previous year ₹4,014.40 lakhs) and has shown the same under contingent liabilities. However, the Company has continued to carry forward the advances / costs incurred on these projects after charging for amortisation / depreciation on periodical basis. On the basis of legal advice received, the management is of the opinion that the Company has favourable case and has considered the Intangible asset under development of ₹13,851.00 lakhs as on 31 March, 2022 as fully recoverable.

In case of another project, viz. Seelampur Plot, the sanction of building plans by MCD got delayed for want of No Objection Certificate (NOC) from Government agencies. Accordingly, DMRC was approached to waive the recurring payment liability for the disputed period. Since an amicable resolution could not be reached out between the Company and DMRC, the Company invoked "Arbitration Clause" under the concession agreement for settlement of the matter. The Arbitral Tribunal has announced its award in favour of DMRC. The Company has now filed an appeal in the Delhi High Court against this award and the proceedings are going on. Further, DMRC has filed Petition before High Court under Section 36 of the Arbitration and Conciliation Act, seeking

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

enforcement of the Award. On 04.03.2022 the Court directed PDL to deposit the awarded amount. PDL has challenged the impugned order dated 04.03.2022 passed by the High Court before the Supreme Court. The Supreme Court dismissed the SLP. The Execution petition is now listed for hearing before the High Court of Delhi.

- 42** Pursuant to Investment Agreement dated 21 December, 2010 entered into between the Company, Parsvnath Buildwell Private Limited (PBPL), Parasnath And Associates Private Limited (Co-Promoter) and two overseas Investment entities (Investors) and 'Assignment of Development Rights Agreement' dated 28 December, 2010 entered into with PBPL and Collaborators, the Company had assigned Development Rights in respect of one of its projects, namely, 'Parsvnath Exotica, Ghaziabad' (on land admeasuring 31 acres) situated at Village Arthala, Ghaziabad (the Project) to PBPL on terms and conditions contained therein.

The project has been delayed due to non-receipt of approval for the revised building plans.

The collaborators (land owners) are seeking cancellation of the Development Agreement and other related agreements and have taken legal steps in this regard. PBPL invoked the arbitration clause and as a consequence of the land owners not appointing their nominee Arbitrator, PBPL approached the High Court at Allahabad for appointment of Arbitrator under section 11 of the Arbitration and Conciliation Act. During the pendency of section 11 petition at Allahabad High Court, the Hon'ble Supreme Court, while hearing a Civil Appeal filed by PBPL and the Company in another matter, stayed the appointment of arbitrator by the Allahabad High Court vide its Order dated 09.04.2018 and further directed the land-owners to co-operate with PBPL for getting the building plan approved by the Ghaziabad Development Authority. Subsequently, vide Order dated 29.11.2019, the Hon'ble Supreme Court of India appointed a sole arbitrator to adjudicate the disputes between PBPL and the landowners. The Arbitration proceedings are in progress.

During the financial year 2016-17, the Company had entered into a Settlement Agreement with investors for which execution petition for enforcement filed by the investors before the Delhi High Court has been amicably settled pursuant to which the Investment Agreement dated 21 December, 2010 stands cancelled and the securities held by the investors have been acquired by the Company during the financial year 2018-19.

- 43** The Company had entered into a Memorandum of Understanding (MOU) dated 22 December, 2010 with Parsvnath Realcon Private Limited (PRPL), a wholly owned subsidiary company [earlier, a wholly owned subsidiary of its subsidiary Parsvnath Buildwell Private Limited (PBPL)] in terms of which the Company had assigned development rights of the project, namely, 'Parsvnath Paramount' on land admeasuring 6,445 square metres situated at Subhash Nagar, New Delhi to PRPL. The Company has also entered into 'Project Management Agreement' with PRPL and PBPL for overall management and coordination of project development. Further, the Company has given the following undertakings to PRPL:

- a. It shall complete the project within the completion schedule and construction cost as set out in the Agreement.
- b. The project revenues from the sold area shall be at least the amount set out in the Agreement.
- c. In the event of construction cost overrun or revenue shortfall, the Company shall contribute such excess/shortfall amount against allotment of equity shares or other instruments at such premium as may be mutually determined by the parties.

The progress of the project has been hampered due to delay in receipt of sanction for revised building plans from South Delhi Municipal Corporation (SDMC) which was ultimately received in November, 2019.

Since the delay in completion of the project has been caused mainly due to certain acts of commission / omission by DMRC, the Company has invoked arbitration proceedings against DMRC and the Statement of Claim has been filed before the Arbitral Tribunal. Arbitration proceedings are in progress. Pleadings are complete. Issues have been framed and Cross Examination has been concluded.

- 44** The Company had entered into a Development Agreement (DA) with Chandigarh Housing Board (CHB) for the development of an integrated project ('the project') at Chandigarh. Owing to various factors, disputes had arisen between the Company and CHB.



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Consequently, the Company had invoked the arbitration clause in the DA. Hon'ble Sole Arbitrator had pronounced the award in January, 2015 which was accepted by the Company and the CHB. Pursuant to the arbitration award, the project was discontinued and surrendered to CHB.

Subsequent to the acceptance and implementation of the award, it was noticed that due to a computational error in the award, the awarded amount was deficient by approximately ₹14,602.00 lakhs. Consequently, the Company made an application to the Hon'ble Sole Arbitrator for correction of the computational error. However, the Sole Arbitrator in his findings, while admitting the error, stated that after acceptance and implementation of the award by both the parties he had become non-functionary and therefore rejected the claims made by the Company. The Company has since filed its objections under section 34 of the Arbitration and Conciliation Act, 1996 read with section 151 of Code of Civil Procedure (CPC) before the Additional District Judge cum MACT, Chandigarh and the Court had issued notice to CHB for filing its reply and also called for the Arbitral Record from the Sole Arbitrator. The Additional District Judge, Chandigarh dismissed our application on 30 May, 2018. Aggrieved by the said order, the Company preferred an appeal under section 37 of the Arbitration and Conciliation Act, 1996 before the Hon'ble Punjab & Haryana High Court at Chandigarh and the proceedings are going on. Pending decision of the Hon'ble Punjab & Haryana High Court, based on the legal advice received, the management is hopeful for recovery and the amount of ₹14,046.91 lakhs (net of tax deducted at source) has been shown as recoverable and included under 'other financial assets' in Note 11.

- 45** The Company had given an advance of ₹4,851.83 lakhs to one of its subsidiaries viz., Parsvnath Film City Limited (PFCL) for execution of Multimedia-cum-Film-City Project at Chandigarh. PFCL had deposited ₹4,775.00 lakhs with 'Chandigarh Administration' (CA) for acquiring development rights in respect of a plot of land admeasuring 30 acres from CA, under Development Agreement dated 2 March, 2007 for development of a "Multimedia-cum-Film City" Complex. Since CA could not handover the possession of the said land to PFCL, PFCL invoked the arbitration clause for seeking refund of the allotment money paid along with compensation, cost incurred and interest thereon.

The Arbitral Panel vide its order dated 10 March, 2012, had decided the matter in favour of PFCL and awarded refund of ₹4,919.00 lakhs towards the earnest money paid and other expenses incurred by PFCL along with interest @ 12 % per annum. Subsequently, the CA filed a petition before the Additional District Judge at Chandigarh for setting aside the award under section 34 of The Arbitration and Conciliation Act, 1996. The said petition was dismissed by the Hon'ble District Judge (ADJ) vide his order dated 07 May, 2015.

An Execution Petition was filed before Additional District Judge (ADJ), Chandigarh for the execution of the Arbitral Award by PFCL. In the meantime, CA filed an appeal under section 37 of the Arbitration and Conciliation Act, 1996 before the Punjab and Haryana High Court at Chandigarh against the orders of the ADJ, Chandigarh pertaining to the Award of Arbitral Tribunal. The Hon'ble High Court allowed the appeal filed by CA and set aside the arbitral award vide its orders dated 17 March, 2016. The Hon'ble High Court also decided that CA is entitled to cumulatively claim/recover an amount of ₹8,746.60 lakhs from PFCL due to failure to develop the site and adhere to the terms of the agreements. PFCL has filed a Special Leave Petition (SLP) before the Hon'ble Supreme Court of India which has since been admitted and notice has been issued to the Opposite Party. CA has also filed a Special Leave Petition before the Hon'ble Supreme Court for allowing the counter claims made by them and both the matters have been tagged together and the matters are listed before the Ld. Registrar for completion of pleadings. The matters are now reflecting in the Advance List of matter which would be heard during the summer vacation. Based on legal advice received, the management is hopeful for recovery and the amount of ₹4,825.00 lakhs has been shown as recoverable.

- 46** The Company was declared as the "Selected Bidder" for grant of lease for development of project on a plot of land at Sarai Rohilla, Kishanganj, Delhi 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 implementation of the project. Subsequently, in terms of the requirements of RLDA, another Company in the name of Parsvnath Rail Land Project Private Limited (PRLPPL) was incorporated as the SPV to implement the project in place of PPDPL. RLDA accepted PRLPPL as the SPV vide its letter dated 3 August, 2012.

The Company entered into agreements with PRLPPL and overseas investors during 2012 and 2013 for financing the project.

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Due to multifarious reasons, including delay in the statutory approvals, PRLPPL was not able to achieve 'Financial Closure' as per Article 7 of the Agreement which resulted in deemed termination of the agreement. The Company and PRLPPL invoked the arbitration clause in the development agreement for recovery of amount paid to RLDA together with interest thereon on deemed termination of the agreement and related matters and instituted four Arbitral proceedings namely Arbitration I, II, III & IV. The Arbitral Tribunal has announced its award in respect of the Arbitration II on 25 November, 2017 directing RLDA to refund the amount of ₹ 1,03,453.78 lakhs along with 4% interest per annum payable with effect from the 15 July, 2015 till the date of recovery. RLDA filed its objections under section 34 of the Arbitration and Conciliation Act, 1996 before the Hon'ble Delhi High Court for setting aside the said Arbitral award, which was rejected by the Court vide its order dated 3 April, 2018. Thereafter, RLDA filed an appeal before the Division Bench of the Hon'ble 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 8 July, 2019.

PRLPPL has received the award amount during July, 2019.

In case of Arbitration I (with respect to RLDA's liability for payment of interest to PRLPPL on installments received in excess of and prior to RLDA's entitlement), the Arbitral Tribunal by award dated 1 June, 2018 rejected the claim filed by the Company and PRLPPL. The Company and PRLPPL have filed an appeal before the Hon'ble Delhi High Court against the said award and the proceedings are going on.

The Company and PRLPPL have further initiated two other Arbitration proceedings (Arbitration III and IV) seeking inter-alia refund of the amounts retained as alleged losses by RLDA, losses incurred on account of RLDA's breach of its representations and warranties in respect of the land sought to be leased and delay in return of Performance Bank Guarantee. The Arbitration proceedings are in progress.

Based on legal advice received, the claim of ₹ 6,442.62 lakhs from RLDA is considered good and recoverable.

- 47** The Company has incurred cash losses during the current and previous years. Due to continued recession in the real estate sector owing to slow down in demand, the Company is facing tight liquidity situation as a result of which there have been delays/ defaults in payment of principal and interest on borrowings, statutory liabilities, salaries to employees and other dues. Also, the Company continues to face lack of adequate sources of finance to fund execution and completion of its ongoing projects resulting in delayed realisation from its customers and lower availability of funds to discharge its liabilities. The company is continuously exploring alternate sources of finance, including sale of non-core assets to generate adequate cash inflows for meeting these obligations and to overcome this liquidity crunch. In the opinion of the Management, no adverse impact is anticipated on future operations of the company.

### **48 Trade receivables**

- (a) Due to continued recession in the industry, there have been delays in collections from customers. In view of industry practice and terms of agreement with customers, all these debts are considered good for recovery and hence no provision is considered necessary.



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

(b) Set out below is the amount of revenue recognised from:

		₹ in lakhs	
		31-March-2022	31-March-2021
i.	<b>Movement of Contract liability</b>		
	Amount included in contract liabilities at the beginning of the year	172,715.25	173,678.03
	Amount received / adjusted against contract liability during the year	22,510.43	25,029.28
	Performance obligation satisfied in current year (Refer note 28)	(71,993.76)	(25,992.06)
	<b>Amount included in contract liabilities at the end of the year</b>	<b>123,231.92</b>	<b>172,715.25</b>
ii.	<b>Movement of Contract Assets</b>		
	Contract Assets at the beginning of the year	29,386.04	24,724.46
	Amount to be billed / advances refunded during the year	(3,765.85)	4,661.58
	<b>Contract Assets at the end of the year</b>	<b>25,620.19</b>	<b>29,386.04</b>

**49** In respect of loan taken by the company from a Non-Banking Finance Company (NBFC) namely IL&FS Financial Services Limited, the company alongwith other co-borrowers entered into a revised agreement with the said NBFC for repayment of loan and interest in monthly installments over a period of 60 working days starting from approval of said NBFC's NCLT Court which is expected in financial year 2022-23.

A charge of ₹1,07,400 lakhs appeared on ROC against outstanding loan of ₹17,500 lakhs (sanction amount ₹ 18,000 lakhs). For satisfaction of extra charge, company has already approached the IL&FS Financial Services Limited.

**50** In respect of loan with LIC of India, the company has requested for revised terms which is under approval from the lender and interest liabilities is regrouped accordingly.

**51** In respect of loan with Rare Asset Reconstruction Limited (ARC) and Edelweiss Rural & Corporate Services Limited (NBFC), the ARC and NBFC have approved the proposal for settlement of dues of the company in lump sum subject to certain conditions and the crystallized amount has to be paid in installments over a period of time. The Company is paying the same on proportionate release of security.

**52** (a) The Company has entered into Memorandum of Understandings with its wholly owned subsidiaries for the purpose of transfer of all rights under the concession agreement in respect of its four projects situated at Akshardham Metro Station, Azadpur Metro Station, Seelampur Metro station and Inderlok Metro Station, subject to approval from Delhi Metro Rail Corporation (DMRC). The Company had acquired these development rights under concession agreement with DMRC. Pending transfer, book value of assets/rights (which is higher than the realisable value) under these concession agreements have been classified as 'Assets held for sale'.

(b) In case of another project situated at Netaji Subhash Place (NSP) Metro Station, the Company has entered into a Limited Liability Partnership (LLP) agreement dated 18 November, 2021 with Unity Buildwell Limited to form a limited liability partnership called 'Unity Parsvnaths LLP' for the purpose of transfer of all rights of the NSP project acquired by the company under concession agreement with DMRC. Approval of DMRC for transfer of these rights to LLP has been obtained. Pursuant to the LLP Agreement as aforesaid and subsequent addendum agreement dated 31 March, 2022, the company shall transfer the NSP project to the LLP. Pending transfer, book value of assets/rights under the concession agreement with DMRC has been classified as 'Assets held for sale'. The company has invested a sum of ₹ 892.00 lakhs towards capital contribution in the said LLP.

**53** The Company is developing a project situated at Azadpur Metro Station as per the terms of concession agreement with DMRC. Due to delays in payments to DMRC, DMRC has issued a letted dated 28 February, 2022 for termination of contract for Azadpur



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

metro station with the Company. The Company has invoked clause 12.2.2 of the concession agreement for conveying amicable meeting with DMRC for amicable settlement of the dispute. The matter is under negotiation with DMRC and if negotiation does not materialise, the Company will take a proper legal action in this matter and has not considered any impairment in the value of assets held for sale.

**54** The Company was awarded a works contract by Buddha Smriti Udhyaan Development Company Ltd. (BSUDCL) to develop a park, by the name of Buddha Smriti Udhyaan ("the Project") in Patna, Bihar on 27.06.2008. Major portion of the project was completed in the year 2010 and the Park was inaugurated by the Dalai Lama in May, 2010. The project was thereafter taken over by the Bihar Urban Infrastructure Development Corporation Limited (BUIDCL) on 01.11.2010 who stepped into the shoes of the BSUDCL. The remaining portion of the project was also completed and bills for the work done were raised on BUIDCL. BUIDCL instead of making payment wrongfully invoked the performance bank guarantee of ₹ 628.00 lakhs submitted by the company, alleging failure on the part of company to complete the project. Payments against bills were also stalled by BUIDCL. The company kept calling upon the BUIDCL for amicable resolution of the disputes. Thereafter, the company approached the Bihar Public Works Contract Disputes Arbitration Tribunal (Tribunal) with its claims against BUIDCL. Thereafter, the company and other side also filed their claims and counter claims before the Tribunal. The matter is disposed of by the Tribunal expressing its inability to entertain the Petition in view of the judgment passed by the Hon'ble Supreme Court in some other matter. However, at the request of counsel appearing for the company, the Tribunal granted liberty to approach the Hon'ble High Court under Section 11 of the Arbitration and Conciliation Act for appointment of an Arbitrator. The company is seeking legal advice in the matter and will take suitable action accordingly including exploring an amicable settlement in the matter. Based on the above, the management is hopeful for recovery and the amount of ₹ 1,231.82 lakhs has been shown as recoverable.

**55** 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.

### **56 Corporate social responsibility**

In terms of the provisions of section 135 of the Companies Act, 2013, the Company was not required to spend any amount on activities relating to Corporate Social Responsibilities (CSR) for the year 2021-22 due to continuing losses in preceding three years except an amount of ₹ 238.38 lakhs pertaining to financial year 2014-15 which is pending for compounding before Regional Director, Northern Region, Ministry of Corporate Affairs.

**57** The Company is engaged in the business of real estate development, which has been classified as infrastructural facilities as per Schedule VI to the Companies Act, 2013. Accordingly, provisions of section 186 of the Companies Act are not applicable to the company and hence no disclosure under that section is required.

**58** SEBI has issued a Show Cause Notice dated 19 October, 2020 under various Sections of SEBI Act, 1992 and Securities Contracts (Regulations) Act, 1956, etc., to the Company and all the Directors and Chief Financial Officers (CFOs) who were holding office during the financial years 2009-10, 2010-11 and 2011-12 along with the Forensic Audit Report submitted by E&Y relating to certain transactions during the aforesaid financial years. The SCN was replied by the Company and also requested for a personal hearing before Whole Time Member (WTM), SEBI. The SEBI informed the Company and the other Noticee to appear before Shri Ananta Barua, Whole Time Member (WTM), SEBI in online hearing. On the hearing scheduled on 25 October, 2021, where the senior counsel appeared on behalf of the Company concluded the arguments. The WTM also heard the other Noticees. Some of the Noticees sought further time to file their reply and requested for the same before the WTM. The WTM has allowed them to file their reply before the next date of hearing to be announced by SEBI. The SEBI had scheduled a hearing on December 31, 2021 for filing of reply of other Noticees. On the appointed date of hearing other Noticees made their representation before WTM. Now, the final order of SEBI is awaited.





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

- 59 (i) Disclosure of loans and advances in the nature of loans given to subsidiaries, associates and other companies in which directors are interested as required by Schedule V to the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 is as under:

		₹ in lakhs	
		Amount outstanding	
		As at 31-March-2022	As at 31-March-2021
a.	Parsvnath Film City Limited	4,851.83	4,850.14
b.	Parsvnath Hotels Limited	1,678.57	1,428.82
c.	Parsvnath H B Projects Private Limited	6,635.41	6,635.41
d.	Parsvnath Rail Land Project Private Limited	2.03	0.06
e.	Parsvnath Buildwell Private Limited	1,783.98	1,156.43
f.	Parsvnath Realcon Private Limited	4,917.65	4,826.03
g.	PDL Assets Limited	72.57	57.94
h.	Snigdha Buildwell Private Limited	270.46	302.46
i.	Farhad Realtors Private Limited	1.20	1.10
j.	Jarul Promoters & Developers Private Limited	65.58	55.99
k.	Parsvnath Realty Ventures Limited	-	78.67
l.	Vardaan Buildtech Private Limited	-	159.48
m.	Parsvnath Hessa Developers Private Limited	1,879.98	1,606.68
n.	Parsvnath Landmark Developers Private Limited	-	1,246.22
o.	Suksma Buildtech Private Limited	5.66	-
p.	Home Life Real Estate Private Limited	2.50	-

		₹ in lakhs	
		Maximum amount outstanding during the year	
		Year ended 31-March-2022	Year ended 31-March-2021
a.	Parsvnath Film City Limited	4,851.83	4,850.14
b.	Parsvnath Hotels Limited	1,678.57	1,428.82
c.	Parsvnath H B Projects Private Limited	6,635.41	6,635.41
d.	Parsvnath Rail Land Project Private Limited	2.03	0.06
e.	Parsvnath Buildwell Private Limited	1,783.98	1,156.43
f.	Parsvnath Realcon Private Limited	4,917.65	4,826.12
g.	PDL Assets Limited	72.57	57.94
h.	Snigdha Buildwell Private Limited	302.46	302.60
i.	Farhad Realtors Private Limited	1.20	1.10
j.	Jarul Promoters & Developers Private Limited	65.58	55.99
k.	Parsvnath Realty Ventures Limited	82.97	99.19
l.	Vardaan Buildtech Private Limited	162.26	159.48
m.	Parsvnath Hessa Developers Private Limited	2,432.29	1,829.16
n.	Parsvnath Landmark Developers Private Limited	2,515.94	1,295.72
o.	Suksma Buildtech Private Limited	25.66	-
p.	Home Life Real Estate Private Limited	2.50	-

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Note:

- All the above loans and advances are repayable on demand and are non-interest bearing.

(ii) Refer note 9 for outstanding balances as on 31 March, 2022 and 31 March, 2021 for Investment in Subsidiary / Associate Companies. Closing balances of Investment in Subsidiary / Associate Companies were the maximum outstanding balances as on 31 March, 2022 and 31 March, 2021 respectively except investment in Vasavi PDL Ventures Private Limited - ₹ NIL (previous year ₹ 2.55 lakhs), Maximum amount outstanding during the year - ₹ 2.55 lakhs (previous year ₹ 2.55 lakhs)

(iii) Refer note 67 for Corporate Gurantees given by the Company on behalf of Subsidiary / Associate companies as on 31 March, 2022 and 31 March, 2021. Closing balances of corporate gurantees given by the company on behalf of subsidiary / associate Companies were the maximum outstanding balances as on 31 March, 2022 and 31 March, 2021.

**60** The Company is setting up various projects on Build Operate Transfer (BOT) basis. Costs incurred on these Projects till completion of the project are reflected as 'Intangible assets under development'. Details of incidental expenditure incurred during construction in respect of these projects debited to 'Intangible assets under development' are as under:

		₹ in lakhs	
		Year ended 31-March-2022	Year ended 31-March-2021
a.	Salaries and wages	0.98	0.89
b.	Contribution to provident and other funds	0.10	0.09
c.	Legal and professional charges	13.87	-
d.	Depreciation and amortisation expense on right of use assets under development	-	420.04
e.	Miscellaneous expenses	0.07	(1.11)
		<b>15.02</b>	<b>419.91</b>

**61** Details of borrowing costs capitalised during the year:

		₹ in lakhs	
		Year ended 31-March-2022	Year ended 31-March-2021
a.	Intangible assets/assets under development	13.24	3,436.23
b.	Inventory	6,791.68	10,239.66
		<b>6,804.92</b>	<b>13,675.89</b>

### 62 Segment information

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.

### 63 Employee benefit plans

#### a Defined contribution plan

The Company makes Provident Fund contributions to Regional Provident Fund Commissioner (RPFC) and ESI contributions to Employees State Insurance Corporation (ESIC), which are defined contribution plans, for qualifying employees. The Company contributes a specified percentage of salary to fund the benefits. The contributions payable to these plans by the Company are at the rates specified in the rules of the scheme. The amount of contribution is as under:



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

		₹ in lakhs	
		Year ended 31-March-2022	Year ended 31-March-2021
a.	Contribution to Provident Fund		
	- charged to statement of profit and loss	27.54	30.48
	- transferred to Intangible Assets under development	0.07	0.06
b.	Contribution to ESI		
	- charged to statement of profit and loss	4.96	5.87
	- transferred to Intangible Assets under development	0.03	0.03
		<b>32.60</b>	<b>36.44</b>

### b Defined benefit plan

The Company offers its employees defined benefit plan in the form of a gratuity scheme. Benefits under gratuity scheme are based on year's of service and employee remuneration. The scheme provides for lump sum payment to vested employees at retirement, death while on employment, resignation or on termination of employment.

Amount is equivalent to 15 days salary payable for each completed year of service or part thereof in excess of 6 months. Vesting occurs upon completion of 5 years of continuous service.

The present value of the defined benefit obligation and the related current service cost were measured using the Projected Unit Credit Method with actuarial valuations being carried out at each balance sheet date.

The following table sets out the amount recognised in respect of gratuity in the financial statements:

		₹ in lakhs	
		2021-2022	2020-2021
<b>i</b>	<b>Components of employer's expenses:</b>		
	Current service cost	23.94	27.98
	Past service cost	-	-
	Interest cost	21.84	27.08
	Actuarial (gain)/loss	-	-
	<b>Net charge/(credit)</b>	<b>45.78</b>	<b>55.06</b>
<b>ii</b>	<b>Actual contribution and benefit payments</b>		
	Actual benefit payments	16.39	118.80
	Actual contributions	-	-
		<b>16.39</b>	<b>118.80</b>
<b>iii</b>	<b>Net liabilities/ (assets) recognised in the</b>		
	Present value of defined benefit obligation	310.69	323.15
	Fair value of plan assets	-	-
	<b>Net liabilities/ (assets) recognised in the balance sheet</b>	<b>310.69</b>	<b>323.15</b>
	Note: The fair value of plan assets is Nil, since defined benefit plans are unfunded.		
	Short-term provisions	7.97	7.71
	Long-term provisions	302.72	315.44
		<b>310.69</b>	<b>323.15</b>

**NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022**

		₹ in lakhs	
		2021-2022	2020-2021
<b>iv</b>	<b>Change in defined benefit obligation during</b>		
	Present value of defined benefit obligation at beginning of the year	323.15	400.64
	Current service cost	23.94	27.98
	Past service Cost including curtailment Gains/Losses	-	-
	Interest cost	21.84	27.08
	Actuarial (gains)/losses on obligations	(41.85)	(13.75)
	Benefits paid	(16.39)	(118.80)
	<b>Present value of defined benefit obligation at the end of the year</b>	<b>310.69</b>	<b>323.15</b>
<b>v</b>	<b>Other comprehensive income (OCI)</b>		
	Remeasurement of defined benefit obligation	<b>41.85</b>	<b>13.75</b>
<b>vi</b>	<b>Balance sheet reconciliation</b>		
	Net liability at the beginning of the year	323.15	400.64
	Expenses recognised/(reversed) during the year	45.78	55.06
	Actuarial (gains)/losses	(41.85)	(13.75)
	Benefits paid	(16.39)	(118.80)
	<b>Amount recognised in the balance sheet</b>	<b>310.69</b>	<b>323.15</b>

**vii Experience adjustments:**

		₹ in lakhs				
		31.03.2022	31.03.2021	31.03.2020	31.03.2019	31.03.2018
i.	Present value of Defined Benefit Obligation	310.69	323.15	400.64	346.89	434.93
ii.	Fair Value of plan assets	-	-	-	-	-
iii.	Funded status [Surplus/ (Deficit)]	(310.69)	(323.15)	(400.64)	(346.89)	(434.93)
iv.	Experience (gain)/loss adjustments on plan liabilities	(41.85)	(13.75)	58.27	16.61	46.51
v.	Experience gain/loss adjustments on plan assets	-	-	-	-	-

**viii Actuarial assumptions**

		31.03.2022	31.03.2021
<b>a.</b>	<b>Financial assumptions</b>		
i.	Discount rate (p.a.)	7.26%	6.76%
ii.	Salary escalation rate (p.a.)	5.00%	5.00%
<b>b.</b>	<b>Demographic assumptions</b>		
i.	Retirement age	70 years	70 years
ii	Mortality rate	100% of Indian Assured Lives Mortality (2012-14)	
	- Withdrawal rate		
	Upto 30 years	3.00	3.00
	From 31 to 44 years	2.00	2.00
	Above 44 years	1.00	1.00



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### ix Sensivity analysis

The sensitivity of the plan obligations to changes in key assumptions are:

		₹ in lakhs	
		Change in assumption	Change in plan obligation
Discount rate	Increase	0.50%	(19.13)
	Decrease	0.50%	21.03
Salary escalation rate	Increase	0.50%	18.61
	Decrease	0.50%	(17.28)

### Actuarial assumptions for long-term compensated absences

		31.03.2022	31.03.2021
<b>a. Financial assumptions</b>			
i. Discount rate (p.a.)		7.26%	6.76%
ii. Salary escalation rate (p.a.)		5.00%	5.00%
<b>b. Demographic assumptions</b>			
i. Retirement age		70 years	70 years
ii. Mortality rate		100% of Indian Assured Lives Mortality (2012-14)	
- Withdrawal rate			
Upto 30 years		3.00	3.00
From 31 to 44 years		2.00	2.00
Above 44 years		1.00	1.00

### 64 Operating lease arrangements - As lessee - Ind AS 116

The Company has entered into Concession Agreements with Delhi Metro Rail Corporation (DMRC) and has acquired the License Rights to develop properties and sub license it to the customers for a defined period of time. License fee payable to DMRC over the concession period has been recognised as 'Right of use assets' and 'lease liabilities' as at 1 April, 2019 as per Ind AS 116.

The company has applied Ind AS 116 using the modified retrospective approach.

#### i. Right-of-use assets

Movement and carrying value of right of use assets is as under:

	₹ in lakhs		
	Building	Building under development	Total
<b>Balance as at 31 March, 2020</b>	1,365.13	10,006.29	11,371.42
Additions during the year	508.47	-	508.47
Disposal/Adjustments during the year	(59.71)	(388.00)	(447.71)
	1,813.89	9,618.29	11,432.18
Less: Amortisation expense during the year	211.63	420.04	631.67
<b>Balance as at 31 March, 2021</b>	<b>1,602.26</b>	<b>9,198.25</b>	<b>10,800.51</b>
Additions during the year	-	-	-
Disposal/Adjustments during the year	(108.67)	(9,198.25)	(9,306.92)
	1,493.59	-	1,493.59
Less: Amortisation expense during the year	134.00	-	134.00
<b>Balance as at 31 March, 2022</b>	<b>1,359.59</b>	<b>-</b>	<b>1,359.59</b>

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### Notes:

- a. The Company has adopted Ind AS 116 "Leases" effective April 1, 2019 and applied the standard to its lease contracts existing as at 1 April, 2019 using the modified retrospective approach. The Company has recorded lease liability at the present value of the lease payments that are not paid as at 1 April, 2019, discounted using the company's incremental borrowing rate and recognised right of use assets of equal amounts.
- b. The depreciation expense of ₹ 134 lakhs (Previous year ₹ 211.63 lakhs) on right-of-use assets is included under depreciation and amortisation expense in the statement of Profit and Loss and depreciation of ₹ NIL (Previous year ₹ 420.04 lakhs ) has been capitalised in 'Intangible Assets Under Development'.
- c. The following is the summary of practical expedients elected on initial application:
  - (i) Applied a single discount rate to a portfolio of leases of similar assets in similar economic environment with a similar end date.
  - (ii) Applied the exemption not to recognize right-of-use assets and liabilities for leases with less than 12 months of lease term on the date of initial application or low value leases.
  - (iii) Excluded the initial direct costs from the measurement of the right-of-use asset at the date of initial application.
  - (iv) Applied the practical expedient to assessment of which transactions are leases. Accordingly, Ind AS 116 is applied only to contracts that were previously identified as leases under Ind AS 17.

### ii. Lease liability

The following is the movement in lease liabilities during the year ended 31 March, 2022:

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
<b>Balance at the Beginning of the year</b>	12,573.91	12,327.37
Additions	-	18.81
Disposal/Adjustments	(11,321.78)	(447.71)
	1,252.13	11,898.47
Add: Finance cost accrued during the year	137.48	1,307.90
Less: Payment of lease liabilities	146.37	632.46
<b>Balance at the end</b>	<b>1,243.24</b>	<b>12,573.91</b>
Current	31.27	1,130.35
Non-current	1,211.97	11,443.56
	<b>1,243.24</b>	<b>12,573.91</b>



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### iii. Maturity analysis of lease liabilities:

The table below provides details regarding the contractual cash flows of lease liabilities as at 31 March, 2022 on an undiscounted basis:

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
Due within one year	162.74	3,122.44
Due later than one year and not later than five years	618.97	14,947.61
Due later than five years	1,784.87	88,062.44
<b>Total undiscounted lease liabilities</b>	<b>2,566.58</b>	<b>106,132.49</b>

### iv. Amounts recognised in Statement of profit and loss

	₹ in lakhs	
	Year Ended 31-March-2022	Year Ended 31-March-2021
Interest on lease liabilities	137.48	148.62
Depreciation on right of use assets	134.00	211.63
Expenses relating to short-term and low value leases (see note vi)	1,388.96	650.46
	<b>1,660.44</b>	<b>1,010.71</b>

Note:

- a. Expenses on short-term lease mainly includes lease charges of assets held for transfer.

### v. Amounts capitalised to Intangible assets

	₹ in lakhs	
	Year Ended 31-March-2022	Year Ended 31-March-2021
Interest on lease liabilities	-	1,159.28
Depreciation on right of use assets	-	420.04
	-	<b>1,579.32</b>

### vi. Disclosures for operating leases other than leases covered in Ind AS 116

The Company has entered into Concession Agreements with Delhi Metro Rail Corporation (DMRC) and has acquired the License Rights to develop properties. During the year ended 31 March, 2019, the Company had entered into agreements for transfer of some of these properties to SPVs, accordingly the Company has not applied Ind AS 116 to such lease contracts.

	₹ in lakhs	
	Year Ended 31-March-2022	Year Ended 31-March-2021
<b>a. As a lessee (expenses)</b>		
Lease contracts held for transfer	1,284.94	569.39
Other short-term lease contracts	104.02	81.07
	<b>1,388.96</b>	<b>650.46</b>

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 65 Operating lease arrangements - As lessor

The Company has given certain building and facilities under non-cancellable operating leases.

Lease income (license fee) and rental income recognised in the Statement of Profit and Loss is as under:

		₹ in lakhs	
		Year Ended 31-March-2022	Year Ended 31-March-2021
Recognised in statement of profit and loss			
a.	License fee income and rental income	2,329.31	2,664.16
		<b>2,329.31</b>	<b>2,664.16</b>

The total of future minimum lease receivables are as follows:

		₹ in lakhs	
		As at 31-March-2022	As at 31-March-2021
a.	Not later than one year	1,144.17	1,326.79
b.	Later than one year but not later than five years	69.65	1,377.64
c.	Later than five years	277.86	305.71
		<b>2,117.68</b>	<b>3,010.14</b>

### 66 Earnings per Equity Share

		Year ended 31-March-2022	Year ended 31-March-2021
Profit/(loss) for the year	₹ in lakhs	(20,917.20)	(24,202.73)
Weighted average number of equity shares	No's	435,181,170	435,181,170
Earning per share - basic	₹	(4.81)	(5.56)
Weighted average number of potential equity shares	No's	-	-
Weighted average number of equity shares	No's	435,181,170	435,181,170
Earnings per share - diluted	₹	(4.81)	(5.56)
Face value per equity share	₹	5.00	5.00

### 67. Related party transactions

#### a. List of related parties

##### i. Subsidiary Companies

- Parsvnath Infra Limited
- Parsvnath Film City Limited\*
- Parsvnath Landmark Developers Private Limited\*
- Parsvnath Hotels Limited\*
- PDL Assets Limited\*
- Parsvnath Developers Pte. Ltd. (Overseas subsidiary -Singapore)\*
- Parsvnath Estate Developers Private Limited \*
- Parsvnath Promoters And Developers Private Limited
- Parsvnath Hessa Developers Private Limited \*
- Parsvnath MIDC Pharma SEZ Private Limited  
(Subsidiary of Parsvnath Infra Limited)
- Parsvnath Buildwell Private Limited \*
- Paravnath Realty Ventures Limited \*





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

- Parsvnath Realcon Private Limited \*
- Parsvnath HB Projects Private Limited
- Farhad Realtors Private Limited \*
- Parsvnath Rail Land Project Private Limited
- Jarul Promoters & Developers Private Limited \*
- Suksma Buildtech Private Limited \*
- Snigdha Buildwell Private Limited \*
- Generous Buildwell Private Limited  
(Subsidiary of Snigdha Buildwell Private Limited)
- Evergreen Realtors Private Limited  
(Subsidiary of Snigdha Buildwell Private Limited)

\* wholly owned subsidiary company

### ***Subsidiary companies by virtue of Accounting Standard (Ind AS-110) on 'Consolidated Financial Statements':***

- Aahna Realtors Private Limited
- Afra Infrastructure Private Limited
- Anubhav Buildwell Private Limited
- Arctic Buildwell Private Limited
- Arunachal Infrastructure Private Limited
- Bae Buildwell Private Limited
- Bakul Infrastructure Private Limited
- Banita Buildcon Private Limited
- Bliss Infrastructure Private Limited
- Brinly Properties Private Limited
- Coral Buildwell Private Limited
- Dae Realtors Private Limited ( Up to 26 July,2021)
- Dai Real Estates Private Limited
- Dhiren Real Estates Private Limited
- Elixir Infrastructure Private Limited
- Gem Buildwell Private Limited
- Himsagar Infrastructure Private Limited
- Izna Realcon Private Limited ( Up to 26 July, 2021)
- Emerald Buildwell Private Limited
- Jaguar Buildwell Private Limited
- Label Real Estates Private Limited
- Lakshya Realtors Private Limited
- LSD Realcon Private Limited
- Mirage Buildwell Private Limited
- Navneet Realtors Private Limited
- New Hind Enterprises Private Limited
- Oni Projects Private Limited ( Up to 26 July,2021)
- Paavan Buildcon Private Limited
- Perpetual Infrastructure Private Limited
- Prosperity Infrastructures Private Limited
- Rangoli Infrastructure Private Limited
- Samiksha Realtors Private Limited

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

- Neelgagan Realtors Private Limited
- Sapphire Buildtech Private Limited
- Silversteet Infrastructure Private Limited
- Springdale Realtors Private Limited
- Stupendous Buildtech Private Limited
- Sumeru Developers Private Limited
- Vital Buildwell Private Limited
- Spearhead Realtors Private Limited
- Trishla Realtors Private Limited
- Vardaan Buildtech Private Limited
- Yamuna Buildwell Private Limited

**ii. *Entities over which the Company, subsidiary companies or key management personnel or their relatives, exercise significant influence***

- Adela Buildcon Private Limited
- Ashirwad Realtors Private Limited
- Baasima Buildcon Private Limited
- Baidehi Infrastructure Private Limited
- Balbina Real Estates Private Limited
- Charushila Buildwell Private Limited
- Congenial Real Estates Private Limited
- Cyanea Real Estate Private Limited
- Deborah Real Estate Private Limited
- Deleena Developers Private Limited
- Enormity Buildcon Private Limited
- Gauranga Realtors Private Limited
- Gauresh Buildwell Private Limited
- Janak Finance & Leasing Private Limited
- Jodhpur Infrastructure Private Limited
- Madhukanta Real Estate Private Limited
- Magic Promoters Private Limited
- Mahanidhi Buildcon Private Limited
- Neha Infracon (India) Private Limited
- Noida Marketing Private Limited
- Parasnath And Associates Private Limited
- Parasnath Travels & Tours Private Limited
- Parsvnath Biotech Private Limited
- Parsvnath Cyber City Private Limited
- Parsvnath Dehradun Info Park Private Limited
- Parsvnath Developers (GMBT) Private Limited
- Parsvnath Developers (SBBT) Private Limited
- Parsvnath Gurgaon Info Park Private Limited
- Parsvnath Indore Info Park Private Limited
- Parsvnath Knowledge Park Private Limited



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

- Parsvnath Retail Limited
- Pearl Propmart Private Limited
- Pradeep Kumar Jain & Sons (HUF)
- Rangoli Buildcon Private Limited
- Sadgati Buildcon Private Limited
- Scorpio Realtors Private Limited
- Timebound Contracts Private Limited
- Vasavi PDL Ventures Private Limited ( Up to 15 October 2021)
- Parsvnath Telecom Private Limited
- Parsvnath Sharmistha Realtors Private Limited
- Dreamweaver Realtors Private Limited
- Parikrama Infrastructure Private Limited
- Prasidhi Developers Private Limited
- Prastut Real Estate Private Limited
- Springdale Realtors Private Limited
- Sedna Properties Private Limited

### **iii. Joint Ventures**

- Ratan Parsvnath Developers (AOP) (Dissolved during the F.Y 2020-21)

### **iv. Limited Liability Partnership firm wherein control is with the Holding Company**

- Unity Parsvnaths LLP

### **v. Associates**

- Amazon India Limited
- Homelife Real Estate Private Limited

### **vi. Key Management Personnel**

- Mr. Pradeep Kumar Jain, Chairman
- Mr. Sanjeev Kumar Jain, Managing Director and CEO
- Dr. Rajeev Jain, Whole-time Director

### **vii. Relatives of Key Management Personnel (with whom the Company had transactions)**

Mrs. Nutan Jain (Wife of Mr. Pradeep Kumar Jain, Chairman)

### **viii. Non-Executive and Independent Directors**

- Mr. Ashok Kumar
- Ms. Deepa Gupta
- Mr. Mahendra Nath Verma
- Mr. Subhash Chander Setia
- Dr. Rakshita Shharma

**NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022**
**b. Transactions / balances outstanding with related parties:**

						(₹ in lakhs)
Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Limited Liability Partnership	Key Management Personnel and their relatives	Total
<b>(i) Transactions during the year</b>						
<b>Advances given</b>						
Parsvnath Film City Limited	1.69	-	-	-	-	<b>1.69</b>
	0.74	-	-	-	-	<b>0.74</b>
Parsvnath Landmark Developers Private Limited	-	-	-	-	-	-
	1,201.98	-	-	-	-	<b>1,201.98</b>
Parsvnath Rail Land Project Private Limited	2.65	-	-	-	-	<b>2.65</b>
	13.56	-	-	-	-	<b>13.56</b>
Parsvnath Realcon Private Limited	141.83	-	-	-	-	<b>141.83</b>
	268.19	-	-	-	-	<b>268.19</b>
Parsvnath Hotels Limited	288.58	-	-	-	-	<b>288.58</b>
	302.67	-	-	-	-	<b>302.67</b>
Parsvnath HB Projects Private Limited	-	-	-	-	-	-
	0.55	-	-	-	-	<b>0.55</b>
PDL Assets Limited	14.63	-	-	-	-	<b>14.63</b>
	55.29	-	-	-	-	<b>55.29</b>
Vardaan Buildtech Private Limited	3.57	-	-	-	-	<b>3.57</b>
	3.99	-	-	-	-	<b>3.99</b>
Parsvnath Buildwell Private Limited	629.55	-	-	-	-	<b>629.55</b>
	382.21	-	-	-	-	<b>382.21</b>
Parsvnath Hessa Developers Private Limited	1,269.82	-	-	-	-	<b>1,269.82</b>
	797.26	-	-	-	-	<b>797.26</b>
Snigdha Buildwell Private Limited	-	-	-	-	-	-
	98.96	-	-	-	-	<b>98.96</b>
Farhad Realtors Private Limited	0.10	-	-	-	-	<b>0.10</b>
	0.55	-	-	-	-	<b>0.55</b>
Parsvnath Realty Ventures Limited	8.01	-	-	-	-	<b>8.01</b>
	75.45	-	-	-	-	<b>75.45</b>
Jarul Promoters & Developers Private Limited	9.59	-	-	-	-	<b>9.59</b>
	53.99	-	-	-	-	<b>53.99</b>
Suksma Buildtech Private Limited	5.66	-	-	-	-	<b>5.66</b>
	-	-	-	-	-	-



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

(₹ in lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Limited Liability Partnership	Key Management Personnel and their relatives	Total
Home Life Real Estate Private Limited	-	2.50	-	-	-	2.50
	-	-	-	-	-	-
	2,375.68	2.50	-	-	-	2,378.18
	3,255.39	-	-	-	-	3,255.39
<b>Advance received</b>						
Suksma Buildtech Private Limited	-	-	-	-	-	-
	5.18	-	-	-	-	5.18
Parsvnath MIDC Pharma SEZ Private Limited	-	-	-	-	-	-
	1.59	-	-	-	-	1.59
Dai Real Estate Private Limited	664.50	-	-	-	-	664.50
	-	-	-	-	-	-
Parsvnath Estate Developers Private Limited	245.84	-	-	-	-	245.84
	-	-	-	-	-	-
Parsvnath Realty Ventures Limited	32.72	-	-	-	-	32.72
	-	-	-	-	-	-
	943.06	-	-	-	-	943.06
	6.77	-	-	-	-	6.77
<b>Advance received back during the year</b>						
Parsvnath Realcon Private Limited	50.21	-	-	-	-	50.21
	14.64	-	-	-	-	14.64
Parsvnath Hessa Developers Private Limited	996.52	-	-	-	-	996.52
	654.64	-	-	-	-	654.64
Parsvnath Landmark Developers Private Limited	5.00	-	-	-	-	5.00
	12.01	-	-	-	-	12.01
Parsvnath Hotels Limited	38.84	-	-	-	-	38.84
	-	-	-	-	-	-
Parsvnath Buildwell Private Limited	2.00	-	-	-	-	2.00
	-	-	-	-	-	-
Parsvnath Rail Land Project Private Limited	0.69	-	-	-	-	0.69
	13.50	-	-	-	-	13.50
Vardaan Buildtech Private Limited	163.05	-	-	-	-	163.05
	1.23	-	-	-	-	1.23

NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

(₹ in lakhs)						
Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Limited Liability Partnership	Key Management Personnel and their relatives	Total
Parsvnath Realty Ventures Limited	86.67	-	-	-	-	86.67
	-	-	-	-	-	-
Snigdha Buildwell Private Limited	32.00	-	-	-	-	32.00
	-	-	-	-	-	-
Others (each having less than 10% of transactions)	512.14	15.60	-	-	-	527.74
	163.87	0.50	-	-	-	164.37
	<b>1,887.12</b>	<b>15.60</b>	-	-	-	<b>1,902.72</b>
	<b>859.89</b>	<b>0.50</b>	-	-	-	<b>860.39</b>
<b>Advances repaid</b>						
Samiksha Realtors Private Limited	-	-	-	-	-	-
	0.27	-	-	-	-	0.27
Parsvnath Rail Land Project Private Limited	-	-	-	-	-	-
	0.28	-	-	-	-	0.28
Parsvnath Estate Developers Private Limited	245.84	-	-	-	-	245.84
	483.45	-	-	-	-	483.45
Suksma Buildtech Private Limited	2.23	-	-	-	-	2.23
	2.95	-	-	-	-	2.95
Vital Buildwell Private Limited	-	-	-	-	-	-
	1.35	-	-	-	-	1.35
Jodhpur Infrastructure Private Limited	-	-	-	-	-	-
	-	0.15	-	-	-	0.15
Dai Real Estate Private Limited	410.51	-	-	-	-	410.51
	-	-	-	-	-	-
Parsvnath Promoters & Developers Private Limited	1.10	-	-	-	-	1.10
	-	-	-	-	-	-
Parsvnath MIDC Pharma SEZ Private Limited	1.59	-	-	-	-	1.59
	-	-	-	-	-	-
	<b>661.27</b>	-	-	-	-	<b>661.27</b>
	<b>488.29</b>	<b>0.15</b>	-	-	-	<b>488.44</b>
<b>Purchase of development rights</b>						
LSD Realcon Private Limited	437.49	-	-	-	-	437.49
	-	-	-	-	-	-
Jaguar Buildwell Private Limited	336.59	-	-	-	-	336.59
	-	-	-	-	-	-



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

(₹ in lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Limited Liability Partnership	Key Management Personnel and their relatives	Total
Spearhead Realtors Private Limited	1,328.13	-	-	-	-	1,328.13
	-	-	-	-	-	-
Associates (each having less than 10% of transactions)	278.06	-	-	-	-	278.06
	-	-	-	-	-	-
	<b>2,380.27</b>	-	-	-	-	<b>2,380.27</b>
	-	-	-	-	-	-
<b>Investments made in equity Shares / capital contribution</b>						
Unity Parsvnaths LLP	-	-	-	892.00	-	892.00
	-	-	-	-	-	-
	-	-	-	<b>892.00</b>	-	<b>892.00</b>
	-	-	-	-	-	-
<b>Advances received against transfer / sale of Land and Other Intangible Assets / Intangible Assets under development</b>						
Parsvnath MIDC Pharma SEZ Private Limited	1.59	-	-	-	-	1.59
	-	-	-	-	-	-
Vardaan Buildtech Private Limited	530.50	-	-	-	-	530.50
	-	-	-	-	-	-
Suksma Buildtech Private Limited	-	-	-	-	-	-
	1,740.00	-	-	-	-	1,740.00
Parsvnath Estate Developers Private Limited	712.50	-	-	-	-	712.50
	7,146.98	-	-	-	-	7,146.98
	<b>1,244.59</b>	-	-	-	-	<b>1,244.59</b>
	<b>8,886.98</b>	-	-	-	-	<b>8,886.98</b>
<b>Advance paid for purchase of land / Property</b>						
New Hind Enterprises Private Limited	0.20	-	-	-	-	0.20
	4.08	-	-	-	-	4.08
Gauranga Realtors Private Limited	-	-	-	-	-	-
	-	15.75	-	-	-	15.75
Spearhead Realtors Private Limited	100.00	-	-	-	-	100.00
	-	-	-	-	-	-
Dai Real Estate Private Limited	-	-	-	-	-	-
	317.80	-	-	-	-	317.80
Others (each having less than 10% of transactions)	1.30	-	-	-	-	1.30

NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

(₹ in lakhs)						
Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Limited Liability Partnership	Key Management Personnel and their relatives	Total
	1.70	-	-	-	-	1.70
Paavan Buildcon Private Limited	0.10	-	-	-	-	0.10
	0.20	-	-	-	-	0.20
Stupendous Buildtech Private Limited	0.30	-	-	-	-	0.30
	0.55	-	-	-	-	0.55
Anubhav Buildwell Private Limited	-	-	-	-	-	-
	0.85	-	-	-	-	0.85
Sapphire Buildtech Private Limited	0.20	-	-	-	-	0.20
	-	-	-	-	-	-
Gem Buildwell Private Limited	0.10	-	-	-	-	0.10
	-	-	-	-	-	-
Bakul Infrastructure Private Limited	-	-	-	-	-	-
	0.10	-	-	-	-	0.10
Neelgagan Realtors Private Limited	0.60	-	-	-	-	0.60
	-	-	-	-	-	-
	101.50	-	-	-	-	101.50
	323.58	15.75	-	-	-	339.33
<b>Security deposit received</b>						
Parsvnath Estate Developers Private Limited	-	-	-	-	-	-
	625.45	-	-	-	-	625.45
	-	-	-	-	-	-
	625.45	-	-	-	-	625.45
<b>Refund of security deposits</b>						
Parsvnath Landmark Developers Private Limited	2,328.67	-	-	-	-	2,328.67
	-	-	-	-	-	-
Parsvnath Estate Developers Private Limited	-	-	-	-	-	-
	317.91	-	-	-	-	317.91
	2,328.67	-	-	-	-	2,328.67
	317.91	-	-	-	-	317.91
<b>Sale of plots</b>						
Noida Marketing Private Limited	-	9,996.62	-	-	-	9,996.62
	-	-	-	-	-	-
Vasavi PDL Ventures Private Limited	-	-	-	-	-	-
	-	10,239.30	-	-	-	10,239.30
	-	9,996.62	-	-	-	9,996.62
	-	10,239.30	-	-	-	10,239.30
<b>Cancellation of sale of plots</b>						





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

(₹ in lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Limited Liability Partnership	Key Management Personnel and their relatives	Total
Parsvnath Landmark Developers Private Limited	1,958.09	-	-	-	-	1,958.09
	49.50	-	-	-	-	49.50
	1,958.09	-	-	-	-	1,958.09
	49.50	-	-	-	-	49.50
<b>Purchase of Investments / Shares</b>						
Parasnath And Associates Private Limited	-	-	-	-	-	-
	-	1.00	-	-	-	1.00
	-	-	-	-	-	-
	-	1.00	-	-	-	1.00
<b>Rent Received ( Income )</b>						
Parsvnath Hotels Limited	2.74	-	-	-	-	2.74
	2.74	-	-	-	-	2.74
Parsvnath Infra Limited	29.62	-	-	-	-	29.62
	29.62	-	-	-	-	29.62
Parsvnath Buildwell Private Limited	0.55	-	-	-	-	0.55
	0.55	-	-	-	-	0.55
	-	-	-	-	-	-
Parsvnath Realcon Private Limited	0.53	-	-	-	-	0.53
	0.53	-	-	-	-	0.53
Parsvnath Hessa Developers Private Limited	1.80	-	-	-	-	1.80
	1.80	-	-	-	-	1.80
Parsvnath Landmark Developers Private Limited	1.39	-	-	-	-	1.39
	1.39	-	-	-	-	1.39
	36.63	-	-	-	-	36.63
	36.63	-	-	-	-	36.63
<b>Share of profit/(loss) from AOP</b>						
Ratan Parsvnath Developers AOP	-	-	-	-	-	-
	-	-	(0.14)	-	-	(0.14)
	-	-	-	-	-	-
	-	-	(0.14)	-	-	(0.14)
<b>Interest paid (Expense)</b>						
Parsvnath Estate Developers Private Limited	13.93	-	-	-	-	13.93
	13.93	-	-	-	-	13.93

NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

(₹ in lakhs)						
Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Limited Liability Partnership	Key Management Personnel and their relatives	Total
Parsvnath Buildwell Private Limited	1.27	-	-		-	1.27
	1.27	-	-		-	1.27
Parsvnath Hessa Developers Private Limited	0.64	-	-		-	0.64
	0.64	-	-		-	0.64
	15.84	-	-	-	-	15.84
	15.84	-	-	-	-	15.84
<b>Rent paid (Expense)</b>						
Pradeep Kumar Jain	-	-	-		16.01	16.01
	-	-	-		-	-
Nutan Jain	-	-	-		26.67	26.67
	-	-	-		28.60	28.60
	-	-	-	-	42.68	42.68
	-	-	-	-	28.60	28.60
<b>Reimbursement of expenses (received)</b>						
Parsvnath Realty Ventures Limited	43.10	-	-		-	43.10
	-	-	-		-	-
	43.10	-	-	-	-	43.10
	-	-	-	-	-	-
<b>Corporate guarantee given for</b>						
Parsvnath Estate Developers Private Limited	-	-	-		-	-
	165,000.00	-	-		-	165,000.00
Noida Marketing Private Limited		10,000.00				10,000.00
		-				-
	-	10,000.00	-	-	-	10,000.00
	165,000.00	-	-	-	-	165,000.00
<b>Corporate guarantee given for - Ceased</b>						
Parsvnath Estate Developers Private Limited	-	-	-		-	-
	148,200.00	-	-		-	148,200.00
Parsvnath Buildwell Private Limited	11.81					11.81
	-	-	-	-	-	-
	11.81	-	-	-	-	11.81
	148,200.00	-	-	-	-	148,200.00
<b>Sitting fees paid to directors</b>						
Mr. AshoK Kumar	-	-	-		4.70	4.70
	-	-	-		4.90	4.90



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

(₹ in lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Limited Liability Partnership	Key Management Personnel and their relatives	Total
Ms. Deepa Gupta	-	-	-	-	5.20	5.20
	-	-	-	-	4.90	4.90
Mr. Mahendra Nath Verma	-	-	-	-	5.20	5.20
	-	-	-	-	4.90	4.90
Mr. Subhash Setia	-	-	-	-	2.80	2.80
	-	-	-	-	-	-
Ms. Raksita Shharma	-	-	-	-	2.80	2.80
	-	-	-	-	-	-
	-	-	-	-	20.70	20.70
	-	-	-	-	14.70	14.70
<b>(ii) Balances at the year end</b>						
<b>Trade receivables</b>						
Parsvnath Landmark Developers Private Limited	0.95	-	-	-	-	0.95
	2.18	-	-	-	-	2.18
Parsvnath Realcon Private Limited	300.37	-	-	-	-	300.37
	300.63	-	-	-	-	300.63
Parsvnath Hessa Developers Private Limited	1.24	-	-	-	-	1.24
	2.83	-	-	-	-	2.83
Parsvnath Hotels Limited	1.89	-	-	-	-	1.89
	4.31	-	-	-	-	4.31
Parsvnath Infra Limited	18.35	-	-	-	-	18.35
	45.88	-	-	-	-	45.88
Parsvnath Buildwell Private Limited	0.38	-	-	-	-	0.38
	0.65	-	-	-	-	0.65
Vasavi PDL Ventures Private Limited	-	-	-	-	-	-
	-	6,290.00	-	-	-	6,290.00
Noida Marketing Private Limited	-	176.96	-	-	-	176.96
	-	-	-	-	-	-
	323.18	176.96	-	-	-	500.13
	356.48	6,290.00	-	-	-	6,646.48
<b>Advances for land purchase / Property</b>						
Brinly Properties Private Limited	1,641.21	-	-	-	-	1,641.21
	1,729.59	-	-	-	-	1,729.59
Generous Buildwell Private Limited	1,598.56	-	-	-	-	1,598.56
	1,737.90	-	-	-	-	1,737.90
LSD Realcon Private Limited	980.96	-	-	-	-	980.96
	1,418.45	-	-	-	-	1,418.45

**NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022**

(₹ in lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Limited Liability Partnership	Key Management Personnel and their relatives	Total
Gauranga Realtors Private Limited		0.15	-	-	-	0.15
	-	15.75	-	-	-	15.75
Others (each having less than 10% of balance outstanding)	4,278.86	-	-	-	-	4,278.86
	8,755.15	-	-	-	-	8,755.15
	8,499.59	0.15	-	-	-	8,499.74
	13,641.09	15.75	-	-	-	13,656.84
<b>Short-term / long-term loans and advances</b>						
Parsvnath Rail Land Project Private Limited	2.03	-	-	-	-	2.03
	0.06	-	-	-	-	0.06
Parsvnath Landmark Developers Private Limited	-	-	-	-	-	-
	1,246.22	-	-	-	-	1,246.22
Parsvnath Film City Limited	4,851.83	-	-	-	-	4,851.83
	4,850.14	-	-	-	-	4,850.14
Parsvnath Realcon Private Limited	4,917.65	-	-	-	-	4,917.65
	4,826.03	-	-	-	-	4,826.03
Parsvnath Hotels Limited	1,678.57	-	-	-	-	1,678.57
	1,428.82	-	-	-	-	1,428.82
Parsvnath HB Projects Private Limited	6,635.41	-	-	-	-	6,635.41
	6,635.41	-	-	-	-	6,635.41
PDL Assets Limited	72.57	-	-	-	-	72.57
	57.94	-	-	-	-	57.94
Parsvnath Buildwell Private Limited	1,783.98	-	-	-	-	1,783.98
	1,156.43	-	-	-	-	1,156.43
Vardaan Buildtech Private Limited	-	-	-	-	-	-
	159.48	-	-	-	-	159.48
Snigdha Buildwell Private Limited	270.46	-	-	-	-	270.46
	302.46	-	-	-	-	302.46
Jarul Promoters & Developers Private Limited	65.58	-	-	-	-	65.58
	55.99	-	-	-	-	55.99
Parsvnath Realty Ventures Private Limited	-	-	-	-	-	-
	78.67	-	-	-	-	78.67



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

(₹ in lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Limited Liability Partnership	Key Management Personnel and their relatives	Total
Parsvnath Hessa Developers Private Limited	1,879.98	-	-	-	-	1,879.98
	1,606.68	-	-	-	-	1,606.68
Farhad Realtors Private Limited	1.20	-	-	-	-	1.20
	1.10	-	-	-	-	1.10
Suksma Buildtech Private Limited	5.66	-	-	-	-	5.66
	-	-	-	-	-	-
Home Life Real Estate Private Limited	-	2.50	-	-	-	2.50
	-	-	-	-	-	-
	22,164.92	2.50	-	-	-	22,167.42
	22,405.43	-	-	-	-	22,405.43
<b>Security deposit (assets)</b>						
Nutan Jain	-	-	-	-	11.36	11.36
	-	-	-	-	11.36	11.36
	-	-	-	-	11.36	11.36
	-	-	-	-	11.36	11.36
<b>Trade / Other payables</b>						
Parsvnath Infra Limited	300.17	-	-	-	-	300.17
	371.99	-	-	-	-	371.99
Spearhead Realtors Private Limited	5.36	-	-	-	-	5.36
	-	-	-	-	-	-
Parsvnath Sharmistha Realtors Private Limited	-	257.50	-	-	-	257.50
	-	258.00	-	-	-	258.00
Nutan Jain	-	-	-	-	2.92	2.92
	-	-	-	-	-	-
Pradeep Kumar Jain	-	-	-	-	4.41	4.41
	-	-	-	-	-	-
	305.53	257.50	-	-	7.33	570.36
	371.99	258.00	-	-	-	629.99
<b>Other Advances received</b>						
Jodhpur Infrastructure Private Limited	-	11.92	-	-	-	11.92
	-	11.92	-	-	-	11.92
Dai Real Estate Private Limited	294.15	-	-	-	-	294.15
	-	-	-	-	-	-
Parsvnath RealtyVentures Limited	32.71	-	-	-	-	32.71
	-	-	-	-	-	-
Parsvnath MIDC Pharma SEZ Private Limited	-	-	-	-	-	0.00
	1.59	-	-	-	-	1.59

**NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022**

(₹ in lakhs)						
Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Limited Liability Partnership	Key Management Personnel and their relatives	Total
Suksma Buildtech Private Limited	-	-	-	-	-	0.00
	2.23	-	-	-	-	2.23
Parsvnath Promoters And Develoeprs Private Limited	830.43	-	-	-	-	830.43
	831.53	-	-	-	-	831.53
	<b>1,157.29</b>	<b>11.92</b>	-	-	-	<b>1,169.21</b>
	<b>835.36</b>	<b>11.92</b>	-	-	-	<b>847.28</b>
<b>Advances from customers</b>						
Parsvnath Hotels Limited	490.11	-	-	-	-	490.11
	490.11	-	-	-	-	490.11
Parsvnath Infra Limited	185.00	-	-	-	-	185.00
	185.00	-	-	-	-	185.00
Parsvnath MIDC Pharma SEZ Private Limited	206.59	-	-	-	-	206.59
	205.00	-	-	-	-	205.00
Parsvnath Estate Developers Private Limited	38,859.48	-	-	-	-	38,859.48
	38,146.98	-	-	-	-	38,146.98
Vardaan Buildtech Private Limited	530.50	-	-	-	-	530.50
	-	-	-	-	-	-
	<b>40,271.68</b>	-	-	-	-	<b>40,271.68</b>
	<b>39,027.09</b>	-	-	-	-	<b>39,027.09</b>
<b>Advances received against transfer / sale of Other Intangible Assets &amp; Intangible Assets under development</b>						
Jarul Promoters & Developers Private Limited	3,500.00	-	-	-	-	3,500.00
	3,500.00	-	-	-	-	3,500.00
Parsvnath Realty Ventures Limited	11,000.00	-	-	-	-	11,000.00
	11,000.00	-	-	-	-	11,000.00
PDL Assets Limited	3,500.00	-	-	-	-	3,500.00
	3,500.00	-	-	-	-	3,500.00
Suksma Buildtech Private Limited	1,740.00	-	-	-	-	1,740.00
	1,740.00	-	-	-	-	1,740.00
	<b>19,740.00</b>	-	-	-	-	<b>19,740.00</b>
	<b>19,740.00</b>	-	-	-	-	<b>19,740.00</b>
<b>Interest payable</b>						
Parsvnath Estate Developers Private Limited	38.00	-	-	-	-	38.00
	25.46	-	-	-	-	25.46
	<b>38.00</b>	-	-	-	-	<b>38.00</b>
	<b>25.46</b>	-	-	-	-	<b>25.46</b>



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

(₹ in lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Limited Liability Partnership	Key Management Personnel and their relatives	Total
<b>Security deposits (liability)</b>						
Parsvnath Estate Developers Private Limited	827.05	-	-		-	<b>827.05</b>
	827.05	-	-		-	<b>827.05</b>
Parsvnath Buildwell Private Limited	13.88	-	-		-	<b>13.88</b>
	13.88	-	-		-	<b>13.88</b>
Parsvnath Landmark Developers Private Limited	1,631.18	-	-		-	<b>1,631.18</b>
	3,959.85	-	-		-	<b>3,959.85</b>
Parsvnath Hessa Developers Private Limited	7.42	-	-		-	<b>7.42</b>
	7.42	-	-		-	<b>7.42</b>
Parsvnath Infra Limited	7.41	-	-		-	<b>7.41</b>
	7.41	-	-		-	<b>7.41</b>
Parsvnath Hotels Limited	0.69	-	-		-	<b>0.69</b>
	0.69	-	-		-	<b>0.69</b>
Parsvnath Realcon Private Limited	0.13	-	-		-	<b>0.13</b>
	0.13	-	-		-	<b>0.13</b>
	<b>2,487.75</b>	-	-		-	<b>2,487.75</b>
	<b>4,816.42</b>	-	-		-	<b>4,816.42</b>
<b>Interest accrued on margin money deposit</b>						
Parsvnath Buildwell Private Limited	1.62	-	-		-	<b>1.62</b>
	2.32	-	-		-	<b>2.32</b>
Parsvnath Hessa Developers Private Limited	5.83	-	-		-	<b>5.83</b>
	5.25	-	-		-	<b>5.25</b>
	<b>7.45</b>	-	-	-	-	<b>7.45</b>
	<b>7.57</b>	-	-	-	-	<b>7.57</b>
<b>Corporate guarantee given for loans</b>						
Parsvnath Hotels Limited	1,268.00	-	-	-	-	<b>1,268.00</b>
	1,268.00	-	-	-	-	<b>1,268.00</b>
Parsvnath Landmark Developers Private Limited	20,000.00	-	-	-	-	<b>20,000.00</b>
	20,000.00	-	-	-	-	<b>20,000.00</b>
Parsvnath Estate Developers Private Limited	165,000.00	-	-	-	-	<b>165,000.00</b>
	165,000.00	-	-	-	-	<b>165,000.00</b>
Vardaan Buildtech Private Limited	3,200.00		-	-	-	<b>3,200.00</b>
	3,200.00		-	-	-	<b>3,200.00</b>

NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

(₹ in lakhs)						
Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Limited Liability Partnership	Key Management Personnel and their relatives	Total
Parsvnath Realty Ventures Limited	11,000.00		-	-	-	11,000.00
	11,000.00		-	-	-	11,000.00
PDL Assets Limited	3,500.00		-	-	-	3,500.00
	3,500.00		-	-	-	3,500.00
Jarul Promoters & Developers Private Limited	3,500.00		-	-	-	3,500.00
	3,500.00		-	-	-	3,500.00
Suksma Buildtech Private Limited	2,500.00		-	-	-	2,500.00
	2,500.00		-	-	-	2,500.00
Noida Marketing Private Limited	-	10,000.00	-	-	-	10,000.00
	-	-	-	-	-	-
	209,968.00	10,000.00	-	-	-	219,968.00
	209,968.00	-	-	-	-	209,968.00
<b>Corporate guarantee given for</b>						
Parsvnath Buildwell Private Limited	-	-	-	-	-	-
	11.81	-	-	-	-	11.81
Parsvnath Estate Developers Private Limited	672.00	-	-	-	-	672.00
	672.00	-	-	-	-	672.00
	672.00	-	-	-	-	672.00
	683.81	-	-	-	-	683.81
<b>Corporate guarantee given by</b>						
Parsvnath Infra Limited	22,500.00	-	-	-	-	22,500.00
	22,500.00	-	-	-	-	22,500.00
Parsvnath Hotels Limited	18,000.00	-	-	-	-	18,000.00
	18,000.00	-	-	-	-	18,000.00
	40,500.00	-	-	-	-	40,500.00
	40,500.00	-	-	-	-	40,500.00
<b>Guarantee for loans taken by Company</b>						
Given by Chairman and whole-time Directors	-	-	-	-	125,531.61	125,531.61
	-	-	-	-	128,601.00	128,601.00
<b>Investments held</b>						
Parsvnath Landmark Developers Private Limited (Equity shares)	7,598.03	-	-	-	-	7,598.03
	7,598.03	-	-	-	-	7,598.03
Parsvnath Infra Limited (Equity shares)	2,604.94	-	-	-	-	2,604.94
	2,604.94	-	-	-	-	2,604.94
Parsvnath Film City Limited (Equity shares)	175.00	-	-	-	-	175.00
	175.00	-	-	-	-	175.00





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

(₹ in lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Limited Liability Partnership	Key Management Personnel and their relatives	Total
Parsvnath Realty Ventures Limited (Equity shares)	5.00	-	-	-	-	5.00
	5.00	-	-	-	-	5.00
Vasavi PDL Ventures Private Limited (Equity shares)		-	-	-	-	-
		2.55	-	-	-	2.55
Parsvnath Hotels Limited (Equity shares)	1,350.00	-	-	-	-	1,350.00
	1,350.00	-	-	-	-	1,350.00
PDL Assets Limited (Equity shares)	6.00	-	-	-	-	6.00
	6.00	-	-	-	-	6.00
Parsvnath Developers Pte. Limited (Equity shares)	145.49	-	-	-	-	145.49
	145.49	-	-	-	-	145.49
Parsvnath Promoters And Developers Private Limited (Equity shares)( Net of provision for diminution in the value of investment )	57.86	-	-	-	-	57.86
	57.86	-	-	-	-	57.86
Parsvnath Estate Developers Private Limited (Equity shares)	498.90	-	-	-	-	498.90
	498.90	-	-	-	-	498.90
Parsvnath Hessa Developers Private Limited (Equity shares)	11,755.90	-	-	-	-	11,755.90
	11,755.90	-	-	-	-	11,755.90
Amazon India Limited (Equity shares)	-	212.50	-	-	-	212.50
	-	212.50	-	-	-	212.50
Home Life Real Estate Private Limited (Equity shares)	-	77.50	-	-	-	77.50
	-	77.50	-	-	-	77.50
Vardaan Buildtech Private Limited (Equity shares)	1.60	-	-	-	-	1.60
	1.60	-	-	-	-	1.60
Ratan Parsvnath Developers (AOP) (Capital Contribution )	-	-	-	-	-	-
	-	-	-	-	-	-
Parsvnath Buildwell Private Limited (Equity shares and Preference shares)	10,149.75	-	-	-	-	10,149.75
	10,149.75	-	-	-	-	10,149.75

**NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022**

						(₹ in lakhs)
Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Limited Liability Partnership	Key Management Personnel and their relatives	Total
Parsvnath Buildwell Private Limited (Debentures)	10,926.72	-	-	-	-	<b>10,926.72</b>
	<i>10,926.72</i>	-	-	-	-	<b>10,926.72</b>
Farhad Realtors Private Limited (Equity Shares)	1.00	-	-	-	-	<b>1.00</b>
	<i>1.00</i>	-	-	-	-	<b>1.00</b>
Jarul Promoters & Developers Private Limited (Equity Shares)	10.00	-	-	-	-	<b>10.00</b>
	<i>10.00</i>	-	-	-	-	<b>10.00</b>
Suksma Buildtech Private Limited (Equity Shares)	1.00	-	-	-	-	<b>1.00</b>
	<i>1.00</i>	-	-	-	-	<b>1.00</b>
Parsvnath Rail Land Project Private Limited (Equity shares)	1,145.00	-	-	-	-	<b>1,145.00</b>
	<i>1,145.00</i>	-	-	-	-	<b>1,145.00</b>
Parsvnath HB Projects Private Limited (Equity shares)	2.50	-	-	-	-	<b>2.50</b>
	<i>2.50</i>	-	-	-	-	<b>2.50</b>
Parsvnath Realcon Private Limited (Equity shares)	1.00	-	-	-	-	<b>1.00</b>
	<i>1.00</i>	-	-	-	-	<b>1.00</b>
Snigdga Buildwell Private Limited (Equity shares)	1.00	-	-	-	-	<b>1.00</b>
	<i>1.00</i>	-	-	-	-	<b>1.00</b>
Unity Parsvnaths LLP (Equity shares)	-	-	-	892.00	-	<b>892.00</b>
	-	-	-	-	-	-
	<b>46,436.69</b>	<b>290.00</b>	-	<b>892.00</b>	-	<b>47,618.69</b>
	<b>46,436.69</b>	<b>292.55</b>	-	-	-	<b>46,729.24</b>

**Note:**

- Figures in italics represents figures as at and for the year ended 31 March, 2021.

**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. Loans given to wholly owned subsidiaries are unsecured and interest free. For the year ended 31 March, 2022, the Company has not recorded any impairment investment and of receivables from related parties. 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.



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 68 Financial Instruments

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

₹ in lakhs

		As at 31-March-2022				As at 31-March-2021			
		Total	Amor- tised Cost	At cost	FVTPL	Total	Amor- tised Cost	At cost	FVTPL
	<b>Financial assets</b>								
i.	Investments	86,166.44	37,500.00	47,618.69	1,047.75	85,277.49	37,500.00	46,729.24	1,048.25
ii.	Trade receivables	27,602.75	27,602.75	-	-	31,317.20	31,317.20	-	-
iii.	Cash and cash equivalents	666.91	666.91	-	-	961.11	961.11	-	-
iv.	Bank balances other than (iii) above	5,189.88	5,189.88	-	-	5,850.19	5,850.19	-	-
v.	Loans	22,231.33	22,231.33	-	-	22,459.53	22,459.53	-	-
vi.	Other financial assets	18,735.74	18,735.74	-	-	19,726.97	19,726.97	-	-
	<b>Total financial assets</b>	<b>160,593.05</b>	<b>111,926.61</b>	<b>47,618.69</b>	<b>1,047.75</b>	<b>165,592.49</b>	<b>117,815.00</b>	<b>46,729.24</b>	<b>1,048.25</b>
	<b>Financial liabilities</b>								
i.	Borrowings	136,637.81	136,637.81	-	-	141,228.60	141,228.60	-	-
ii.	Trade Payables	61,877.42	61,877.42	-	-	62,746.76	62,746.76	-	-
iii.	Other financial liabilities	64,776.53	64,776.53	-	-	62,657.30	62,657.30	-	-
iv.	Lease Liabilities	1,243.24	1,243.24	-	-	12,573.91	12,573.91	-	-
	<b>Total financial liabilities</b>	<b>264,535.00</b>	<b>264,535.00</b>	<b>-</b>	<b>-</b>	<b>279,206.57</b>	<b>279,206.57</b>	<b>-</b>	<b>-</b>

The Company has disclosed financial instruments such as trade receivables, loans and advances, other financial assets, trade payables, borrowings and other financial liabilities at carrying value because their carrying amounts are reasonable approximation of the fair values.

#### Fair value hierarchy

The fair value of financial instruments have been classified into three categories depending on the inputs used in the valuation technique.

The categories used are as follows:

Level 1: Quoted prices for identical instruments in an active market

Level 2: Directly or indirectly observable market inputs, other than Level 1 inputs

Level 3: Inputs which are not based on observable market data

	As at 31-March-2022		As at 31-March-2021	
	Carrying amount ₹ in lakhs	Category	Carrying amount ₹ in lakhs	Category
Investment carried at fair value through profit and loss	1,047.75	Level 3	1,048.25	Level 3

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 69 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 trade receivables, investment in subsidiaries/joint venture/associates and loans to its subsidiaries.

The Company has a system based approach to financial risk management. The Company has internally instituted an integrated financial risk management framework comprising identification of financial risks and creation of risk management structure. 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 is under stressed conditions, which has resulted in delays in meeting its liabilities. The Company, regularly monitors the cash outflow projections and arrange funds to meet its liabilities.

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

					₹ in lakhs
	Carrying amount	Payable within 1 year	Payable in 1-3 years	Payable in 3-5 years	Payable more than 5 years
<b>As at 31 March, 2022</b>					
Borrowings	136,637.81	90,319.18	5,726.79	32,275.79	8,316.05
Trade payables	61,877.42	61,877.42	-	-	-
Other financial liabilities	64,776.53	60,359.81	3,439.39	4.55	972.78
Lease Liabilities	1,243.24	31.27	40.41	66.08	1,105.48
	<b>264,535.00</b>	<b>212,587.68</b>	<b>9,206.59</b>	<b>32,346.42</b>	<b>10,394.31</b>
<b>As at 31 March, 2021</b>					
Borrowings	141,228.60	87,098.83	9,642.75	11,497.58	32,989.44
Trade payables	62,746.76	58,307.46	4,439.30	-	-
Other financial liabilities	62,657.30	53,706.08	5,140.49	2,743.74	1,066.99
Lease Liabilities	12,573.91	1,130.35	2,391.89	2,492.28	6,559.39
	<b>279,206.57</b>	<b>200,242.72</b>	<b>21,614.43</b>	<b>16,733.60</b>	<b>40,615.82</b>

#### Financing facilities

	As at 31-March-2022	As at 31-March-2021
<b>Secured bank overdraft facility :</b>		
-amount used	4,078.30	5,491.71



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 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 is mainly exposed to the interest rate risk due to its borrowings. The Company manages its interest rate risk by having balanced portfolio of fixed and variable rate borrowings. The Company does not enter into any interest rate swaps.

#### 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:

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
<b>Variable rate borrowings</b>		
Long term	46,318.63	48,987.67
Short term	90,319.18	92,240.93
<b>Total variable rate borrowing</b>	<b>136,637.81</b>	<b>141,228.60</b>
<b>Fixed rate borrowings</b>		
Long term	-	-
Short term	-	-
<b>Total fixed rate borrowings</b>	<b>-</b>	<b>-</b>
<b>Total borrowings</b>	<b>136,637.81</b>	<b>141,228.60</b>

#### Sensitivity

Variable Interest rate loans are exposed to interest rate risk, the impact on profit or loss before tax may be as follows:

	₹ in lakhs	
	Year ended 31-March-2022	Year ended 31-March-2021
Actual interest cost	18,565.29	29,379.02
if ROI is increased by 1% on outstanding loans	1,440.99	1,543.93
Total interest cost	20,006.28	30,922.95
if ROI is decreased by 1% on outstanding loans	1,440.99	1,543.93
Total interest cost	17,124.30	27,835.09

#### 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 is exposed to credit risk for receivables from its real estate customers and refundable security deposits.

Customers credit risk is managed, generally by receipt of sale consideration before handing over of possession and/or transfer of legal ownership rights. The Company credit risk with respect to customers is diversified due to large number of real estate projects with different customers spread over different geographies.

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Based on prior experience and an assessment of the current receivables, the management believes that there is no credit risk and accordingly no provision is required.

The ageing of trade receivables is as below:

	₹ in lakhs	
	Year ended 31-March-2022	Year ended 31-March-2021
Outstanding for more than 6 months	15,982.35	16,841.10
Outstanding for 6 months or less	4,574.03	6,904.09
Not due for payment	7,046.37	7,572.01
	<b>27,602.75</b>	<b>31,317.20</b>

### 70 Capital Management

For the purpose of capital management, capital includes equity capital, share premium and retained earnings. The Company maintains balance between debt and equity. The Company monitors its capital management by using a debt-equity ratio, which is total debt divided by total capital.

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

	₹ in lakhs	
	Year ended 31-March-2022	Year ended 31-March-2021
<b>Borrowings:</b>		
Long term	46,318.63	48,987.67
Short term	90,319.18	92,240.93
<b>Total borrowings (A)</b>	<b>136,637.81</b>	<b>141,228.60</b>
<b>Equity</b>		
Share capital	21,759.06	21,759.06
Other equity	80,576.25	101,414.70
Less: Debenture redemption reserve	(2,742.20)	(2,742.20)
<b>Total Equity (B)</b>	<b>99,593.11</b>	<b>120,431.56</b>
Debt to equity ratio (A/B)	1.37	1.17



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 71 Transactions with Struck off companies

Sr. No.	Name of the Struck off Company	Nature of transactions with Struck-off Company	Balance outstanding as at 31- March -2022	Relationship with the struck off company	Balance outstanding as at 31- March -2021	Relationship with the struck off company
			₹ in lakhs		₹ in lakhs	
1	Adharshila Power Projects Private Limited	Trade payables	2.36	None	2.36	None
2	Deva Nursery And Farms Private Limited	Security deposit payable	1.43	None	1.43	None
3	Deva Nursery And Farms Private Limited	Trade payables	3.60	None	3.60	None
4	Pawan Contractors (I) Private Limited	Security deposit payable	3.04	None	3.04	None
5	Pawan Contractors (I) Private Limited	Trade payables	16.55	None	16.55	None
6	Unite Matrix Buildmat Private Limited	Advance to contractors	8.57	None	8.57	None
7	Unite Matrix Buildmat Private Limited	Trade payables	16.93	None	16.93	None
8	Vishnu Textile Trade Private Limited	Security deposit payable	0.39	None	0.39	None
9	Vishnu Textile Trade Private Limited	Trade receivables	0.06	None	0.06	None
10	Kumar Electricals Private Limited	Advance to suppliers	0.12	None	0.12	None
11	Trust Realtors Private Limited	Recoverable from broker	0.41	None	0.41	None
12	Bhw Birla Home Finance Limited	Security deposit payable	1.00	None	1.00	None
13	Epcon Private Limited	Security deposit payable	0.04	None	0.04	None
14	Parishram Buildcons Private Limited	Security deposit payable	0.72	None	0.72	None
15	Rational Estates Private Limited	Security deposit payable	1.00	None	1.00	None
16	Ravi Satyam Prop Private Limited	Security deposit payable	1.00	None	1.00	None
17	Rpa Electrical Solutions Private Limited	Security deposit payable	0.06	None	0.06	None
18	Shree Manglam Projects Private Limited	Security deposit payable	0.30	None	0.30	None
19	Theme Hospitality Private Limited	Security deposit payable	0.33	None	0.33	None
20	Vasant Vihar Infrastructures Private Limited	Security deposit payable	1.08	None	1.08	None

**NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022**

Sr. No.	Name of the Struck off Company	Nature of transactions with Struck-off Company	Balance out-standing as at 31- March -2022	Relationship with the struck off company	Balance outstanding as at 31- March -2021	Relationship with the struck off company
			₹ in lakhs		₹ in lakhs	
21	Alok Security & Management Services Private Limited	Trade payables	5.31	None	5.31	None
22	Apr Security India Private Limited	Trade payables	0.20	None	0.20	None
23	Ass Protection Private Limited	Trade payables	0.44	None	0.44	None
24	Chesterton Meghraj Prop. Consultants Private Limited	Trade payables	1.37	None	1.37	None
25	Goyanka City Private Limited	Trade payables	0.81	None	0.81	None
26	Gvs Coating Private Limited	Trade payables	1.09	None	1.09	None
27	K M Facility Management Solutions Private Limited	Trade payables	0.10	None	0.10	None
28	Loyal Inframart Private Limited	Trade payables	1.98	None	1.98	None
29	Mirador Studios Private Limited	Trade payables	0.11	None	0.11	None
30	Moksh Constructions Private Limited	Trade payables	1.65	None	1.65	None
31	Pooja Securitas & Allied Services Private Limited	Trade payables	3.95	None	3.95	None
32	Unique Realtors Private Limited	Trade payables	0.83	None	0.83	None
33	Virsa Ventures India Private Limited	Trade payables	1.88	None	1.88	None





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 72 Ratios

Sr. No.	Ratio	Numerator	Denominator	As at 31-March-2022	As at 31-March-2021	% Change in ratio	Reasons for more than 25% change
1	Current ratio (in times)	Current assets	Current liabilities	0.97	0.96	0.48%	-
2	Debt-equity ratio (in times)	Total debt	Total equity excluding Debenture redemption reserve	1.37	1.17	16.99%	-
3	Debt service coverage ratio (in times)	Earnings before exceptional items, interest and tax (EBIT) and finance cost charged to inventory	[Finance cost + principal repayments made during the period for non-current borrowings (including current maturities)]	0.05	0.24	-80.16%	Decreased mainly on account of increase in Cost of goods sold recognised for certain projects on completion of performance obligation
4	Return on equity ratio (%)	Net profit after tax	Total equity excluding Debenture redemption reserve	(21.00)	(20.10)	-4.51%	-
5	Inventory turnover ratio (in times)	Cost of goods sold	Average inventories	0.29	0.10	183.24%	On account of increase in revenue which lead to increase in Cost of goods sold
6	Trade receivable turnover ratio (in times)	Revenue from operations	Average trade receivables	2.53	1.00	152.27%	Increased mainly on account of increase in revenue recognised during the year as compared to previous year
7	Trade payable turnover ratio (in times)	Cost of goods sold	Average trade payables	1.22	0.45	174.05%	Increased mainly on account of increase in Cost of goods sold recognised for certain projects on completion of performance obligation

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Sr. No.	Ratio	Numerator	Denominator	As at 31-March-2022	As at 31-March-2021	% Change in ratio	Reasons for more than 25% change
8	Net capital turnover ratio (in times)	Revenue from operations	Working capital*	(6.11)	(1.84)	-232.39%	Decreased mainly on account of increase in revenue recognised during the year as compared to previous year
9	Net profit ratio (in %)	Net profit after tax	Revenue from operations	(28.08)	(84.12)	66.61%	Increased due to increase in revenue recognised during the year as compared to previous year
10	Return on capital employed (%)	Earnings before exceptional items, interest and tax (EBIT) and finance cost charged to inventory	Capital employed@	0.60	3.57	-83.09%	Decreased mainly on account of increase in Cost of goods sold recognised for certain projects on completion of performance obligation
11	Return on investment (%)^						
	i. Fixed income investments	Interest income	Average investment in fixed income investments	4.23	6.15	-31.17%	Decreased due to decrease in interest rates

\* Working capital = Total current assets less Total current liabilities.

@ Capital employed has been considered as 'Total Equity' excluding Debenture redemption reserve, total debts excluding interest accrued net of cash and cash equivalents.

^ does not include return on investment in subsidiaries, associates, joint ventures and partnership firms which are stated at cost as per Ind AS 27 'Separate Financial Statements' and unquoted equity investments being measured at fair value through other comprehensive income ('FVTOCI').

**73** The outbreak of Coronavirus (COVID-19) pandemic has caused significant disturbance and slowdown of economic activity. COVID-19 has adversely impacted the business operations of the company, by way of interruption of construction activities, supply chain disruption, unavailability of labour, etc. The Company has assessed the economic impact of Covid-19 on its business by evaluating various scenarios on certain assumptions and current indicators of future economic conditions and on the basis of internal and external sources of information. Based on this, the Company has assessed recoverability and carrying value of its assets comprising inventory, receivables, investments, investment properties, intangible assets, right of use assets, advances, deferred tax assets and other financial and non-financial assets and believes that it will recover the carrying value of all its assets.



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

The management will continue to closely monitor any material changes arising out of future economic conditions and impact on its business.

- 74** The Company has no outstanding derivative or foreign currency exposure as at the end of the current year and previous year.
- 75** 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.

- 76** 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 Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- 77** The company is not declared wilful defaulter by any bank and financial institution or any other lender.
- 78** Term Loans taken from bank and financial institution or any other lender were applied for the purpose for which the loans were obtained.
- 79** The company has been sanctioned working capital limits from banks during the year on the basis of security of current assets. The quarterly statements filed by the Company with such banks are in agreement with the books of accounts of the Company.
- 80** The Company has not advanced or loaned or invested funds to any other person or entity, including foreign entities (Intermediaries) except advance to related parties as disclosed in note 67 for projects of the Company 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.
- 81** The Company has not received funds from any person or entity, 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 to or on behalf of the Ultimate Beneficiaries.
- 82** The Company does not have any charge or satisfaction which is yet to be registered with Registrar of Companies beyond the statutory period. However, in certain cases, charge will be created after getting approval from DMRC which is a pre-requisite for the said charge creation. Further, in case of loan from Rare Asset Reconstruction Limited (RARE) and ECL Finance Limited (ECL), charge has been modified suo moto by RARE and ECL and the securities have been consolidated against all loans outstanding to these lenders which is not in terms of agreement.

## NOTES TO THE STANDALONE FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

- 83** The Company has complied with the 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.
- 84** The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income-tax Act, 1961.
- 85** The Company has not traded or invested in Crypto currency or Virtual Currency during the year.
- 86 Events after the reporting period**  
There are no event observed after the reported period which have an impact on the Company's operation.
- 87** Figures for the previous year have been regrouped / rearranged wherever necessary.
- 88 Approval of the financial statements**  
The financial statements were approved for issue by Board of Directors on 11 June, 2022.

### For and on behalf of the Board of Directors

**Pradeep Kumar Jain**

Chairman  
(DIN 00333486)

**M. C. Jain**

Group Chief Financial Officer

Place: Delhi

Date: 11 June, 2022

**Sanjeev Kumar Jain**

Managing Director & CEO  
(DIN 00333881)

**Mandan Mishra**

Company Secretary

**Parsvnaths**

# **CONSOLIDATED FINANCIAL STATEMENTS**



# INDEPENDENT AUDITOR'S REPORT

## To the Members of Parsvnath Developers Limited

### Report on the Audit of the Consolidated Financial Statements

#### Opinion

1. We have audited the accompanying Consolidated Financial Statements of Parsvnath Developers Limited (hereinafter referred to as the "Holding Company" or "the Company"), its subsidiaries and partnership firm (Holding Company, its subsidiaries and partnership firm together referred to as "the Group"), and its associates (Refer note 2.1 on Group Information of Consolidated Financial statement) comprising of the Consolidated Balance Sheet as at March 31, 2022, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Statement of Changes in Equity and the Consolidated Cash flow Statement for the year then ended, and Notes to the Consolidated Financial Statements, including a summary of significant accounting policies and other explanatory information prepared based on the relevant records (hereinafter referred to as "the Consolidated Financial Statements").
2. In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of the reports of the other auditors on separate financial statements and on the other financial information of the subsidiaries, Partnership firms and associates, the aforesaid Consolidated Financial Statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, , ("Ind AS") and other accounting principles generally accepted in India, of the consolidated state of affairs of the Group and its associate as at March 31, 2022, their consolidated Losses including other comprehensive income, their consolidated cash flows and the consolidated statement of changes in equity for the year ended on that date.

#### Basis of Opinion

3. We conducted our audit of the consolidated financial statement in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. ("the Act"). Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the consolidated financial statements' section of our report. We are independent of the Group & its associates in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Consolidated 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 together with audit evidence obtained by the other auditors in terms of their report refer to in para 9 of the other matter section below, is sufficient and appropriate to provide a basis our audit opinion on the consolidated financial statements.
4. **Emphasis of Matter**
  - (i) Attention is invited to note no. 51 of the consolidated financial results that the group has incurred cash loss during the current year and the previous years and there have been delays/defaults in payment of principal and interest on borrowings, statutory liabilities, salaries to employees, payment of other dues by the group and the net worth of group is eroded. As informed to us, the group is exploring alternative source of finance including sale of non-core assets to overcome this liquidity shortage, and therefore management of the holding Company is of the opinion that no adverse impact is anticipated on future operations of the group.
  - (ii) Attention is drawn to note 12 in the accompanying Consolidated financial results that the group has recognized Deferred Tax Assets to the extent of Rs. 24182 lakhs during previous years, which is outstanding in the books as on 31<sup>st</sup> March 2022, to the extent the amount is recoverable in near future based on the management assumption and business plan of the group.

- (iii) Attention is invited to note no 42 to the consolidated financial results, the construction is suspended at one of the projects awarded by Delhi Metro Rail Corporation (DMRC) and matter is pending in arbitration against DMRC. Pending the legal cases, the management has considered the intangible assets under development of Rs. 13851 lakhs as recoverable.
- (iv) Attention is invited to note no. 45,46 and 47 to the consolidated financial results that claims of Rs. 25315 Lakhs are recoverable from various authorities relating to

matters pending before various legal forums. As per the management the impact of these legal matters on the consolidated financial results cannot be determined till the final settlement of disputes and based on opinion of the legal counsels of the company, the amount recoverable against these claims have been considered good and fully recoverable.

Our opinion is not modified in respect of these matters.

## 5. Key Audit Matters

Key audit matters	How the matter was addressed in our audit
<b>Revenue recognition</b> <p>Revenue from sale of constructed properties is recognized at a 'Point of Time', when the Group satisfies the performance obligations, which generally coincides with completion/possession of the unit.</p> <p>Recognition of revenue at a point in time based on satisfaction of performance obligation requires estimates and judgements regarding timing of satisfaction of performance obligation, allocation of cost incurred to segment/units and the estimated cost for completion of some final pending works. Due to judgements and estimates involved, revenue recognition is considered as key audit matter.</p>	<p>Our audit procedures on revenue recognition included the following :</p> <ul style="list-style-type: none"> <li>• We have evaluated that the Group's revenue recognition policy is in accordance with Ind AS 115 and other applicable accounting standards;</li> <li>• We verified performance obligations satisfied by the Group;</li> <li>• We tested flat buyer agreements/sale deeds/possession letters/ No Objection Certificate received from customers for taking possession in case of unfurnished flats which have been given as fit out offer, sale proceeds received from customers to test transfer of controls;</li> <li>• We conducted site visits during the year to understand status of the project and its construction status;</li> <li>• We verified calculation of revenue to be recognized and matching of related cost;</li> <li>• We verified allocation of common cost to units sold and estimates of cost yet to be incurred before final possession of units.</li> </ul>
<b>Inventories</b> <p>The Group's inventories comprise of projects under construction/development (Work-in-progress) and unsold flats (finished flats).</p> <p>The inventories are carried at lower of cost and net realizable value (NRV). NRV of completed property is assessed by reference to market prices existing at the reporting date and based on comparable transactions made by the Group and/or identified by the Group for properties in same geographical area. NRV of properties under construction is assessed with reference to market value of completed property as at the reporting date less estimated cost to complete.</p> <p>The carrying value of inventories is significant part of total assets of the Group and involves significant estimates and judgements in assessment of NRV. Accordingly, it has been considered as key audit matter.</p>	<p>Our audit procedures to assess the net realizable value (NRV) of inventories included the following:</p> <ul style="list-style-type: none"> <li>• We had discussions with management to understand management's process and methodology to estimate NRV, including key assumptions used;</li> <li>• We verified project wise unsold units/area from sales department;</li> <li>• We tested sale price of the units with reference to recently transacted price of same or similar projects and available market information in same geographical area;</li> <li>• To calculate NRV of work-in-progress, we verified the estimated cost to construction to complete the project.</li> </ul>





<p><b>Deferred Tax Assets (DTA)</b></p> <p>The Group has recognized deferred tax assets (DTA) on carried forward business losses and unabsorbed depreciation (refer note 12 to the Consolidated financial statements). The Group has recognized DTA considering sale agreements executed with the customers against which revenue will get recognized in future on point of time. Recognition of DTA is based on future business plan and sales projections of the Group, which have been prepared by the management. Since recognition of DTA on carried forward losses involves significant judgements and estimates, it has been considered as key audit matter.</p>	<p>Our audit procedures included:</p> <ul style="list-style-type: none"> <li>• We had discussions with management to understand process over recording and review of deferred tax assets (DTA);</li> <li>• We obtained approved business plan, profitability of existing projects and verified mandates given for sale of some identified assets;</li> <li>• We had discussion at audit committee meeting having independent directors;</li> <li>• We tested the computation of the amount and the tax rate used for recognition of DTA;</li> <li>• We also verified the disclosures made by the Group in Note 12 to the consolidated financial statements.</li> </ul>
<p><b>Customer complaints and litigation</b></p> <p>The Company is having various customers complaints, claims and litigations for delays in execution of its real estate projects. Management estimates the possible outflow of economic resources based on legal opinion and available information on the status of the legal cases. Determination of amount to be provided and disclosure of contingent liabilities involves significant estimates and judgements, therefore it has been considered as key audit matter.</p>	<p>Our audit procedures included :</p> <ul style="list-style-type: none"> <li>• We had discussion with management and understood management process for identification of claims and its quantification;</li> <li>• We had discussion with Head of Legal department of the Company, to assess the financial impact of legal cases;</li> <li>• We read judgements of the courts and appeals filed by the company;</li> <li>• We read minutes of the audit committee and the board of directors of the Company to get status of the material litigations;</li> <li>• We verified that, in cases, where management estimates possible flow of economic resources, adequate provision is made in books of account and in other cases, required disclosure is made of contingent liabilities.</li> </ul>
<p><b>Statutory dues and borrowings</b></p> <p>The Company has incurred cash losses during the current and previous year, due to recession in the real estate sector, due to which the Company is facing tight liquidity situation. As a result, there have been delays/defaults in statutory liabilities, principal and interest on borrowings and other dues. Defaults in payment of statutory dues and borrowings involves calculation of interest, penal interest and other penalties on delayed payments and recording of liabilities. It requires significant estimates, hence considered as key audit matter.</p>	<p>Our audit procedures included :</p> <ul style="list-style-type: none"> <li>• We had discussion with management and understood management process for provision of interest and penalties for delays/defaults in payment of statutory dues and repayment of borrowings and interest thereon;</li> <li>• For statutory dues, we have verified the schedule of statutory liabilities and due date of payments. We verified calculation of interest on delayed payments;</li> <li>• For borrowings, we verified loan agreement and sanction letters to check repayment schedule and penal interest, if any. We verified calculation of interest including penal interest;</li> <li>• We verified disclosures made in the financial statements in respect of defaults in repayment of borrowings and interest thereon;</li> <li>• Defaults in payment of statutory dues is reported in Annexure A to our audit report on standalone financial statement.</li> </ul>

<p><b>Related party transaction and balances</b></p> <p>The Group has transaction with its related parties in the ordinary course of business at arm's length. These includes transaction in nature of purchase of development rights, advances for land procurement, security deposits from related parties as disclosed in note no 70 to the consolidated Financial statements..</p> <p>These transactions are in ordinary course of business on arm length basis. Due to significance of these transactions, considered as key audit matter.</p>	<p>Our audit procedures included :</p> <ul style="list-style-type: none"> <li>• Understood Group's policies and procedures for identification of related parties and transactions;</li> <li>• Read minutes of the audit committee and board of directors for recording/approval of related party transactions;</li> <li>• Tested Group's assessment regarding related party transactions are being in the ordinary course of business and at arm's length price;</li> <li>• Tested transaction with underlying contracts and supporting documents;</li> <li>• Obtained confirmation for outstanding balances;</li> <li>• Verified disclosures made in the financial statements in respect of related party transactions and outstanding balances.</li> </ul>
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**6. Information other than the Consolidated Financial Statements and Auditor's Report thereon**

The Holding Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Directors report, Corporate Governance Report, Management Discussion and Analysis, Business Responsibility Report, but does not include the Consolidated Financial Statements and our auditor's report thereon.

All above reports are expected to be made available to us after the date of this auditor's report.

Our opinion on the Consolidated Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated 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 consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the Directors report and other reports, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take appropriate action as applicable under the relevant laws and regulations.

**7. Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements**

The Holding Company's Board of Directors is responsible for the preparation and presentation of these consolidated financial statements in terms of the requirements of the Companies Act, 2013 that give a true and fair view of the consolidated financial position, consolidated financial performance and consolidated cash flows, and changes in equity of the Group including its associate in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind As) specified under section 133 of the Act. The respective Board of Directors of the companies included in the Group and of its associate are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and its associate 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 the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the



respective Board of Directors of the companies included in the Group and of its associate are responsible for assessing the ability of the Group and of its associate 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 Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and of its associates and joint ventures are responsible for overseeing the financial reporting process of the Group and of its associates and joint ventures.

#### 8. Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated financial statements.

As part of an audit in accordance with Standards on Auditing, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated 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 Holding company has adequate internal financial controls with reference to financial statements 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 ability of the Group and its associate and joint ventures 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 consolidated 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 Group and its associates to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group and its associate and joint ventures to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. For the other entities included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

Materiality is the magnitude of misstatements in the

consolidated financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the consolidated financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit and in evaluating the results of our work and (ii) to evaluate the effect of any identified misstatements in the consolidated financial statements.

We communicate with those charged with governance of the Holding Company and such other entities included in the Consolidated Financial Statements of which we are the independent auditors 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Consolidated Financial Statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

## 9. Other Matters

a) The consolidated financial results include unaudited Financial Results of twenty four subsidiaries whose unaudited Financial Statements reflects total assets (before eliminating intra-group transactions) of Rs. 25423.81 lakhs as at 31 March, 2022, total revenue (before eliminating intra-group transactions) of Rs. 174.14 lakhs for year ended 31 March, 2022, net loss after tax of Rs. 159.82 lakhs for year ended 31 March, 2022 respectively and total comprehensive loss of Rs. 159.82 lakhs for year ended 31 March, 2022 and net cash

outflows of Rs. 2.33 lakhs for the year ended 31 March, 2022, as considered in the Consolidated Financial Results.

- b) The consolidated financial results include Financial Results of twenty three subsidiaries whose Financial Statements reflects total assets (before eliminating intra-group transactions) of Rs. 4412.60 lakhs as at 31 March, 2022, total revenue (before eliminating intra-group transactions) of Rs. 64.13 lakhs for the year ended 31 March, 2022, net loss after tax of Rs. 69.95 lakhs for year ended 31 March, 2022 and total comprehensive loss of Rs. 69.95 lakhs for year ended 31 March, 2022 and net cash outflows of Rs. 56.75 lakhs for the year ended 31 March, 2022, as considered in the Consolidated Financial Results. Our opinion on the Consolidated Financial Results is not modified in respect of this matter with respect to our reliance on the work done and the reports of the other auditor.
- c) The consolidated financial results also include the Group's share of net loss after tax of Rs. 0.11 lakhs for the year ended 31 March, 2022 and total comprehensive loss of Rs. 0.11 lakhs for the year ended 31 March, 2022, as considered from financial results in these consolidated financial results, in respect of one associate. Our opinion on the Consolidated Financial Results is not modified in respect of this matter with respect to our reliance on the work done and the reports of the other auditor.
- d) The consolidated financial results also include the Group's share of net profit after tax of Rs. (-) 0.20 lakhs for the year ended 31 March, 2022 and total comprehensive income of Rs. (-) 0.20 lakhs for the year ended 31 March, 2022, as considered from unaudited financial results in these consolidated financial results, in respect of one associate.
- e) The consolidated financial results includes audited Financial Results of one Limited Liability Partnership firm whose audited Financial Statements reflects total assets (before eliminating intra-group transactions) of Rs. 2554.39 lakhs as at 31 March, 2022, total revenue (before eliminating intra-group transactions) of Rs. Nil for the year ended 31 March, 2022 respectively, net loss after tax of Rs. 0.31 lakhs for the year ended 31 March, 2022 and total comprehensive loss of Rs. 0.31 lakhs for



the year ended 31 March, 2022 and net cash inflows of Rs. 8.60 lakhs for the year ended 31 March, 2022, as considered in the Consolidated Financial Results. Our opinion on the Consolidated Financial Results is not modified in respect of this matter with respect to our reliance on the work done and the reports of the other auditor.

- f) The consolidated financial result for the year ended March 31, 2021 were audited by the erstwhile auditor whose report dated June 30, 2021, expressed an unmodified conclusion on those final consolidated financial results.

Our conclusion on the statement is not modified in respect of the above matters.

#### 10. Report on Other Legal and Regulatory Requirements

As required by Section 143(3) of the Act, based on our audit and on the consideration of the reports of the other auditors on separate financial statements and other financial information of the subsidiaries, associates and Partnership firm, as noted in the "Other Matter" paragraph, we report, to the extent applicable, that

- a. We/the other auditors whose report we have relied upon 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 of the aforesaid consolidated financial statements.
- b. In our opinion, proper books of account as required by law relating to preparation of the aforesaid Consolidated Financial Statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.
- c. The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss (including other comprehensive income), Consolidated Statement of Changes in Equity and the Consolidated Cash Flow Statement dealt with by this Report are in agreement with the relevant books of account and records maintained for the purpose of preparation of the consolidated financial statements.
- d. In our opinion, the aforesaid Consolidated Financial Statements comply with the Indian Accounting

Standards specified under Section 133 of the Act read with Companies (Indian Accounting Standard) Rules, 2015, as amended.

- e. The matters described in 'Emphasis of Matter' paragraphs above, in our opinion, may have an adverse effect on the functioning of the Group alongwith its associate companies.
- f. On the basis of the written representations received from the directors of the Holding Company as on March 31, 2021 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors of its subsidiary companies, partnership firms, its associates companies in India, none of the directors of the Group companies and its associates incorporated in India is disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164(2) of the Act
- g. No managerial remuneration was paid or payable during the year, accordingly, reporting under Section 197(16) of the Act read with Schedule V is not applicable to the Company.
- h. With respect to the adequacy of the internal financial controls over financial reporting of the Group & its associates and the operating effectiveness of such controls, refer to our separate report in **Annexure A** and
- i. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014(as amended), in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the report of the other auditors on separate financial statements as also the other financial information of the subsidiaries, partnership firm, and its associates:
  - i. The Consolidated Financial Statements disclose the impact, if any, of pending litigations on the consolidated financial position of the Group & its associate- Refer Note 38,42,43,44,46,46,57,58,59,60 and 61 to the Consolidated Financial Statements.
  - ii. The Group and its associate did not have any long-term contracts including derivative contracts for

which there were any material foreseeable losses as at March 31, 2022.

- iii. During the year ended March 31, 2022, there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Holding Company, and its subsidiary companies, and associate companies incorporated in India.
- iv. (a) The management has represented and refer note no. 82 to the consolidated financial statements, that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company or its subsidiary companies, associates companies and joint venture companies incorporated in India 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 Holding Company or its subsidiary companies, associates companies and joint venture companies incorporated in India ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (b) The Management has represented and refer note no. 83 to the consolidated financial statements, that, to the best of it's knowledge and belief, no funds have been received by the Holding Company or its subsidiary companies, associates companies and joint

venture companies incorporated in India 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 Holding Company or its subsidiary companies, associate companies and joint venture companies incorporated in India 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.

Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub clause (i) and (ii) of Rule 11(e) as provided under (a) and (b) above, contain any material mis-statement.

- v. The Holding Company and its subsidiaries, associates has neither declared nor paid any dividend during the year.
12. With respect to the matters specified in paragraphs 3(xxi) and 4 of the Companies (Auditor's Report) Order, 2020 ("the Order" / "CARO"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, to be included in the Standalone Auditor's report, according to the information and explanations given to us and copy of the auditor report of subsidiaries, associates and joint ventures provided to us, the details of qualifications / adverse remarks made by respective auditors of the subsidiaries, associates and joint ventures in the CARO reports of the respective companies whose financial statements has been included in these consolidated financial statements are as follows:



<b>Sr. No</b>	<b>Name of the company</b>	<b>CIN</b>	<b>Type of company (Holding/ Subsidiary/ Associate/Joint Venture)</b>	<b>Clause number of the CARO Report which is qualified or Adverse</b>
1	Suksma Buildtech Private Limited	U70109DL2008PTC177922	Subsidiary	Clause no. (VII)(a) & (VII)(b)
2	Jarul Promoters Developers Private Ltd	U45400DL2007PTC166191	Subsidiary	Clause no. (VII) (a) & (VII)(b)
3	PDL Assets Limited	U45400DL2007PLC170966	Subsidiary	Clause no. (VII) (a) & (VII)(b)
4	Parsvnath Buildwell Private Limited	U45400DL2008PTC178395	Subsidiary	Clause no. (VII) (a) & (VII)(b)
5	Parsvnath Hessa Developers Private Ltd	U45400DL2007PTC166177	Subsidiary	Clause no. (VII) (a) & (VII)(b)
6	Parsvnath Filmcity Limited	U92412DL2007PLC159853	Subsidiary	Clause no. (VII) (b)
7	Parsvnath Realcon Private Limited	U70109DL2008PTC177916	Subsidiary	Clause no. (VII) (a) & (VII)(b)
8	Parsvnath Promoter And Developer Private Limited	U55204DL2007PLC170126	Subsidiary	Clause no. (VII)(b) & (XIX)
9	Parsvnath Realty Ventures Limited	U70101DL2008PLC176045	Subsidiary	Clause no. (VII) (b)
10	Parsvnath Estate Developers Private Limited	U45400DL2007PTC166218	Subsidiary	Clause no. (i)(a) & (i)(b)
11	Parsvnath Hotel Limited	U55204DL2007OLC170126	Subsidiary	Clause no. (VII) (a) & (VII)(b)
12	Parsvnath Infra Limited	U45200DL2006PLC154061	Subsidiary	Clause no. (i)(a), (i)(b), (i)(c) & (VII) (a) & (VII)(b)
13	Parsvnath Railland Projects Private Limited	U45203DL2011PTC227343	Subsidiary	Clause no. (VII) (b) & (XIX)
14	Parsvnath Landmark Developers Limited	U45201DL2003PTC122485	Subsidiary	Clause no. (i)(a), (i)(b), (VII) (a) & (VII)(b)

**For T R Chadha & Co LLP**

**Chartered Accountants**

**Firm Registration No. 006711N/N500028**

**Sd/-**

**Aashish Gupta**

**(Partner)**

**Membership No. 097343**

**UDIN:22097343AOMOED8789**

**Date: 11<sup>th</sup> June 2022**

**Place: Delhi**



## **Annexure A to Independent Auditors' Report**

(Referred to in paragraph 19(h) of the Independent Auditors' Report of even date to the members of Parsvnath Developers Limited on the Consolidated Financial Statements for the year ended March 31, 2022)

### **Report on the Internal Financial Controls with reference to Consolidated Financial Statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 Act ('the Act')**

1. In conjunction with our audit of the Consolidated Financial Statements of the Parsvnath Developers Limited (hereinafter referred to as the "Holding Company") as of and for the year ended March 31, 2022, we have audited the internal financial controls with reference to consolidated financial statements of the Holding Company, its subsidiary companies, and the partnership firms ( the Holding Company, its subsidiary companies and the partnership firm together referred to as "the Group), its associate companies,, which are companies incorporated in India, as of that date.

### **Responsibilities of Management and Those Charged with Governance for Internal Financial Controls**

2. The respective Board of Directors of the companies included in the Group and its associate companies, to whom reporting under clause (i) of sub section 3 of Section 143 of the Act in respect of the adequacy of the internal financial controls with reference to consolidated financial statements, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on "internal control over financial reporting criteria established by the Holding 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 (ICAI)". 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 the respective 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 Act.

### **Auditor's Responsibility for the Audit of the Internal Financial Controls with Reference to Consolidated Financial Statements**

3. Our responsibility is to express an opinion on the Holding Company's internal financial controls with reference to consolidated financial statements based on our audit conducted in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the ICAI and the Standards on Auditing 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 ICAI. 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 consolidated financial statements was established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with reference to consolidated financial statements and their operating effectiveness. Our audit of internal financial controls with reference to consolidated financial statements included obtaining an understanding of internal financial controls with reference to consolidated financial statements, 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 judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls with reference to consolidated financial statements.

### **Meaning of Internal Financial Controls with reference to Consolidated Financial Statements**

5. A company's internal financial control with reference to consolidated financial statements is a process designed to





provide reasonable assurance regarding the reliability of financial reporting and the preparation of consolidated financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to consolidated financial statements 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 consolidated financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the consolidated financial statements.

#### **Inherent Limitations of Internal Financial Controls with reference to Consolidated Financial Statements**

6. Because of the inherent limitations of internal financial controls with reference to consolidated financial statements, 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 Consolidated financial statements to future periods are subject to the risk that the internal financial control with reference to consolidated financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

#### **Opinion**

7. In our opinion, the Group and its associates which are companies incorporated in India, have, maintained in all material respects, adequate internal financial controls with reference to consolidated financial statements and such internal financial controls with reference to consolidated financial statements were operating effectively as at March 31, 2022, based on the internal control over financial reporting criteria established by Holding company considering the essential components of internal control

stated in the Guidance Note issued by the ICAI.

#### **Other Matter**

8. We did not audit the internal financial control with reference to financial statements of 47 subsidiary companies and 2 Associates Companies which are companies covered under the Act as detailed below:
  - a) The consolidated financial results include Financial Results of twenty three subsidiaries whose Financial Statements reflects total assets (before eliminating intra-group transactions) of Rs. 4412.60 lakhs as at 31 March, 2022, total revenue (before eliminating intra-group transactions) of Rs. 64.13 lakhs for the year ended 31 March, 2022, net loss after tax of Rs. 69.95 lakhs for year ended 31 March, 2022 and total comprehensive loss of Rs. 69.95 lakhs for year ended 31 March, 2022 and net cash outflows of Rs. 56.75 lakhs for the year ended 31 March, 2022, as considered in the Consolidated Financial Results. Our opinion on the Consolidated Financial Results is not modified in respect of this matter with respect to our reliance on the work done and the reports of the other auditor.
  - b) The consolidated financial results also include the Group's share of net loss after tax of Rs. 0.11 lakhs for the year ended 31 March, 2022 and total comprehensive loss of Rs. 0.11 lakhs for the year ended 31 March, 2022, as considered from financial results in these consolidated financial results, in respect of one associate. Our opinion on the Consolidated Financial Results is not modified in respect of this matter with respect to our reliance on the work done and the reports of the other auditor.

In respect of above mentioned subsidiaries and associates whose internal financial controls with reference to financial statements have not been audited by us. The internal financial control with reference to financial statements in so far as it relates to such subsidiary companies and associate have been audited by other auditors whose reports have been furnished to us by the Management and our report on the adequacy and operating effectiveness of the internal financial controls with reference to the financial statements for the Holding Company, its subsidiary companies, associates and joint venture companies, as aforesaid under Section 143 (3) (i) of the Act in so far as it relates to such subsidiary companies and associate companies is based solely on the reports of the auditors of such companies. Our

opinion is not modified in respect of this matter with respect to our reliance on the work done by and on the reports of other auditors.

- c) The consolidated financial results include unaudited Financial Results of twenty four subsidiaries whose unaudited Financial Statements reflects total assets (before eliminating intra-group transactions) of Rs. 25423.81 lakhs as at 31 March, 2022, total revenue (before eliminating intra-group transactions) of Rs. 174.14 lakhs for year ended 31 March, 2022, net loss after tax of Rs. 159.82 lakhs for year ended 31 March, 2022 respectively and total comprehensive loss of Rs. 159.82 lakhs for year ended 31 March, 2022 and net cash outflows of Rs. 2.33 lakhs for the year ended 31 March, 2022, as considered in the Consolidated Financial Results.
- d) The consolidated financial results also include the Group's share of net profit after tax of Rs. (-) 0.20 lakhs for the year ended 31 March, 2022 and total comprehensive income of Rs. (-)0.20 lakhs for the year ended 31 March, 2022, as considered from unaudited financial results in these consolidated financial results, in respect of one associate.

Further, The internal financial control with reference to financial statements in so far as it relates to such subsidiary companies and associate whose financial statement have been consolidated based on unaudited financial statement as furnished to us by the Management and our report on the adequacy and operating effectiveness of the internal financial controls with reference to the financial statements such subsidiary companies and associates companies cannot be commented upon by us.

**Our report is not modified in respect of these matters**

**For T R Chadha & Co LLP**

**Chartered Accountants**

**Firm Registration No. 006711N/N500028**

**Aashish Gupta**

**(Partner)**

**Member Ship No.097343**

**UDIN: 22097343AOMOED8789**

**Date: 11<sup>th</sup> June 2022**

**Place: Delhi**



## CONSOLIDATED BALANCE SHEET AS AT 31 MARCH, 2022

		₹ in lakhs	
	Notes	As at 31-March-22	As at 31-March-21
<b>ASSETS</b>			
<b>1 Non-current assets</b>			
a. Property, plant and equipment	5	4,060.41	4,108.83
b. Right of use assets	6	29,770.78	39,267.68
c. Capital work-in-progress	5	2,581.29	2,577.08
d. Investment property	7	3,883.31	4,052.63
e. Other intangible assets	8	53,463.74	42,542.09
f. Intangible assets under development	8	81,345.47	90,169.92
g. Financial assets			
i. Investments	9	39,000.39	39,004.25
ii. Other financial assets	11	27,712.13	13,885.76
h. Deferred tax assets (net)	12	24,181.63	24,181.63
i. Tax assets ( net)	18	3,096.89	3,124.43
j. Other non-current assets	13	8,389.73	11,983.81
<b>Total non-current assets</b>		<b>277,485.78</b>	<b>274,898.11</b>
<b>2 Current assets</b>			
a. Inventories	14	361,802.75	432,927.51
b. Financial assets			
i. Trade receivables	15	28,781.88	33,139.66
ii. Cash and cash equivalents	16	2,478.77	4,277.02
iii. Bank balances other than (ii) above	17	5,623.51	5,944.58
iv. Loans	10	1,136.99	2,520.07
v. Other financial assets	11	3,607.91	17,630.20
c. Current Tax Assets (Net)	18	315.75	-
d. Other current assets	13	11,273.08	14,580.12
<b>Total current assets</b>		<b>415,020.64</b>	<b>511,019.16</b>
<b>Total assets</b>		<b>692,506.42</b>	<b>785,917.27</b>
<b>EQUITY AND LIABILITIES</b>			
<b>1 Equity</b>			
a. Equity share capital	19	21,759.06	21,759.06
b. Other equity	20	(52,060.09)	(3,680.09)
<b>Total Equity (For shareholders of parent)</b>		<b>(30,301.03)</b>	<b>18,078.97</b>
Non-controlling interest		1,099.62	244.19
<b>Total Equity</b>		<b>(29,201.41)</b>	<b>18,323.16</b>
<b>Liabilities</b>			
<b>2 Non-current liabilities</b>			
a. Financial liabilities			
i. Borrowings	21	209,583.68	213,355.85
ii. Lease Liability	22	30,046.33	21,448.01
iii. Other financial liabilities	23	32,536.74	32,489.12
b. Provisions	24	334.52	378.33

₹ in lakhs

	Notes	As at 31-March-22	As at 31-March-21
c. Other non-current liabilities	25	4,098.54	5,045.36
<b>Total non-current liabilities</b>		<b>276,599.81</b>	<b>272,716.67</b>
<b>3 Current liabilities</b>			
a. Financial liabilities			
i. Borrowings	26	112,296.60	113,610.79
ii. Trade payables	27		
- Total outstanding dues of micro and small enterprises		159.31	177.68
- Total outstanding dues of creditors other than micro and small enterprises		71,307.44	70,895.50
iii. Lease Liability	22	1,812.24	3,496.61
iv. Other financial liabilities	23	81,271.61	72,339.14
b. Provisions	24	28.02	31.86
c. Current tax liabilities (Net)	18	5.69	4.55
d. Other current liabilities	25	178,227.11	234,321.31
<b>Total current liabilities</b>		<b>445,108.02</b>	<b>494,877.44</b>
<b>Total liabilities</b>		<b>721,707.83</b>	<b>767,594.11</b>
<b>Total equity and liabilities</b>		<b>692,506.42</b>	<b>785,917.27</b>

See accompanying notes to the Consolidated financial statements

1-89

In terms of our report attached

**For T R Chadha & Co LLP**

Chartered Accountants

(Registration No 006711N/N500028)

**For and on behalf of the Board of Directors**

Sd/-

**Aashish Gupta**

Partner

(Membership No. 097343 )

Sd/-

**Pradeep Kumar Jain**

Chairman

(DIN 00333486)

Sd/-

**Sanjeev Kumar Jain**

Managing Director & CEO

(DIN 00333881)

Sd/-

**M. C. Jain**

Group Chief Financial Officer

Sd/-

**Mandan Mishra**

Company Secretary

Place: Delhi

Date: 11 June, 2022

Place: Delhi

Date: 11 June, 2022



## CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH, 2022

	Notes	Year ended 31-March-22	₹ in lakhs Year ended 31-March-21
<b>I.</b> Revenue from operations	28	89,893.29	35,815.48
<b>II.</b> Other income	29	1,885.76	7,146.79
<b>III. Total income (I + II)</b>		<b>91,779.05</b>	<b>42,962.27</b>
<b>IV. Expenses</b>			
a. Cost of land / development rights		5,148.28	3,420.00
b. Cost of materials consumed	30	1,207.66	952.39
c. Purchase of stock in trade	31	(1,958.09)	(49.50)
d. Contract cost, labour and other charges		2,194.52	1,379.63
e. Changes in inventories of finished goods and work-in-progress	32	82,598.51	26,053.24
f. Employee benefits expense	33	1,316.96	1,387.19
g. Finance costs	34	39,523.03	43,258.60
h. Depreciation and amortisation expense	35	5,731.28	3,708.87
i. Other expenses	36	4,988.69	4,312.81
<b>Total expenses (IV)</b>		<b>140,750.84</b>	<b>84,423.23</b>
<b>V. Profit/(loss) before tax (III-IV)</b>		<b>(48,971.79)</b>	<b>(41,460.96)</b>
<b>VI. Tax expense/(benefit):</b>	37		
a. Current tax		(0.21)	3.44
b. Tax adjustment for earlier years		414.35	541.21
c. Deferred tax		-	780.67
		<b>414.14</b>	<b>1,325.32</b>
<b>VII. Profit/(loss) for the year (V - VI)</b>		<b>(49,385.93)</b>	<b>(42,786.28)</b>
<b>VIII. Share of profit/(loss) in Associates (Net)</b>		(0.31)	(0.02)
<b>IX. Profit/(loss) for the year (VII+VIII)</b>		<b>(49,386.24)</b>	<b>(42,786.30)</b>
<b>X. Other comprehensive income</b>			
(i) Items that will not be reclassified to profit or loss			
a. Remeasurements of the defined benefit plans		78.75	49.87
(ii) Income tax relating to items that will not be reclassified to profit or loss	36	-	-
<b>Total other comprehensive income (i-ii)</b>		<b>78.75</b>	<b>49.87</b>
<b>XI. Total comprehensive income for the year (IX + X)</b>		<b>(49,307.49)</b>	<b>(42,736.43)</b>
<b>XII. Net profit / (loss) attributable to:</b>			
a. Shareholders of the company		(49,150.92)	(42,692.43)
b. Non-controlling interest		(156.57)	(44.00)
<b>XIII. Earnings per equity share (face value ₹ 5 per share)</b>	63		
a. Basic (in ₹)		(11.31)	(9.82)
b. Diluted (in ₹)		(11.31)	(9.82)

See accompanying notes to the Consolidated financial statements

1-89

In terms of our report attached

**For T R Chadha & Co LLP**  
Chartered Accountants  
(Registration No 006711N/N500028)

**For and on behalf of the Board of Directors**

Sd/-  
**Aashish Gupta**  
Partner  
(Membership No. 097343)

Sd/-  
**Pradeep Kumar Jain**  
Chairman  
(DIN 00333486)

Sd/-  
**Sanjeev Kumar Jain**  
Managing Director & CEO  
(DIN 00333881)

Sd/-  
**M. C. Jain**  
Group Chief Financial Officer

Sd/-  
**Mandan Mishra**  
Company Secretary

Place: Delhi  
Date: 11 June, 2022

Place: Delhi  
Date: 11 June, 2022

## CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH, 2022

₹ in lakhs

		Year ended 31-March-22	Year ended 31-March-21
<b>A. Cash flow from operating activities</b>			
Profit/(loss) before tax (including OCI)		(48,893.04)	(41,411.09)
Adjustments for:			
Depreciation and amortisation expense		5,731.28	3,435.15
foreign currency translation reserve		(8.02)	
Loss/(Profit) on sale of property, plant and equipment (net)		(89.24)	(6.18)
Income from maturity of Keyman Insurance Policy		-	-
Profit on sale of non-current investments		(7.45)	-
Finance costs		39,523.03	44,574.69
Interest income		(629.12)	(5,541.47)
Interest income on income tax refunds		(0.18)	(1.68)
Excess provision written back		(304.10)	(1,483.56)
Operating profit/(loss) before working capital changes		<b>(4,676.84)</b>	<b>(434.14)</b>
Movement in working capital:			
Adjustments for (increase)/decrease in operating assets:			
Inventories		71,124.76	46,452.40
Trade receivables		4,357.78	(5,165.37)
Loans - current		1,383.08	16.22
Other financial assets - non current		(13,826.25)	69.92
Other financial assets - current		13,988.28	113.76
Other assets - non current		3,594.08	5,326.70
Other assets - current		3,307.04	3,207.64
Adjustments for increase/(decrease) in operating liabilities:			
Trade payables		697.67	(12,390.29)
Other financial liabilities - non current		(408.60)	16,447.57
Other financial liabilities - current		17,289.95	(598.08)
Other liabilities - non current		(946.82)	(700.64)
Other liabilities - current		(56,094.20)	(11,394.53)
Lease Liability - Non Current		8,598.32	(15,711.56)
Lease Liability - Current		(1,684.37)	0.90
Provisions - non current		(3.84)	(114.59)
Provisions - current		(43.81)	(6.46)
Cash generated from/(used in) operations		<b>46,656.23</b>	<b>25,118.55</b>
Income taxes paid (net)		127.06	814.55
<b>Net cash flow from/(used in) operating activities</b>	<b>(A)</b>	<b>46,783.29</b>	<b>25,933.10</b>
<b>B. Cash flow from investing activities</b>			
Purchase of tangible and intangible assets		-	(4,098.87)
Proceeds from sale of tangible and intangible assets		2,933.54	8.80
Proceeds from maturity of Keyman Insurance Policy		-	-



₹ in lakhs

		Year ended 31-March-22	Year ended 31-March-21
(Increase)/decrease in bank balances not considered as cash and cash equivalents		321.07	(1,418.88)
Purchase of non-current investments		-	(4,682.16)
Purchase of Shares from Non-Controlling Interest		-	(1.00)
Redemption/sale of non-current investments		11.31	-
Interest received		663.19	5,468.17
<b>Net cash flow from/(used in) investing activities</b>	<b>(B)</b>	<b>3,929.11</b>	<b>(4,723.94)</b>
<b>Cash flow from financing activities</b>			
Interest paid		(47,424.29)	(32,755.99)
Proceeds from / (repayment of) working capital borrowings		-	(468.01)
Proceeds from / (repayment of) other short-term borrowings		(1,314.19)	(1,156.21)
Proceeds from / (repayment of) long-term borrowings		(3,772.17)	16,468.15
<b>Net cash flow from/(used in) financing activities</b>	<b>(C)</b>	<b>(52,510.65)</b>	<b>(17,912.06)</b>
<b>D. Net increase/(decrease) in Cash and cash equivalents</b>	<b>(A+B+C)</b>	<b>(1,798.25)</b>	<b>3,297.10</b>
<b>E. Cash and cash equivalents at the beginning of the year</b>		<b>4,277.02</b>	<b>979.92</b>
<b>F. Cash and cash equivalents at the end of the year</b>		<b>2,478.77</b>	<b>4,277.02</b>

See accompanying notes to the Consolidated financial statements

1-89

In terms of our report attached

**For T R Chadha & Co LLP**

Chartered Accountants

(Registration No 006711N/N500028)

**For and on behalf of the Board of Directors**

Sd/-

**Aashish Gupta**

Partner

(Membership No. 097343 )

Sd/-

**Pradeep Kumar Jain**

Chairman

(DIN 00333486)

Sd/-

**Sanjeev Kumar Jain**

Managing Director & CEO

(DIN 00333881)

Sd/-

**M. C. Jain**

Group Chief Financial Officer

Sd/-

**Mandan Mishra**

Company Secretary

Place: Delhi

Date: 11 June, 2022

Place: Delhi

Date: 11 June, 2022

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH, 2022

### a. Equity Share Capital

	Amount ₹ in lakhs
<b>Balance as at 31 March, 2020</b>	<b>21759.06</b>
Changes in equity share capital during the year	-
<b>Balance as at 31 March, 2021</b>	<b>21759.06</b>
Changes in equity share capital during the year	-
<b>Balance as at 31 March, 2022</b>	<b>21759.06</b>

### b. Other Equity

	Reserves and Surplus								Attributable to share-holders of parent	Non-Controlling Interest
	Capital Reserve	Capital Redemption Reserve	Securities premium	Debenture redemption reserve	Foreign Currency Translation Reserve	General Reserve	Retained earnings	Other Comprehensive Income		
<b>Balance as at 31 March, 2020</b>	<b>3,235.85</b>	<b>230.00</b>	<b>145,591.47</b>	<b>7,742.20</b>	<b>67.56</b>	<b>9,310.00</b>	<b>(127,146.71)</b>	<b>(51.88)</b>	<b>38,978.49</b>	<b>349.76</b>
Profit/(loss) for the year	-	-	-	-	-	-	(42,742.30)	-	(42,742.30)	(44.00)
Exchange differences arising on translating the foreign operations	-	-	-	-	(26.85)	-	-	-	(26.85)	-
Other comprehensive income for the year, net of income tax	-	-	-	-	-	-	-	49.87	49.87	-
Impact on purchase of non-controlling interests	-	-	-	-	-	-	60.70	-	60.70	(61.57)
<b>Balance as at 31 March, 2021</b>	<b>3,235.85</b>	<b>230.00</b>	<b>145,591.47</b>	<b>7,742.20</b>	<b>40.71</b>	<b>9,310.00</b>	<b>(169,828.31)</b>	<b>(2.01)</b>	<b>(3,680.09)</b>	<b>244.19</b>
Profit/(loss) for the year	-	-	-	-	-	-	(49,229.67)	-	(49,229.67)	(156.57)
Exchange differences arising on translating the foreign operations	-	-	-	-	8.02	-	762.90	-	770.92	-
Other comprehensive income for the year, net of income tax	-	-	-	-	-	-	-	78.75	78.75	-
Capital contribution - Non Controlling Interest	-	-	-	-	-	-	-	-	-	1,015.00
Impact on purchase of non-controlling interests	-	-	-	-	-	-	-	-	-	(3.00)
<b>Balance as at 31 March, 2022</b>	<b>3,235.85</b>	<b>230.00</b>	<b>145,591.47</b>	<b>7,742.20</b>	<b>48.73</b>	<b>9,310.00</b>	<b>(218,295.08)</b>	<b>76.74</b>	<b>(52,060.09)</b>	<b>1,099.62</b>

See accompanying notes to the Consolidated financial statements

1-89

In terms of our report attached

**For T R Chadha & Co LLP**

Chartered Accountants

(Registration No 006711N/N500028)

**For and on behalf of the Board of Directors**

Sd/-

**Aashish Gupta**

Partner

(Membership No. 097343 )

Sd/-

**Pradeep Kumar Jain**

Chairman

(DIN 00333486)

Sd/-

**Sanjeev Kumar Jain**

Managing Director & CEO

(DIN 00333881)

Sd/-

**M. C. Jain**

Group Chief Financial Officer

Sd/-

**Mandan Mishra**

Company Secretary

Place: Delhi

Date: 11 June, 2022

Place: Delhi

Date: 11 June, 2022





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 1. CORPORATE INFORMATION

Parsvnath Developers Limited ("the Company" or "the Holding Company") was set up as a Company registered under the Companies Act, 1956. It was incorporated on 24 July, 1990. The Company and its subsidiaries (herein after collectively referred to as 'the group') is primarily engaged in the business of promotion, construction and development of integrated townships, residential and commercial complexes, multi-storeyed buildings, flats, houses, apartments, shopping malls, IT parks, hotels, SEZ, etc.

The Company is a public limited company incorporated and domiciled in India. The address of its corporate office is 'Parsvnath Tower' Near Shahdara Metro Station, Delhi - 110032. The Company is listed on the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE).

### 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 and presentation requirement of Division II of Schedule III to the Companies Act, 2013 (Ind AS Compliant Schedule III) ,as applicable to the Consolidated financial statement .

Upto the year ended 31 March, 2016, the group prepared its financial statements in accordance with accounting standards notified under the section 133 of the Companies Act, 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (hereinafter referred to as 'Previous GAAP'). The date of transition to Ind AS is 1 April, 2015.

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

#### Group information

The consolidated financial statements include following subsidiaries and associates:

Name of the Company		Percentage of ownership/voting rights	
		31-March-22	31-March-21
<b>Subsidiaries</b>			
1	Parsvnath Landmark Developers Private Limited	100.00%	100.00%
2	Parsvnath Infra Limited	94.87%	94.87%
3	Parsvnath Film City Limited	100.00%	100.00%
4	Parsvnath Hotels Limited	100.00%	100.00%
5	PDL Assets Limited	100.00%	100.00%
6	Parsvnath Estate Developers Private Limited	100.00%	100.00%
7	Parsvnath Promoters and Developers Private Limited	4.86%	4.86%
8	Parsvnath Developers Pte. Limited	53.32%	53.32%
9	Parsvnath Heesa Developers Private Limited	100.00%	100.00%
10	Parsvnath Buildwell Private Limited	99.83/99.10%	99.83/99.10%
11	Parsvnath HB Projects Private Limited	51.00%	51.00%
12	Parsvnath MIDC Pharma SEZ Private Limited	94.87%	94.87%
13	Parsvnath Realcon Private Limited	100.00%	100.00%
14	Parsvnath Reality Ventures Limited	100.00%	100.00%
15	Farhad Realtors Private Limited	100.00%	100.00%
16	Parsvnath Rail Land Project Private Limited	28.30/85.10%	28.30/85.10%
17	Suksma Buildtech Private Limited	100.00%	100.00%
18	Jarul Promoters and Developers Private Limited	100.00%	100.00%
19	Snigdha Buildwell Private Limited	100.00%	100.00%

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Name of the Company		Percentage of ownership/voting rights	
		31-March-22	31-March-21
20	Generous Buildwell Private Limited	100.00%	100.00%
21	Evergreen Realtors Private Limited	100.00%	100.00%
22	Unity Parsvnaths LLP	51.00%	-
<b>Subsidiaries by virtue of Accounting Standard (Ind AS – 110) on 'Consolidated financial statements'</b>			
23	Vardaan Buildtech Private Limited	33.33%	33.33%
24	Aahna Realtors Private Limited	-	-
25	Afra Infrastructure Private Limited	-	-
26	Anubhav Buildwell Private Limited	-	-
27	Arctic Buildwell Private Limited	-	-
28	Arunachal Infrastructure Private Limited	-	-
29	Bae Buildwell Private Limited	-	-
30	Bakul Infrastructure Private Limited	-	-
31	Banita Buildcon Private Limited	-	-
32	Bliss Infrastructure Private Limited	-	-
33	Brinly Properties Private Limited	-	-
34	Coral Buildwell Private Limited	-	-
35	Dae Realtors Private Limited #	-	-
36	Dai Real Estates Private Limited	-	-
37	Dhiren Real Estates Private Limited	-	-
38	Elixir Infrastructure Private Limited	-	-
39	Emerald Buildwell Private Limited	-	-
40	Gem Buildwell Private Limited	-	-
41	Himsagar Infrastructure Private Limited	-	-
42	Izna Realcon Private Limited #		
43	Jaguar Buildwell Private Limited	-	-
44	Label Real Estates Private Limited	-	-
45	Lakshya Realtors Private Limited	-	-
46	LSD Realcon Private Limited	-	-
47	Mirage Buildwell Private Limited	-	-
48	Navneet Realtors Private Limited	-	-
49	Neelgagan Realtors Private Limited	-	-
50	New Hind Enterprises Private Limited	-	-
51	Oni Projects Private Limited #	-	-
52	Paavan Buildcon Private Limited	-	-
53	Perpetual Infrastructure Private Limited	-	-
54	Prosperity Infrastructures Private Limited	-	-



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Name of the Company		Percentage of ownership/voting rights	
		31-March-22	31-March-21
55	Rangoli Infrastructure Private Limited	-	-
56	Samiksha Realtors Private Limited	-	-
57	Sapphire Buildtech Private Limited	-	-
58	Silverstreet Infrastructure Private Limited	-	-
59	Spearhead Realtors Private Limited	-	-
60	Springdale Realtors Private Limited	-	-
61	Stupendous Buildtech Private Limited	-	-
62	Sumeru Developers Private Limited	-	-
63	Trishla Realtors Private Limited	-	-
64	Vital Buildwell Private Limited	-	-
65	Yamuna Buildwell Private Limited	-	-
<b>Associates</b>			
1	Amazon India Limited	48.30%	48.30%
2	Home Life Real Estate Private Limited	50.00%	50.00%

#Ceased to be subsidiaries during the year

### 2.2 Basis of measurement and presentation

The consolidated financial statements have been prepared on the historical cost basis unless otherwise indicated.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability

### 2.3 Basis of consolidation

The consolidated financial statements relates to Parsvnath Developers Limited ('the Company') and its subsidiaries. Subsidiaries are entities that are controlled by the Company. Control is achieved when the Company:

- Has power over the investee;
- Is expected, or has right, to variable returns from its involvement with the investee;
- Has the ability to use its power to affect the returns

The Company reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the elements of control listed above.

Generally, majority of voting rights results in control. When the Company has less than majority of voting rights of an investee, the Company considers all relevant facts and circumstances assessing whether or not the Company's voting rights in an investee are sufficient to give it power over the investee, including:

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

- The size of the Company's holdings of voting rights relative to the size and dispersion of holdings of other vote holders;
- Potential voting rights held by the Company;
- Rights arising from other contractual arrangements;
- Any additional facts and circumstances that indicate that the Company has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made.

Consolidation of a subsidiary begins when the Company obtains control over the subsidiary and ceases when the Company loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit and loss from the date the Company gains control until the date when the Company ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies.

All intragroup assets and liabilities, equity, income, expenses, and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

### **Changes in the Group's ownership interests in existing subsidiaries**

Changes in the Group's ownership interests in subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by

which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Company.

When the Group loses control of a subsidiary, a gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable Ind AS). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under Ind AS 109, or, when applicable, the cost on initial recognition of an investment in an associate or a joint venture.

### **Consolidation procedure:**

- The financial statements of the Company and its subsidiary companies have been consolidated on a line-by-line basis by adding together the book values of like items of assets, liabilities, income and expenses, after eliminating all significant intra-group balances, intra-group transactions and unrealised profits on intra-group transactions.
- The excess of cost to the Group of its investments in the subsidiaries over its share of equity of the subsidiaries, at the dates on which the investments in the subsidiaries were made, is recognised as 'Goodwill' being an asset in the consolidated financial statements and is tested for impairment on annual basis. On the other hand, where the share of equity in the subsidiaries as on the date of investment is in excess of cost of investments of the Group, it is recognised as 'Capital Reserve' and shown under the head 'Reserves & Surplus', in the



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

consolidated financial statements. The 'Goodwill' / 'Capital Reserve' is determined separately for each subsidiary and such amounts are not set off between different entities.

- Non-controlling interest in the net assets of the consolidated subsidiaries consist of the amount of equity attributable to the non-controlling shareholders at the date on which investments in the subsidiaries were made and further movements in their share in the equity, subsequent to the dates of investments. Net profit / loss for the year of the subsidiaries attributable to non-controlling interest is identified and adjusted against the profit / loss after tax of the Group in order to arrive at the income attributable to shareholders of the Company.

### The principal accounting policies are set out below.

#### 2.4 Revenue recognition

Revenue is recognised to the extent that it is probable that the Group will collect the consideration to which it will be entitled in exchange of goods or services that will be transferred to the customers taking into account contractually defined terms of payments. Revenue excludes taxes and duties collected on behalf of the Government and is net of customer returns, rebates, discounts and other similar allowances.

- i. Revenue from real estate projects – The Group derives revenue, primarily from sale of properties comprising of both commercial and residential units. Revenue from sale of constructed properties is recognised at a 'Point of Time', when the Group satisfies the performance obligations, which generally coincides with completion/possession and offer for possession of the unit/NOC received for fitout offer. To estimate the transaction price in a contract, the Group adjusts the contracted amount of consideration to the time value of money if the contract includes a significant financing component.
- ii. In case of joint development projects, wherein

land owner provides land and the Group acts as a developer and in lieu of land, the Group has agreed to transfer certain percentage of the revenue proceeds, the revenue is accounted on gross basis. In case, where, in lieu of the land, the Group has agreed to transfer certain percentage of constructed area, revenue is recognised in respect of Group's share of constructed area to the extent of Group's percentage share of the underlying real estate development project.

- iii. Revenue from sale of land without any significant development is recognised when the sale agreement is executed resulting in transfer of all significant risk and rewards of ownership and possession is handed over to the buyer. Revenue is recognised, when transfer of legal title to the buyer is not a condition precedent for transfer of significant risks and rewards of ownership to the buyer.
- iv. Revenue from sale of development rights is recognised when agreements are executed.
- v. Income from construction contracts is recognised by reference to the stage of completion of the contract activity at the reporting date of the financial statements. The related costs there against are charged to the Statement of Profit and Loss. The stage of completion of the contract is measured by reference to the proportion that contract cost incurred for work performed up to the reporting date bears to the estimated total contract cost for each contract. When the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.
- vi. The revenue on account of interest on delayed payment transfer charge / forfeiture income and other associated charges by customers and expenditure on account of compensation / penalty for project delays are accounted for at the time of

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

acceptance / settlement with the customers due to uncertainties with regard to determination of amount receivable / payable.

- vii Income from licence fee is recognised on accrual basis in accordance with the terms of agreement with the sub-licensees.
- viii Income from rent is recognised on accrual basis in accordance with the terms of agreement with the lessee.
- ix. Income from maintenance charges is recognised on accrual basis.
- x. Interest income on bank deposits is recognised on accrual basis on a time proportion basis. Interest income on other financial instruments is recognised using the effective interest rate method.

### 2.5 Leasing

#### Ind AS 116

The company has applied Ind AS 116 for recognition of revenue from leasing.

#### As a lessee

The group recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property and equipment and intangible assets. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re-measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, group's incremental borrowing rate. Generally, the group uses its incremental borrowing rate as the discount rate.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the group's estimate of the amount expected to be payable under a residual value guarantee, or if group changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

#### Short-term leases and leases of low-value assets

The group has elected not to recognise right-of-use assets and lease liabilities for short term leases that have a lease term of 12 months. The group recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

#### As lessor

Receipts from operating leases are recognised in the Statement of Profit and Loss on a straight-line basis over the term of the relevant lease. Where the lease payments are structured to increase in line with expected general inflation to compensate for expected inflationary cost increases, lease income is recognised as per the contractual terms.

### 2.6 Borrowing costs

Borrowing costs directly attributable to the acquisition or construction of qualifying assets are capitalised/ inventorised until the time all substantial activities necessary to prepare the qualifying assets for their



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

intended use are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use or sale.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

### 2.7 Employee benefits

#### a. Defined contribution plan

The group's contribution to provident fund and employee state insurance scheme are considered as defined contribution plans and are charged as an expense based on the amount of contribution required to be made and when services are rendered by the employees.

#### b. Defined benefit plan

For defined benefit plan in the form of gratuity, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each annual reporting period. Remeasurement, comprising actuarial gains and losses, is reflected immediately in the balance sheet with a charge or credit recognised in other comprehensive income in the period in which they occur. Remeasurement recognised in other comprehensive income is not reclassified to profit or loss in subsequent periods. Past service cost is recognised in profit or loss in the period of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Defined benefit costs are categorised as follows:

- service cost comprising current service costs, past service costs, gains and losses on curtailments and settlements;
- net interest expense or income; and
- remeasurement

#### c. Short-term and other long-term employee benefits

Liabilities recognised in respect of short-term employee benefits in respect of wages and salaries, performance incentives, leaves etc. are measured at the undiscounted amount of the benefits expected to be paid in exchange for the related service.

Accumulated leaves expected to be carried forward beyond twelve months, are treated as long-term employee benefits. Liability for such long term benefit is provided based on the actuarial valuation using the projected unit credit method at year-end.

### 2.8 Taxation

Income tax expense for the year comprises of current tax and deferred tax.

#### Current tax

Current tax is the expected tax payable on the taxable income for the year calculated in accordance with the Income Tax Act and any adjustment to taxes in respect of previous years.

#### Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding amounts used in the computation of taxable income. Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences, the carry forward of unused tax losses and unused tax credits. Deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

### **Current and deferred tax for the year**

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

### **Minimum Alternate Tax (MAT)**

Minimum Alternate Tax (MAT) is payable when the taxable profit is lower than the book profit. Taxes paid under MAT are available as a set off against regular income tax payable in subsequent years. MAT paid in a year is charged to the Statement of Profit and Loss as current tax. The group recognises MAT credit available as an asset only to the extent that there is convincing evidence that the respective Group will pay normal income tax during the specified period i.e the period for which MAT credit is allowed to be carried forward. MAT credit is recognised as an asset and is shown as 'MAT Credit Entitlement'. The group reviews the 'MAT Credit Entitlement' asset at each reporting date and write down the asset to the extent the respective Group does not have convincing evidence that it will pay normal tax during the specified period.

### **2.9 Property, plant and equipment**

Property, plant and equipment is stated at their cost of acquisition/construction, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, directly attributable costs for making the asset ready for its intended use, borrowing costs attributable to construction of qualifying asset, upto the date the asset is ready for its intended use.

Subsequent expenditure related to an item of property, plant and equipment is included in the carrying amount only if it increases the future benefits from the existing asset beyond its previously assessed standards of

performance.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from the use. Any gain or loss arising on re-recognition to the asset is included in the Statement of Profit and Loss.

Property, plant and equipment which are not ready for intended use as on the date of Balance Sheet are disclosed as 'Capital work-in-progress'

### **2.10 Investments in associates and joint ventures**

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The results and assets and liabilities of associates or joint ventures are incorporated in these consolidated financial statements using the equity method of accounting, except when the investment, or a portion thereof, is classified as held for sale, in which case it is accounted for in accordance with Ind AS 105. Under the equity method, an investment in an associate or a joint venture is initially recognised in the consolidated balance sheet at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the associate or joint venture. Distributions received from an associate or a joint venture reduce the carrying amount of the investment. When the Group's share of losses of an associate or a joint venture exceeds the Group's interest in that associate or joint venture (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate or joint venture), the Group discontinues





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture.

An investment in an associate or a joint venture is accounted for using the equity method from the date on which the investee becomes an associate or a joint venture. On acquisition of the investment in an associate or a joint venture, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised directly in equity as capital reserve in the period in which the investment is acquired.

After application of the equity method of accounting, the Group determines whether there any is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the net investment in an associate or a joint venture and that event (or events) has an impact on the estimated future cash flows from the net investment that can be reliably estimated. If there exists such an objective evidence of impairment, then it is necessary to recognise impairment loss with respect to the Group's investment in an associate or a joint venture.

When necessary, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with Ind AS 36 Impairment of Assets as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount, Any impairment loss recognised forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with Ind AS 36 to the extent that the recoverable amount of the investment subsequently increases.

The Group discontinues the use of the equity method from the date when the investment ceases to be an associate or a joint venture, or when the investment is

classified as held for sale. .

### 2.11 Interests in joint operations

A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

When a group entity undertakes its activities under joint operations, the Group as a joint operator recognises in relation to its interest in a joint operation:

1. its assets, including its share of any assets held jointly;
2. its liabilities, including its share of any liabilities incurred jointly;
3. its revenue from the sale of its share of the output arising from the joint operation;
4. its share of the revenue from the sale of the output by the joint operation; and
5. its expenses, including its share of any expenses incurred jointly.

The Group accounts for the assets, liabilities, revenues, and expenses relating to its interest in a joint operation in accordance with the Ind AS applicable to the particular assets, liabilities, revenues, and expenses.

When a group entity transacts with a joint operation in which a group entity is a joint operator (such as a sale or contribution of assets), the Group is considered to be conducting the transaction with the other parties to the joint operation, and gains and losses resulting from the transactions are recognised in the Group's consolidated financial statements only to the extent of other parties' interests in the joint operation.

When a group entity transacts with a joint operation in which a group entity is a joint operator (such as a purchase of assets), the Group does not recognise its share of the gains and losses until it resells those assets to a third party.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 2.12 Investment properties

Investment properties are properties held to earn rentals and/or for capital appreciation. Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. The cost includes purchase/construction cost, directly attributable cost and borrowing costs, if the recognition criteria are met. The fair value of investment property is disclosed in the notes.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal.

Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

### 2.13 Depreciation on property, plant and equipment and investment property

Depreciation on property, plant and equipment and investment property is provided on straight line basis as per the useful life prescribed in Schedule II to the Companies Act, 2013, except in respect of Shuttering and Scaffolding, in which case the life of the asset has been assessed on technical advice, taking into account the nature of asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technology changes and maintenance support etc. Accordingly the useful life of the assets taken is as under:

Asset	Useful life
Buildings	60 years
Plant and equipment	8 years
Shuttering and scaffolding	6 years
Furniture and fixture	8 years
Vehicles	8 years
Office equipment	5 years
Computer	3 years
Investment properties (Buildings)	60 years

Free hold land is not depreciated.

### 2.14 Intangible assets

Intangible assets comprises buildings constructed on 'Build-operate-Transfer' (BOT) basis. The group has unconditional right to use/lease such assets during the specified period. After expiry of specified period, these assets will get transferred to the Licensor without any consideration. Since, the group has no ownership rights over these assets and has limited right of use during the specified period, these assets are classified as intangible assets. These intangible assets are initially recognised at their cost of construction. The cost comprises purchase price, directly attributable costs for making the asset ready for its intended use, borrowing costs attributable to construction of qualifying asset, upto the date the asset is ready for its intended use.

Subsequent to initial recognition, intangible assets are carried at cost less accumulated amortisation and accumulated impairment losses, if any.

Intangible assets which are not ready for intended use as on the date of Balance Sheet are disclosed as 'Intangible assets under development'

Intangible assets are amortised on a straight line basis over the licence period (right to use) which ranges from 20 to 44 years.

### 2.15 Impairment of tangible and intangible assets

At the end of each reporting period, the group reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the group estimates the recoverable amount of the cash generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

### 2.16 Investment in equity instrument of subsidiaries (including partnership firm) and associates

Investment in equity instrument of subsidiaries and associates are stated at cost as per Ind AS 27 'Separate Financial Statements'. Where the carrying amount of an investment is greater than its estimated recoverable amount, it is assessed for recoverability and in case of permanent diminution provision for impairment is recorded in Consolidated statement of Profit and Loss. On disposal of investment, the difference between the net disposal proceeds and carrying amount is charged or credited to the consolidated statement of Profit and Loss.

### 2.17 Inventories

Inventory comprises completed property for sale and

property under construction (work-in-progress).

Land cost, construction cost, direct expenditure relating to construction activity and borrowing cost during construction period is inventorised to the extent the expenditure is directly attributable to bring the asset to its working condition for its intended use. Costs incurred/items purchased specifically for projects are taken as consumed as and when incurred/received.

- i. Completed unsold inventory is valued at lower of cost and net realisable value. Cost of inventories are determined by including cost of land (including development rights), internal development cost, external development charges, materials, services, related overheads and apportioned borrowing costs.
- ii. Work in progress is valued at lower of cost and net realisable value. Work-in-progress represents costs incurred in respect of unsold area of the real estate projects or costs incurred on projects where the revenue is yet to be recognised. Cost comprises cost of land (including development charges), internal development cost, external development charges, materials, services, overhead related to projects under construction and apportioned borrowing costs.

### 2.18 Provisions

Provisions are recognised when the group has a present obligation (legal or constructive) as a result of a past event, it is probable that the group will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation.

If the effect of the time value of money is material, provisions are discounted to reflect its present value using a current pre-tax rate that reflects the current market assessment of the time value of money and

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

the risks specific to the obligation. When discounting is used the increase in the provisions due to the passage of time is recognised as finance cost.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

### **Onerous contracts**

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the group has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

### **2.19 Contingent liabilities and Contingent Assets**

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the group or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made. The group does not recognise a contingent liability, but discloses its existence in the financial statements. Contingent assets are neither recognised nor disclosed except when realisation of income is virtually certain, related asset is disclosed.

### **2.20 Cash and cash equivalents**

Cash and cash equivalents for the purpose of Cash Flow Statement comprises cash on hand, cash at bank and short-term deposits with banks with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

### **2.21 Cost of revenue**

Cost of constructed properties includes cost of land/

development rights, construction and development costs, borrowing costs and direct overheads, which is charged to the statement of profit and loss based on the corresponding revenue recognized from sale of unit on proportionate basis.

### **2.22 Earnings per share**

Basic earnings per share is computed by dividing the net profit for the year attributable to the equity shareholders of the Company by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the period and for all period presented is adjusted for events, such as bonus shares, that have changed the number of equity shares outstanding without a corresponding change in resources.

Diluted earnings per share is computed by dividing the net profit for the year attributable to equity shareholders as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares. Potential equity shares are deemed to be dilutive only if their conversion to equity shares would decrease the net profit per share from continuing ordinary operations.

### **2.23 Foreign currency translations**

The consolidated financial statements are presented in Indian Rupee, the functional and presentation currency of the group.

Transactions in foreign currencies entered into by the group are recorded at the exchange rates prevailing on the date of the transaction or at rates that closely approximate the rate at the date of the transaction.

Foreign currency monetary items of the group, outstanding at the reporting date are restated at the exchange rates prevailing at the reporting date. Non-monetary items denominated in foreign currency, are



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

reported using the exchange rate at the date of the transaction.

Exchange differences arising on settlement / restatement of foreign currency monetary assets and liabilities of the group are recognised as income or expense in the Statement of Profit and Loss.

The financial statements of foreign subsidiaries with functional currency other than presentation currency of the group have been translated in presentation currency. Assets and liabilities of such subsidiaries have been translated to the presentation currency using exchange rate prevailing on the balance sheet date and statement of profit and loss has been translated using weighted average exchange rates during the year. Translation adjustments have been reported as foreign currency translation reserve.

### 2.24 Current/non-current classification

The group 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;
- Cash and cash equivalents 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 treated as 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 period

All other liabilities are classified as non-current.

### 2.25 Operating cycle

The operating cycle is the time gap between the acquisition of the asset for processing and their realization in cash and cash equivalents. Based on the nature of products / activities of the group and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the group has determined its operating cycle as 48 months for real estate projects and 12 months for others for the purpose of classification of its assets and liabilities as current and non-current.

### 2.26 Financial instruments

Financial assets and financial liabilities are recognised when the group 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.

### 2.27 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### Classification of financial assets

Debt instruments that meet the following conditions are subsequently measured at amortised cost (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All other financial assets are subsequently measured at fair value.

### Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the gross carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognised in profit or loss and is included in the "Other income" line item.

### Investments in equity instruments at FVTOCI

On initial recognition, the group can make an irrevocable election (on an instrument-by-instrument basis) to present the subsequent changes in fair value in other comprehensive income pertaining to investments in equity instruments. This election is not permitted if the equity investment is held for trading. These elected investments are initially measured at fair value plus

transaction costs. Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the 'Reserve for equity instruments through other comprehensive income'. The cumulative gain or loss is not reclassified to profit or loss on disposal of the investments.

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument or a financial guarantee.

Dividends on these investments in equity instruments are recognised in profit or loss when the group's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably. Dividends recognised in profit or loss are included in the 'Other income' line item.

### Financial assets at fair value through profit or loss (FVTPL)

Investments in equity instruments are classified as at FVTPL, unless the group irrevocably elects on initial recognition to present subsequent changes in fair value in other comprehensive income for investments in equity instruments which are not held for trading

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

when the group's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

### **Impairment of financial assets**

The group applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, lease receivables, trade receivables, other contractual rights to receive cash or other financial asset, and financial guarantees not designated as at FVTPL.

Expected credit losses are the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the group in accordance with the contract and all the cash flows that the group expects to receive (i.e. all cash shortfalls), discounted at the original effective interest rate (or credit -adjusted effective interest rate for purchased or originated credit-impaired financial assets). The group estimates cash flows by considering all contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) through the expected life of that financial instrument.

The group measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition. If the credit risk on a financial instrument has not increased significantly since initial recognition, the group measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses. 12-month expected credit losses are portion of the life-time expected credit losses and represent the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and thus, are not cash shortfalls that are predicted over the next 12 months.

If the group's measured loss allowance for a financial instrument at lifetime expected credit loss model in the previous period, but determines at the end of a reporting period that the credit risk has not increased significantly since initial recognition due to improvement in credit quality as compared to the previous period, the group again measures the loss allowance based on 12-month expected credit losses.

When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the group uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the group compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 11 and Ind AS 18, the group always measures the loss allowance at an amount equal to lifetime expected credit losses.

Further, for the purpose of measuring lifetime expected credit loss allowance for trade receivables, the group has used a practical expedient as permitted under Ind AS 109. This expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

### **Derecognition of financial assets**

The group derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

asset, the group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the group retains substantially all the risks and rewards of ownership of a transferred financial asset, the group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety (e.g. when the group retains an option to repurchase part of a transferred asset), the group allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

### Foreign exchange gains and losses

The fair value of financial assets denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period.

- For foreign currency denominated financial

assets measured at amortised cost and FVTPL, the exchange differences are recognised in profit or loss except for those which are designated as hedging instruments in a hedging relationship.

- Changes in the carrying amount of investments in equity instruments at FVTOCI relating to changes in foreign currency rates are recognised in other comprehensive income.
- For the purposes of recognising foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in profit or loss and other changes in the fair value of FVTOCI financial assets are recognised in other comprehensive income.

## 2.28 Financial liabilities and equity instruments

### Classification as debt or equity

Debt and equity instruments issued by the group are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

### Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by a group company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the group's companies own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the respective Company's own equity instruments.

### Compound financial instruments

The component parts of compound financial instruments (convertible notes) issued by a group company are classified separately as financial liabilities





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

and equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument. A conversion option that will be settled by the exchange of a fixed amount of cash or another financial asset for a fixed number of the respective Company's own equity instruments is an equity instrument.

At the date of issue, the fair value of the liability component is estimated using the prevailing market interest rate for similar non-convertible instruments. This amount is recognised as a liability on an amortised cost basis using the effective interest method until extinguished upon conversion or at the instrument's maturity date.

The conversion option classified as equity is determined by deducting the amount of the liability component from the fair value of the compound financial instrument as a whole. This is recognised and included in equity, net of income tax effects, and is not subsequently remeasured. In addition, the conversion option classified as equity will remain in equity until the conversion option is exercised, in which case, the balance recognised in equity will be transferred to other component of equity. When the conversion option remains unexercised at the maturity date of the convertible note, the balance recognised in equity will be transferred to retained earnings. No gain or loss is recognised in profit or loss upon conversion or expiration of the conversion option.

Transaction costs that relate to the issue of the convertible notes are allocated to the liability and equity components in proportion to the allocation of the gross proceeds. Transaction costs relating to the equity component are recognised directly in equity. Transaction costs relating to the liability component are included in the carrying amount of the liability component and are amortised over the lives of the convertible notes using the effective interest method.

### Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach applies, financial guarantee contracts issued by the group, and commitments issued by the group to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

### Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is either contingent consideration recognised by the group as an acquirer in a business combination to which Ind AS 103 applies or is held for trading or it is designated as at FVTPL.

A financial liability is classified as held for trading if:

- it has been incurred principally for the purpose of repurchasing it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the group manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

A financial liability other than a financial liability held for trading or contingent consideration recognised by the group as an acquirer in a business combination to which Ind AS 103 applies, may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
- the financial liability forms part of a group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the group's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
- it forms part of a contract containing one or more

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL in accordance with Ind AS 109.

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any interest paid on the financial liability and is included in the 'Other income' line item.

However, for non-held-for-trading financial liabilities that are designated as at FVTPL, the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is recognised in other comprehensive income, unless the recognition of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss, in which case these effects of changes in credit risk are recognised in profit or loss. The remaining amount of change in the fair value of liability is always recognised in profit or loss. Changes in fair value attributable to a financial liability's credit risk that are recognised in other comprehensive income are reflected immediately in retained earnings and are not subsequently reclassified to profit or loss.

Gains or losses on financial guarantee contracts and loan commitments issued by the group Company that are designated by the group Company as at fair value through profit or loss are recognised in profit or loss.

### **Financial liabilities subsequently measured at amortised cost**

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective

interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability or (where appropriate) a shorter period, to the gross carrying amount on initial recognition.

### **Financial guarantee contracts**

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued by the group Company are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 18.

### **Commitments to provide a loan at a below-market interest rate**

Commitments to provide a loan at a below-market interest rate are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 18.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### Foreign exchange gains and losses

For financial liabilities that are denominated in a foreign currency and are measured at amortised cost at the end of each reporting period, the foreign exchange gains and losses are determined based on the amortised cost of the instruments and are recognised in 'Other income'.

The fair value of financial liabilities denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of the reporting period. For financial liabilities that are measured as at FVTPL, the foreign exchange component forms part of the fair value gains or losses and is recognised in profit or loss.

### Derecognition of financial liabilities

The group derecognises financial liabilities when, and only when, the group's obligations are discharged, cancelled or have expired. An exchange between lenders of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

### 3. Significant accounting judgements, estimates and assumptions

The preparation of the financial statements in conformity recognition and measurement principles of Ind AS requires the Management to make judgments, estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that these assumptions and estimates used in preparation of the financial statements are prudent

and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/materialise.

#### 3.1 Revenue recognition

Recognition of revenue at a point in time based on satisfaction of performance obligation requires estimates and judgements regarding timing of satisfaction of performance obligation, allocation of cost incurred to segment/units and the estimated cost for completion of some final pending works.

#### 3.2 Net realisable value of inventory

Inventory of real estate property including work-in-progress is valued at lower of cost and net realisable value (NRV). NRV of completed property is assessed by reference to market prices existing at the reporting date and based on comparable transactions made by the Company and/or identified by the Company for properties in same geographical area. NRV of properties under construction/development is assessed with reference to marked value of completed property as at the reporting date less estimated cost to complete. The effect of changes is recognised in the financial statements during the period in which such changes are determined.

#### 3.3 Deferred tax assets

Recognition of deferred tax assets is based on estimates of taxable profits in future years. The Company prepares detailed cash flow and profitability projections, which are reviewed by audit committee and the board of directors of the Company.

#### 3.4 Others

Significant judgements and other estimates and assumptions that may have the significant effect on the carrying amount of assets and liabilities in future years are:

- a. Classification of property as investment property or inventory

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

- b. Measurement of defined benefit obligations
- c. Useful life of property, plant and equipment
- d. Measurement of contingent liabilities and expected cash outflows
- e. Provision for diminution in value of long-term investments
- f. Provision for expected credit losses
- g. Impairment provision for intangible assets

### 4. Recent accounting pronouncements

4.1 On 24 March 2021, the Ministry of Corporate Affairs("MCA") through a notification amended Schedule III of the Companies Act ,2013. The amendments revise Division I, II and III of schedule III and are applicable from 1 April 2021.

Key amendments relating to Division II which relate to companies whose financial statements are required to comply with companies (Indian Accounting Standards) Rule 2015 are:

#### (i) Consolidated Balance Sheet:

- Lease liabilities should be separately disclosed under the head 'financial liabilities' ; duly distinguished as current or non-current.
- Certain additional disclosures in the consolidated statement of change in equity such as change in equity share capital due to prior period errors and restated balances at the beginning of the reporting period.
- Specified format for disclosure of shareholding of promoters.
- Specified format for ageing schedule of trade receivables, trade payables, capital work in progress and intangible asset under development

- If a company has not used funds for the specific purpose for which it was borrowed from banks and financial institutions, then disclosure of detail of where it has been used.
- Specific disclosure under 'additional regulatory requirement' such as compliance with approved schemes of arrangements, compliance with number of layers of companies, title deeds of immovable property not held in name of company, loan and advances to promoters, directors, key managerial personnel (KMP) and related parties ,detail of benami property held etc.

#### (ii) Consolidated Statement of profit and loss:

Additional disclosures relating to Corporate Social Responsibility (CSR), undisclosed income and crypto or virtual currency specified under the head 'additional information' in the note forming part of consolidated financial statements.

The above disclosure amendments were extensive and the appropriate effect (to the extent applicable) to them, as required by law has been given in the consolidated financial statement of the company.

### 4.2 New and amended standards, not yet effective

The Ministry of Corporate Affairs (MCA) in consultation with National Financial Reporting Authority (NFRA) vide its notification dated 23 March 2022 ,has been made certain amendments in companies (Indian Accounting Standard Rule) ,2015. Such amendments shall come into force with effect from 1 April 2022. The amendments are extensive, and the company will evaluate the same to give effect to these.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 5 Property, plant and equipment

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
<b>Carrying amounts of :</b>		
Land and building		
i. Own use	3,960.26	3,960.57
ii. Given under operating lease	27.13	31.13
Plant and equipment	32.78	32.10
Furniture and fixture	6.21	2.28
Vehicles	29.28	76.15
Office equipment	3.74	5.11
Computers	1.01	1.49
<b>Sub-total</b>	<b>4,060.41</b>	<b>4,108.83</b>
Capital work-in-progress	2581.29	2,577.08
<b>Total</b>	<b>6,641.70</b>	<b>6,685.91</b>

									₹ in lakhs
	Land and building		Plant and equip-ment	Shutter- ing and scaffolding	Furni- ture and fixture	Vehicles	Office equip- ment	Com- puters	Total
	Own use	Given under operat- ing lease							
Deemed cost									
Balance as at 31 March, 2020	3,962.44	55.09	186.39	0.97	86.08	726.34	48.97	13.57	5,079.85
Additions	-	-	-	-	-	-	2.38	0.59	2.97
Disposals	-	-	2.97	-	-	27.21	-	-	30.18
Balance as at 31 March, 2021	3,962.44	55.09	183.42	0.97	86.08	699.13	51.35	14.16	5,052.64
Additions	-	-	7.45	-	4.33	-	0.70	0.30	12.78
Disposals	-	-	-	-	-	34.13	-	-	34.13
Balance as at 31 March, 2022	3,962.44	55.09	190.87	0.97	90.41	665.00	52.05	14.46	5,031.29
Accumulated depreciation									
Balance as at 31 March, 2020	1.56	19.96	146.95	0.97	83.29	552.52	43.69	12.15	861.09
Depreciation expense	0.31	4.00	7.34	-	0.51	95.05	2.55	0.52	110.28
Elimination on disposals of assets	-	-	2.97	-	-	24.59	-	-	27.56
Balance as at 31 March, 2021	1.87	23.96	151.32	0.97	83.80	622.98	46.24	12.67	943.81
Depreciation expense	0.31	4.00	6.77	-	0.40	46.87	2.07	0.78	61.20
Elimination on disposals of assets	-	-	-	-	-	34.13	-	-	34.13
Balance as at 31 March, 2022	2.18	27.96	158.09	0.97	84.20	635.72	48.31	13.45	970.88

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

₹ in lakhs

	Land and building		Plant and equipment	Shuttering and scaffolding	Furniture and fixture	Vehicles	Office equipment	Computers	Total
	Own use	Given under operating lease							
<b>Carrying amount</b>									
<b>Balance as at 31 March, 2020</b>	<b>3,960.88</b>	<b>35.13</b>	<b>39.44</b>	-	<b>2.79</b>	<b>173.82</b>	<b>5.28</b>	<b>1.42</b>	<b>4,218.76</b>
Additions	-	-	-	-	-	-	2.38	0.59	<b>2.97</b>
Disposals	-	-	-	-	-	2.62	-	-	<b>2.62</b>
Depreciation expense	0.31	4.00	7.34	-	0.51	95.05	2.55	0.52	<b>110.28</b>
<b>Balance as at 31 March, 2021</b>	<b>3,960.57</b>	<b>31.13</b>	<b>32.10</b>	-	<b>2.28</b>	<b>76.15</b>	<b>5.11</b>	<b>1.49</b>	<b>4,108.83</b>
Additions	-	-	7.45	-	4.33	-	0.70	0.30	<b>12.78</b>
Disposals	-	-	-	-	-	-	-	-	-
Depreciation expense	0.31	4.00	6.77	-	0.40	46.87	2.07	0.78	<b>61.20</b>
<b>Balance as at 31 March, 2022</b>	<b>3,960.26</b>	<b>27.13</b>	<b>32.78</b>	-	<b>6.21</b>	<b>29.28</b>	<b>3.74</b>	<b>1.01</b>	<b>4,060.41</b>

**Note:**

- i. Refer Note 21 & 26 for information on Property, Plant and Equipment pledged as security for Borrowings by the Company.

**I. Ageing of Capital work in Projects in Progress**

Particulars	Capital work in Projects in Progress as at 31 March, 2022				
	Less than 1 year	1-2 years	2-3 years	more than 3 years	Total
Project in Progress	-	-	-	-	-
Projects temporarily suspended	-	4.21	123.46	2,453.62	2,581.29

Particulars	Capital work in Projects in Progress as at 31 March, 2021				
	Less than 1 year	1-2 years	2-3 years	more than 3 years	Total
Project in Progress	-	-	-	-	-
Projects temporarily suspended	-	123.46	-	2,453.62	2,577.08

**II. Ageing of Capital work in Projects in Progress- completion is overdue or has exceeded its cost compared to its original plan**

Particulars	To be Completed in				
	Less than 1 year	1-2 years	2-3 years	more than 3 years	Total
<b>Project in progress as at :</b>					
31 March, 2022	-	-	-	-	-
31 March, 2021	-	-	-	-	-



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Particulars	To be Completed in				Total
	Less than 1 year	1-2 years	2-3 years	more than 3 years	
<b>Projects temporarily suspended as at *:</b>					
31 March, 2022	-	4.21	500.00	700.00	1,204.21
31 March, 2021	-	-	-	1,200.00	1,200.00

\* In case of Parsvnath Infra Limited, the work on SEZ project is temporary put on hold. The Company is facing financial crunch and also waiting for certain regulatory approvals. The amount to be spent and the schedule thereof will be finalised after obtaining requisite approvals and availability of funds. Accordingly the amount to be spent required to be disclosed as per Schedule 3 is not ascertainable for the time being & hence not disclosed.

### 6. Right of use assets

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
Right of use assets	20,172.16	20,958.77
Right of use assets-under development	9,598.62	18,308.91
	<b>29,770.78</b>	<b>39,267.68</b>

	₹ in lakhs		
	Right of use assets	Right of use assets-under development	Total
<b>Balance as at 31 March, 2020</b>	<b>8,118.45</b>	<b>31,490.43</b>	<b>39,608.88</b>
Additions	14,696.03	-	14,696.03
Disposals/adjustments	59.71	11,075.48	11,135.19
<b>Balance as at 31 March, 2021</b>	<b>22,754.77</b>	<b>20,414.95</b>	<b>43,169.72</b>
Additions	1,231.06	169.16	1,400.22
Disposals/adjustments	108.67	10,096.69	10,205.36
<b>Balance as at 31 March, 2022</b>	<b>23,877.16</b>	<b>10,487.42</b>	<b>34,364.58</b>
<b>Accumulated amortisation</b>			
<b>Balance as at 31 March, 2020</b>	<b>497.97</b>	<b>1,400.17</b>	<b>1,898.14</b>
Amortisation expense	1,298.03	705.87	2,003.90
Disposals/adjustments	-	-	-
<b>Balance as at 31 March, 2021</b>	<b>1,796.00</b>	<b>2,106.04</b>	<b>3,902.04</b>
Amortisation expense	1,909.00	(318.80)	1,590.20
Disposals/adjustments	-	(1,217.24)	(1,217.24)
<b>Balance as at 31 March, 2022</b>	<b>3,705.00</b>	<b>3,323.28</b>	<b>7,028.28</b>
<b>Carrying amount</b>			
<b>Balance as at 31 March, 2020</b>	<b>7,620.48</b>	<b>30,090.26</b>	<b>37,710.74</b>
Additions	14,696.03	-	14,696.03
Amortisation expense	1,298.03	705.87	2,003.90
Disposals/adjustment	59.71	11,075.48	11,135.19
<b>Balance as at 31 March, 2021</b>	<b>20,958.77</b>	<b>18,308.91</b>	<b>39,267.68</b>
Additions	1,231.06	169.16	1,400.22
Amortisation expense	1,909.00	-	1,909.00
Disposals/adjustment	108.67	8,879.45	8,988.12
<b>Balance as at 31 March, 2022</b>	<b>20,172.16</b>	<b>9,598.62</b>	<b>29,770.78</b>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### Notes:

#### a. Right of use assets

Right of use assets is lease liability measured at cost, which comprises initial amount of lease liability adjusted for lease payments made at or before the commencement date of 01 April, 2019 (see note 2.5).

b. Amortisation of Right of use assets under development is capitalised in 'Intangible assets under development'.

### 7 Investment property

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
Freehold land	32.81	32.81
Buildings	3,850.50	4,019.82
<b>Completed investment properties</b>	<b>3,883.31</b>	<b>4,052.63</b>

	₹ in lakhs					
	Freehold land		Buildings		Total	
	Year ended 31-March-22	Year ended 31-March-21	Year ended 31-March-22	Year ended 31-March-21	Year ended 31-March-22	Year ended 31-March-21
<b>Cost or deemed Cost</b>						
Balance at the beginning of the year	32.81	32.81	4,199.01	3,330.57	4,231.82	3,363.38
Additions	-	-	35.64	868.44	35.64	868.44
Disposals	-	-	7.18	-	7.18	-
<b>Balance at the end of the year</b>	<b>32.81</b>	<b>32.81</b>	<b>4,227.47</b>	<b>4,199.01</b>	<b>4,260.28</b>	<b>4,231.82</b>
<b>Accumulated depreciation</b>						
Balance at the beginning of the year	-	-	179.19	149.36	179.19	149.36
Disposals	-	-	1.77	-	1.77	-
Depreciation expense	-	-	199.55	29.83	199.55	29.83
<b>Balance at the end of the year</b>	<b>-</b>	<b>-</b>	<b>376.97</b>	<b>179.19</b>	<b>376.97</b>	<b>179.19</b>
<b>Carrying amount</b>						
Balance at the beginning of the year	32.81	32.81	4,019.82	3,181.21	4,052.63	3,214.02
Additions	-	-	35.64	868.44	35.64	868.44
Disposals	-	-	5.41	-	5.41	-
Depreciation expense	-	-	199.55	29.83	199.55	29.83
<b>Balance at the end of the year</b>	<b>32.81</b>	<b>32.81</b>	<b>3,850.50</b>	<b>4,019.82</b>	<b>3,883.31</b>	<b>4,052.63</b>





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### i) Fair Value of the group's investment properties

The investment properties consist of 73 No's commercial properties in India and one property overseas.

The fair value of the properties are as estimated by the Management.

The group has no restrictions on the realisability of its investment properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.

Details of the investment properties and information about the fair value hierarchy as at 31 March, 2022 and 31 March, 2021 are as follows:

₹ in lakhs			
	Level 2	Level 3	As at 31-March-22
Commercial Properties located in India	-	3,936.51	3,936.51
Commercial Properties located overseas	-	1,904.17	1,904.17
<b>Total</b>	-	<b>5,840.68</b>	<b>5,840.68</b>

₹ in lakhs			
	Level 2	Level 3	As at 31-March-21
Commercial Properties located in India	-	3,673.21	3,673.21
Commercial Properties located overseas	-	1,868.53	1,868.53
<b>Total</b>	-	<b>5,541.74</b>	<b>5,541.74</b>

- ii) Refer note 21 & 26 for information on Investment Property pledged as security for borrowings by the Company.  
 iii) Amount recognized in statement of profit & loss account for Investment properties. (Refer note no. 69)

₹ in lakhs		
	Year ended 31-March-2022	Year ended 31-March-2021
Rental income derived from Investment properties	1.13	7.06
Direct Operating expenses (including repair and maintenance) generating rental income	-	-
Profit arising from investment properties before depreciation and indirect expenses	1.13	7.06
Less : Depreciation	0.12	0.54
<b>Profit from leasing of investment properties</b>	<b>1.01</b>	<b>6.52</b>

- iv) Investment properties are leased to tenants under short term operating leases with monthly rental payments.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 8 Other intangible assets

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
<b>Carrying amounts of :</b>		
Assets on Build-operate-transfer (BOT) basis	53,463.74	42,542.09
<b>Sub-total</b>	<b>53,463.74</b>	<b>42,542.09</b>
Intangible assets under development	81,345.47	90,169.92
<b>Sub-total</b>	<b>81,345.47</b>	<b>90,169.92</b>
<b>Total</b>	<b>134,809.21</b>	<b>132,712.01</b>

	₹ in lakhs		
	Assets on BOT basis		
	Own use	Given under operating lease	Total
<b>Deemed cost</b>			
<b>Balance as at 31 March, 2020</b>	-	<b>57,565.85</b>	<b>57,565.85</b>
Additions from internal developments	-	4.12	<b>4.12</b>
Disposals	-	-	-
<b>Balance as at 31 March, 2021</b>	-	<b>57,569.97</b>	<b>57,569.97</b>
Additions from internal developments	-	14,254.93	<b>14,254.93</b>
Disposals	-	-	-
<b>Balance as at 31 March, 2022</b>	-	<b>71,824.90</b>	<b>71,824.90</b>
<b>Accumulated amortisation</b>			
<b>Balance as at 31 March, 2020</b>	-	<b>12,757.15</b>	<b>12,757.15</b>
Amortisation expense	-	2,270.73	<b>2,270.73</b>
Disposal	-	-	-
<b>Balance as at 31 March, 2021</b>	-	<b>15,027.88</b>	<b>15,027.88</b>
Amortisation expense	-	3,561.53	<b>3,561.53</b>
Disposal	-	-	-
Others	-	228.25	<b>228.25</b>
<b>Balance as at 31 March, 2022</b>	-	<b>18,361.16</b>	<b>18,361.16</b>
<b>Carrying amount</b>			
<b>Balance as at 31 March, 2020</b>	-	<b>44,808.70</b>	<b>44,808.70</b>
Additions from internal developments	-	4.12	<b>4.12</b>
Disposals	-	-	-
Amortisation expense	-	2,270.73	<b>2,270.73</b>
<b>Balance as at 31 March, 2021</b>	-	<b>42,542.09</b>	<b>42,542.09</b>
Additions from internal developments	-	14,254.93	<b>14,254.93</b>
Disposals	-	-	-
Amortisation expense	-	3,561.53	<b>3,561.53</b>
Others	-	228.25	<b>228.25</b>
<b>Balance as at 31 March, 2022</b>	-	<b>53,463.74</b>	<b>53,463.74</b>



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

	Intangible assets under development ₹ in lakhs
Balance as at 31 March, 2020	45,399.94
Additions / Adjustments from internal developments	44,769.98
Disposals	-
<b>Balance as at 31 March, 2021</b>	<b>90,169.92</b>
Additions / Adjustments from internal developments	6,474.27
Disposals	15,298.72
<b>Balance as at 31 March, 2022</b>	<b>81,345.47</b>

### i. Significant intangible assets

#### a. Assets on Build-operate-transfer (BOT) basis

Intangible assets comprises buildings constructed on 'Build-operate-Transfer' (BOT) basis. The group has unconditional right to use/lease such assets during the specified period. After expiry of specified period, these assets will get transferred to the Government without any consideration. Since, the group has no ownership rights over these assets and has limited right of use during the specified period, these assets are classified as intangible assets.

#### b. Intangible assets under development

Intangible assets (BOT) which are not ready for intended use as on the date of Balance Sheet are disclosed as 'Intangible assets under development'

### l. Ageing of Intangible Assets under development

	Intangible Assets under development as at 31 March, 2022				
	Less than 1 year	1-2 years	2-3 years	more than 3 years	Total
Project in Progress	1,503.55	-	65,990.91	-	67,494.46
Projects temporarily suspended	96.08	85.37	93.28	13,576.28	13,851.01

	Intangible Assets under development as at 31 March, 2021				
	Less than 1 year	1-2 years	2-3 years	more than 3 years	Total
Project in Progress	19,053.68	5,898.75	29,549.27	21,913.28	76,414.98
Projects temporarily suspended	85.37	93.28	1,866.89	11,709.39	13,754.93

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### II. Ageing of Intangible Assets under development- completion is overdue or has exceeded its cost compared to its original plan

#### a. Projects in Progress

Particulars	To be Completed in				Total
	Less than 1 year	1-2 years	2-3 years	more than 3 years	
Project in progress as at 31 March, 2022	3,600.00	7,397.00	2,738.71	2,746.00	16,481.71
Project in progress as at 31 March, 2021	3,155.00	3,600.00	2,553.83	331.33	9,640.16

#### b. \*Projects temporarily suspended

The Group Company has entered into concession agreements with Delhi Metro Rail Corporation Limited (DMRC) for various projects on Build-Operate-Transfer (BOT) basis. In case of one project, viz. Welcome Mall, construction activities had to be suspended as the property development area allotted to the Company was infringing the proposed line of Metro Station to be constructed by DMRC under phase III. Consequently, the construction activities could not be restarted due to DMRC's inability to provide necessary clarifications regarding FAR availability on the property development area and final approved revised layout plan from MCD. The Company has invoked the Arbitration clause under the concession agreement. Hence, construction activities of this project classified as 'Intangible assets under development' have been temporarily suspended. As a result, the estimated expenses to be incurred on the project amounting to ₹ 6,822.03 lakhs shall also remain suspended till conclusion of arbitration proceedings. Therefore, the disclosure in the required format as per Schedule III is not ascertainable and is not disclosed.

### 9 Investments - Non current (Unquoted)

		₹ in lakhs	
		As at 31-March-22	As at 31-March-21
A. Investments carried at cost			
Associates			
i. Equity instruments		452.64	456.00
B. Investment at fair value through profit and loss			
Other entities			
i. Equity instruments		1,047.75	1,048.25
C. Investment carried at amortised cost			
Other entities			
i. Debentures/bonds		37,500.00	37,500.00
		<b>39,000.39</b>	<b>39,004.25</b>



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### Details of investments:

	As at 31-March-22		As at 31-March-21	
	Qty.	₹ in lakhs	Qty.	₹ in lakhs
<b>A. Trade Investments (unquoted)</b>				
<b>Investments carried at cost - Associates</b>				
<b>(I) Equity instruments</b>				
1 Amazon India Limited				
Equity Shares of ₹ 10 each fully paid-up	25,000	2.50	25,000	2.50
Add: Goodwill on consolidation		210.00		210.00
Add: Share in opening accumulated profits		38.19		38.43
Add: Share in profits/(losses) of current year		(0.11)		(0.24)
Add: Other adjustments		-		-
		250.58		250.69
2 Home Life Real Estate Private Limited				
Equity Shares of ₹ 10 each fully paid-up	775,000	77.50	775,000	77.50
Add: share in opening accumulated profits		34.76		34.54
Add: Share in profits/(losses) of current year		(0.20)		0.22
		112.06		112.26
3 Parsvnath Telecom Private Limited				
Equity Shares of ₹ 10 each fully paid-up	515,000	51.50	515,000	51.50
4 Adela Buildcon Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
5 Ashirwad Realtors Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
6 Baasima Buildcon Private Limited	10,000	1.00	10,000	1.00
Equity Shares of ₹ 10 each fully paid-up				
7 Baidehi Infrastructure Private Limited.	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
8 Balbina Real Estates Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
9 Charushila Buildwell Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
10 Congenial Real Estates Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
11 Cyanea Real Estates Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
12 Deborah Real Estates Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
13 Deleena Developers Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
14 Enormity Buildcon Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
15 Gauranga Realtors Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
16 Gauresh Buildwell Private Limited	5,000	0.50	5,000	0.50

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

	As at 31-March-22		As at 31-March-21	
	Qty.	₹ in lakhs	Qty.	₹ in lakhs
Equity Shares of ₹ 10 each fully paid-up				
17 Jodhpur Infrastructure Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
18 Mahanidhi Buildcon Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
19 Madhukanta Real Estates Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
20 Magic Promoters Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
21 Digant Realtors Private Limited	-	-	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
22 Parsvnath Biotech Private Limited	25,000	2.50	25,000	2.50
Equity Shares of ₹ 10 each fully paid-up				
23 Parsvnath Cyber City Private Limited	10,000	1.00	10,000	1.00
Equity Shares of ₹ 10 each fully paid-up				
24 Parsvnath Dehradun Info Park Private Limited	25,000	2.50	25,000	2.50
Equity Shares of ₹ 10 each fully paid-up				
25 Parsvnath Developers (GMBT) Private Limited	25,000	2.50	25,000	2.50
Equity Shares of ₹ 10 each fully paid-up				
26 Parsvnath Developers (SBBT) Private Limited	20,000	2.00	20,000	2.00
Equity Shares of ₹ 10 each fully paid-up				
27 Parsvnath Gurgaon Info Park Private Limited	25,000	2.50	25,000	2.50
Equity Shares of ₹ 10 each fully paid-up				
28 Parsvnath Knowledge Park Private Limited	10,000	1.00	10,000	1.00
Equity Shares of ₹ 10 each fully paid-up				
29 Parsvnath Indore Info Park Private Limited	25,000	2.50	25,000	2.50
Equity Shares of ₹ 10 each fully paid-up				
30 Parsvnath Retail Limited	40,000	4.00	40,000	4.00
Equity Shares of ₹ 10 each fully paid-up				
31 Pearl Propmart Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
32 Madhulekha Developers Private Limited	-	-	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
33 Rangoli Buildon Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
34 Sadgati Buildcon Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
35 Scorpio Realtors Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
36 Sureshwar Properties Private Limited	-	-	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

	As at 31-March-22		As at 31-March-21	
	Qty.	₹ in lakhs	Qty.	₹ in lakhs
37 Parsvnath Sharmishtha Realtors Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
38 Dreamweaver Realtors Private Limited	5,000	0.50	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
39 Timebound Contracts Private Limited	50,000	5.00	50,000	5.00
Equity Shares of ₹ 10 each fully paid-up				
40 Vasavi PDL Ventures Private Limited	-	-	25,500	2.55
Equity Shares of Re. 10 each fully paid-up				
41 Dae Realtors Pvt. Ltd.				
Equity Shares of ₹ 10 each fully paid-up	5,000	0.50	-	-
42 Izna Realcon Pvt. Ltd				
Equity Shares of ₹ 10 each fully paid-up	5,000	0.50	-	-
<b>Total - A</b>		<b>452.64</b>		<b>456.00</b>
<b>B. Investments at fair value through profit and loss</b>				
<b>Other entities</b>				
<b>(I) Equity instruments</b>				
1. Delhi Stock Exchange Limited	1,496,500	1,047.55	1,496,500	1,047.55
Equity Shares of ₹ 1 each fully paid-up				
2. Nakshatra Residency Private Limited	-	-	5,000	0.50
Equity Shares of ₹ 10 each fully paid-up				
3. Aadi Best Consortium Private Limited	1,000	0.10	1,000	0.10
Equity Shares of ₹ 10 each fully paid-up				
4. Riya Garments Private Limited	1,000	0.10	1,000	0.10
Equity Shares of ₹ 10 each fully paid-up				
<b>Total - B</b>		<b>1,047.75</b>		<b>1,048.25</b>
<b>C. Investments carried at amortised cost</b>				
<b>Other entities</b>				
<b>(I) Debenture/bonds</b>				
1. Fortune Assets Private Limited				
0.01 % Optionally convertible Debentures of ₹ 1,00,000 each fully paid-up	37,500	37,500.00	37,500	37,500.00
<b>Total - C</b>		<b>37,500.00</b>		<b>37,500.00</b>
<b>TOTAL INVESTMENTS CARRYING VALUE (A+B+C)</b>		<b>39,000.39</b>		<b>39,004.25</b>
<b>Aggregate book value of quoted investments</b>		-		-
<b>Aggregate market value of quoted investments</b>		-		-
<b>Aggregate carrying value of unquoted investments</b>		<b>39,000.39</b>		<b>39,004.25</b>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 10 Loans

#### I Current

(unsecured, considered good)

		₹ in lakhs	
		As at 31-March-2022	As at 31-March-2021
a.	Loans to related parties	2.50	-
b.	Loans and advances to employees	63.91	54.08
c.	Loans to Others	1,070.58	2,465.99
		<b>1,136.99</b>	<b>2,520.07</b>

\*Non Interest bearing Loans and for amount see note no. 70.

#### Note:

Details of loans or advances in the nature of loans granted to the related parties that are repayable on demand are as under:

		₹ in lakhs	
Type of Borrower	As at 31-March-2022		As at 31-March-2021
	Amount Outstanding	Percentage to the total Loan	Amount Outstanding
Related Parties	2.50	0.22%	-
			0.00%

### 11 Other financial assets (Unsecured, considered good unless stated otherwise)

#### I Non-Current

		₹ in lakhs	
		As at 31-March-22	As at 31-March-21
a.	Security deposits	1,461.62	1,707.89
b.	Deposit with Banks held under lien	934.20	908.71
c.	Interest accrued on deposits with banks	0.82	0.70
d.	Claim for refund on deemed cancellation of a project (see note 47)	6,442.62	6,442.62
e.	Others (see note 45)	18,872.87	4,825.84
		<b>27,712.13</b>	<b>13,885.76</b>

#### II Current

		₹ in lakhs	
		As at 31-March-22	As at 31-March-21
a.	Security deposits	802.94	1,184.15
b.	Interest receivables:		
i.	Interest accrued on deposits with banks	171.57	202.46
ii.	Interest accrued on investments	7.81	10.93
c.	Receivables on sale of fixed assets / investments	1,315.47	1,365.83
d.	Advances to others	6.92	5.42
e.	Other receivables	1,303.20	14,861.41
		<b>3,607.91</b>	<b>17,630.20</b>





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 12 Deferred tax assets (net)

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
Deferred tax assets	24,900.10	24,900.10
Less: Deferred tax liabilities	2,789.02	2,789.02
Net deferred tax assets (a)	22,111.09	22,111.09
Mat credit entitlement (b)	2,070.55	2,070.55
<b>Total Deferred Tax Assets (a+b)</b>	<b>24,181.63</b>	<b>24,181.63</b>

	₹ in lakhs				
Year ended 31 March, 2022	Opening Balance	Recognised in Profit or loss	Recognised in retained earning	Recognised in other com- prehensive Income	Closing balance
<b>Deferred tax asset/(liability) in relation to:</b>					
Property, plant and equipment	(2,789.02)	-	-	-	(2,789.02)
Employee benefits	210.61	-	-	-	210.61
Disallowances under Income Tax Act	7,359.19	-	-	-	7,359.19
	4,780.79	-	-	-	4,780.79
Unabsorbed depreciation and tax losses	12,405.69	-	-	-	12,405.69
Ind AS 115 adjustment	4,924.61	-	-	-	4,924.61
<b>Net deferred tax assets (a)</b>	<b>22,111.09</b>	-	-	-	<b>22,111.09</b>
Mat credit entitlement	2,070.55	-	-	-	2,070.55
<b>Mat credit entitlement (b)</b>	<b>2,070.55</b>	-	-	-	<b>2,070.55</b>

	₹ in lakhs				
Year ended 31 March, 2021	Opening balance	Recognised in Profit or loss	Recognised in retained earnings	Recognised in other com- prehensive income	Closing balance
<b>Deferred tax asset/(liability) in relation to:</b>					
Property, plant and equipment	(3,576.46)	787.44	-	-	(2,789.02)
Employee benefits	209.73	0.88	-	-	210.61
Disallowances under Income Tax Act	7,359.19	-	-	-	7,359.19
	3,992.46	788.33	-	-	4,780.79
Unabsorbed depreciation and tax losses	13,974.69	(1,569.00)	-	-	12,405.69
Ind AS 115 adjustment	4,924.61	-	-	-	4,924.61
<b>Net deferred tax assets (a)</b>	<b>22,891.76</b>	<b>(780.67)</b>	-	-	<b>22,111.09</b>
Mat credit entitlement	2,603.54	532.99	-	-	2,070.55
<b>Mat credit entitlement (b)</b>	<b>2,603.54</b>	<b>532.99</b>	-	-	<b>2,070.55</b>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### Notes:

- 1 The group has tax losses of ₹ 1,29,581.26 lakhs (31 March, 2021 - ₹ 99,524.73 lakhs) that are available for offsetting for eight years against future taxable income of the respective Companies. The losses will expire as under:

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2022
Year ending 31 March, 2022	-	426.98
Year ending 31 March, 2023	4,834.98	12,223.17
Year ending 31 March, 2024	2,328.02	5,618.38
Year ending 31 March, 2025	4,834.77	3,917.98
Year ending 31 March, 2026	8,100.53	11,838.64
Year ending 31 March, 2027	21,297.35	19,837.80
Year ending 31 March, 2028	14,527.39	14,666.78
Year ending 31 March, 2029	28,714.04	30,995.00
Year ending 31 March, 2030	<b>44,944.18</b>	-
	<b>129,581.26</b>	<b>99,524.73</b>

- 2 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 ₹ 21,285.44 lakhs.
- 3 The group has recognised deferred tax assets on its unabsorbed depreciation and business losses carried forward. The group companies have executed flat / plot sale agreements with the customers against which the group has also received advances, as disclosed in Note 25 of the consolidated financial statements. Revenue in respect of such sale agreements will get recognised in future years on completion method as per Ind AS 115. Based on these sale agreements, the group 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 group has created deferred tax assets on its carried forward unabsorbed depreciation and business losses. The group is also planning to sell some of its identified assets.
- 4 The recognition of deferred tax assets on unabsorbed depreciation and tax losses is based on detailed budgets prepared by the respective companies.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 13 Other assets

(Unsecured, considered good unless stated otherwise)

		₹ in lakhs
	As at 31-March-22	As at 31-March-21
<b>I Non-Current</b>		
a. Capital advances	91.83	159.79
b. Advances for land purchase to related parties	0.15	194.77
c. Advances for land purchase to others	2,270.24	314.90
d. Upfront fee paid for projects (Unamortised)	5,801.39	11,094.90
e. Prepaid expenses	162.92	168.82
f. Others	63.20	50.63
	<b>8,389.73</b>	<b>11,983.81</b>
<b>II Current</b>		
a. Advances for land purchase to others	1,822.83	4,084.67
b. Upfront fee paid for projects (Unamortised)	256.16	513.68
c. Prepaid expenses	808.28	576.30
d. Input Tax Credit receivable	2,580.75	2,040.89
e. Advances to suppliers	5,079.02	6,751.23
f. Others	726.04	613.35
	<b>11,273.08</b>	<b>14,580.12</b>

### 14 Inventories

		₹ in lakhs
	As at 31-March-22	As at 31-March-21
Inventories (lower of cost and net realisable value)		
a. Work-in-progress	358,389.53	425,952.74
b. Finished flats/properties	3,413.22	6,974.77
	<b>361,802.75</b>	<b>432,927.51</b>

Note:

The group has classified its inventory of work-in-progress and finished properties as current. Details of inventories expected to be realised after more than 12 months from the reporting date is as under:

		₹ in lakhs
	As at 31-March-22	As at 31-March-21
Less than 12 months	57,135.00	45,000.00
More than 12 months	304,667.75	387,927.51
	<b>361,802.75</b>	<b>432,927.51</b>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 15 Trade receivables

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
Unsecured, considered good		
Trade receivables* (see note 52 (a))	28,781.88	33,139.66
	<b>28,781.88</b>	<b>33,139.66</b>

Notes:

- The average credit period is 30 to 45 days. For payments, beyond credit period, interest is charged as per terms of agreement with buyers.
- The real estate invoicing are made on the basis of cash down payment or construction linked payment plans. In case of construction linked payment plans, invoice is raised on the customer in accordance with milestones achieved as per the flat buyer agreement. The final possession of the property is offered to the customer subject to payment of full value of consideration. The possession of the property remains with the group till full payment is realised. Accordingly, the group does not expect any credit losses.
- Trade receivables have been pledged as security for borrowings by the company (refer note 21 & 26)
- \*Refer note 70 for amounts due to related parties.
- Ageing of Trade Receivables:

		₹ in lakhs					
	Not due	Ageing of Outstanding as at 31 March, 2022					
		Less than 6 months	6 months - 1 year	1-2 years	2-3 years	more than 3 years	Total
<b>a. Undisputed:</b>							
Considered good	6,746.37	4,579.06	2,048.99	1,341.73	929.35	10,829.45	26,474.95
Considered doubtful	-	-	-	-	-	-	-
<b>b. Disputed:</b>							
Considered good	-	0.20	54.37	46.70	0.90	2,204.76	2,306.93
Considered doubtful	-	-	-	-	-	-	-
<b>Total</b>	<b>6,746.37</b>	<b>4,579.26</b>	<b>2,103.36</b>	<b>1,388.43</b>	<b>930.25</b>	<b>13,034.21</b>	<b>28,781.88</b>

		₹ in lakhs					
	Not due	Ageing of Outstanding as at 31 March, 2021					
		Less than 6 months	6 months - 1 year	1-2 years	2-3 years	more than 3 years	Total
<b>a. Undisputed:</b>							
Considered good	7,272.01	7,251.07	818.53	918.48	434.66	14,161.28	30,856.03
Considered doubtful	-	-	-	-	-	-	-
<b>b. Disputed:</b>							
Considered good	-	44.41	31.46	2.10	19.50	2,186.16	2,283.63
Considered doubtful	-	-	-	-	-	-	-
<b>Total</b>	<b>7,272.01</b>	<b>7,295.48</b>	<b>849.99</b>	<b>920.58</b>	<b>454.16</b>	<b>16,347.44</b>	<b>33,139.66</b>



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 16 Cash and cash equivalents

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
a. Balances with banks:-		
i. In current accounts	1,582.72	2,212.55
ii. In deposit accounts	869.65	2,029.33
b. Cash on hand	25.67	35.14
c. Stamps in hand	0.73	-
	<b>2,478.77</b>	<b>4,277.02</b>

### 17 Bank balances, other than Cash and cash equivalents

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
a. Deposits with banks held as margin money or security against borrowings or guarantees for more than 3 months but less than 12 months	5,623.51	5,944.58
	<b>5,623.51</b>	<b>5,944.58</b>

### 18 Tax assets and liabilities (Net)

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
<b>I. Tax assets- Non Current</b>		
Tax refund receivables	3,096.89	3,124.43
	<b>3,096.89</b>	<b>3,124.43</b>
<b>Tax assets- Current</b>		
Tax refund receivables	315.75	-
	<b>315.75</b>	-
<b>II. Current tax liabilities</b>		
Tax payable/provisions	5.69	4.55
	<b>5.69</b>	<b>4.55</b>

### 19 Equity share capital

	As at 31-March-22		As at 31-March-21	
	Number of shares	₹ in lakhs	Number of shares	₹ in lakhs
<b>Authorised Share Capital</b>				
i. Equity shares of ₹ 5 each	600,000,000	30,000.00	600,000,000	30,000.00
ii. Preference shares of ₹ 10 each	50,000,000	5,000.00	50,000,000	5,000.00
	<b>650,000,000</b>	<b>35,000.00</b>	<b>650,000,000</b>	<b>35,000.00</b>
<b>Issued, subscribed and fully paid-up capital</b>				
i. Equity shares of ₹ 5 each	435,181,170	21,759.06	435,181,170	21,759.06
	<b>435,181,170</b>	<b>21,759.06</b>	<b>435,181,170</b>	<b>21,759.06</b>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Refer notes (i) to (iv) below:

**(i) Rights, preferences and restrictions attached to equity shares:**

The Company has issued only one class of equity shares having a par value of ₹ 5 per share. Each holder of equity shares is entitled to one vote per share held. The dividend, if any, proposed by the Board of Directors is subject to approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

**(ii) Reconciliation of share capital:**

	Number of Shares	Share Capital ₹/lacs
Balance as at 31 March, 2020	435,181,170	21,759.06
Movements during the year	-	-
Balance as at 31 March, 2021	435,181,170	21,759.06
Movements during the year	-	-
Balance as at 31 March, 2022	435,181,170	21,759.06

**(iii) Details of shares held by each shareholder holding more than 5% of total share capital:**

Name of shareholder		As at 31-March-22		As at 31-March-21	
		Number of shares held	% holding of equity shares	Number of shares held	% holding of equity shares
<b>Equity shares of ₹ 5 each, fully paid up:</b>					
i.	Pradeep Kumar Jain	74,354,683	17.09	95,454,683	21.93
ii.	Pradeep Kumar Jain & Sons (HUF)	91,196,926	20.96	89,632,571	20.60
iii.	Parasnath And Associates Private Limited	47,186,992	10.84	47,186,992	10.84
iv.	Nutan Jain	44,855,111	10.31	44,855,111	10.31
v.	Neha Jain	22,100,000	5.08	22,100,000	5.08

**(iv) Details of Shareholding of Promoters :**

**As at 31-March-2022**

Name of Promoters		Number of shares held	% holding of equity shares	% Change during the year
i.	Pradeep Kumar Jain	74,354,683	17.086	(4.85)
ii.	Nutan Jain	44,855,111	10.307	-
iii.	Pradeep Kumar Jain & Sons. (HUF)	91,196,926	20.956	0.36
iv.	Parasnath and Associates Private Limited	47,186,992	10.843	-
v.	Neha Jain	22,100,000	5.078	-
vi.	Pranav Jain	21,100,000	4.849	4.85
vii.	Dr. Rajeev Jain	16,000	0.004	-
viii.	Sanjeev Kumar Jain	21,600	0.005	-
ix.	Neelam Jain	24,000	0.006	-
x.	Late Shri Sheetal Prasad Jain	21,600	0.005	-
		300,876,912	69.138	



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Name of Promoters		As at 31-March-2021		
		Number of shares held	% holding of equity shares	% Change during the year
i.	Pradeep Kumar Jain	95,454,683	21.934	(5.08)
ii.	Nutan Jain	44,855,111	10.307	-
iii.	Pradeep Kumar Jain & Sons. (HUF)	89,632,571	20.597	-
iv.	Parasnath and Associates Private Limited	47,186,992	10.843	-
v.	Neha Jain	22,100,000	5.078	5.08
vi.	Dr. Rajeev Jain	16,000	0.004	-
vii.	Sanjeev Kumar Jain	21,600	0.005	-
viii.	Neelam Jain	24,000	0.006	-
ix.	Late Shri Sheetal Prasad Jain	21,600	0.005	-
		299,312,557	68.779	

(v) The Company has not issued any preference share capital.

### 20 Other Equity

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
Capital Reserve	3,235.85	3,235.85
Capital Redemption Reserve	230.00	230.00
Securities premium	145,591.47	145,591.47
Debenture redemption reserve	7,742.20	7,742.20
Foreign Currency Translation Reserve	48.73	40.71
General Reserve	9,310.00	9,310.00
Retained earnings	(218,295.08)	(169,828.31)
Other comprehensive income	76.74	(2.01)
	<b>(52,060.09)</b>	<b>(3,680.09)</b>
<b>Capital Reserve</b>		
Balance at the beginning of the year	3,235.85	3,235.85
Add/(Less): Adjusted upon further acquisition of shares of a subsidiary	-	-
<b>Balance at the end of the year</b>	<b>3,235.85</b>	<b>3,235.85</b>
<b>Capital Redemption Reserve</b>		
Balance at the beginning of the year	230.00	230.00
<b>Balance at the end of the year</b>	<b>230.00</b>	<b>230.00</b>
<b>Securities premium</b>		
Balance at the beginning of the year	145,591.47	145,591.47
<b>Balance at the end of the year</b>	<b>145,591.47</b>	<b>145,591.47</b>
<b>Debenture Redemption Reserve</b>		
Balance at the beginning of the year	7,742.20	7,742.20
<b>Balance at the end of the year</b>	<b>7,742.20</b>	<b>7,742.20</b>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
<b>Foreign Currency Translation Reserve</b>		
Balance at the beginning of the year	40.71	67.56
Add/(less): Effect of exchange rate variations during the year	8.02	(26.85)
<b>Balance at the end of the year</b>	<b>48.73</b>	<b>40.71</b>
<b>General Reserve</b>		
Balance at the beginning of the year	9,310.00	9,310.00
<b>Balance at the end of the year</b>	<b>9,310.00</b>	<b>9,310.00</b>
<b>Retained earnings</b>		
Balance at the beginning of the year	(169,828.31)	(127,146.71)
Add: Impact on purchase of non-controlling interests	-	60.70
Add: Other adjutment for the year	762.90	
Add: Profit/(loss) for the year	(49,229.67)	(42,742.30)
<b>Balance at the end of the year</b>	<b>(218,295.08)</b>	<b>(169,828.31)</b>
<b>Other comprehensive income</b>		
Balance at the beginning of the year	(2.01)	(51.88)
Add: Measurement of defined benefit obligation (net of income tax)	78.75	49.87
	<b>76.74</b>	<b>(2.01)</b>
	<b>(52,060.09)</b>	<b>(3,680.09)</b>

### Nature and purpose of reserves:

- Capital reserve - Capital reserve represents excess of share of equity in the subsidiaries as on the date of investment in excess of cost of investment of the group, as adjusted for changes in group share in the subsidiaries.
- Capital redemption reserve - The amount was transferred from retained earnings. The amount of reserve is equal to nominal value of equity shares brought back by the group.
- General reserve - The group has transferred a part of the net profit of the Company to general reserve in earlier years.
- Securities premium - The amount received in excess of the face value of the equity shares issued by the group is recognised in securities premium.
- Debenture redemption reserve - The group has recognised debenture redemption reserve from its retained earnings. The amount of reserve is more than 25% of the value of outstanding redeemable debentures.
- Retained earnings - Retained earnings are profits of the group earned till date less transferred to general reserve and debenture redemption reserve.
- Foreign currency translation reserve - It represents exchange difference on translation of financial statements of a foreign subsidiary.





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 21 Non-current borrowings

	As at 31-March-22		As at 31-March-21	
	Non Current	Current	Non Current	Current
<b>Secured - at amortised cost</b>				
(i) Debentures				
13.00% Non-convertible redeemable debentures (Series XIV)	-	7,644.45	-	8,105.80
16.00% Non-convertible Redeemable debentures (Series XIV)	-	20,000.00	-	20,000.00
15.00% Non-convertible Redeemable debentures	-	360.00	360.00	-
15.50% Non-convertible Redeemable debentures (Series B)	11,257.49	-	11,257.49	-
14% Non-convertible debentures	19,500.00	-	19,500.00	-
19.00% Non-convertible redeemable debentures (Series XVI)	-	1,244.43	-	1,624.43
12,188 Non Convertible Debentures - Junior	101,880.00	-	101,880.00	-
250 Non Convertible Debentures - Senior Series A	2,418.18	-	2,418.18	-
2750 Non Convertible Debentures - Senior Series B	27,254.53	-	27,254.53	-
	162,310.20	29,248.88	162,670.20	29,730.23
(ii) Term loans				
from banks	312.00	227.53	421.11	286.68
from financial institutions / other parties	46,587.65	48,245.80	49,890.72	45,527.39
<b>Total Secured non-current borrowings</b>	<b>209,209.85</b>	<b>77,722.21</b>	<b>212,982.03</b>	<b>75,544.30</b>
<b>Unsecured - at amortised cost</b>				
(i) Inter corporate deposits	58.83	-	58.83	-
(ii) Other borrowings	315.00	-	314.99	-
	<b>373.83</b>	-	<b>373.82</b>	-
<b>Total non-current borrowings</b>	<b>209,583.68</b>	<b>77,722.21</b>	<b>213,355.85</b>	<b>75,544.30</b>
Less: Amount disclosed under "Current Borrowings" [refer Note 26 (I)(C)]	-	77,722.21	-	75,544.30
	<b>209,583.68</b>	-	<b>213,355.85</b>	-

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### Summary of Borrowings arrangements

(i) The terms of borrowings are stated below:

Security details		As at 31-March-22 ₹ in lakhs	As at 31-March-21 ₹ in lakhs	Rate of Interest Percentage
	<b>Debentures :</b>			
a.	13% NCDs of ₹ 35,500 lakhs were issued during the year ended 31 March 2015. NCDs are secured by (a) Pledge of certain equity shares of the Company held by promoters group (b) first charge by way of mortgage over a land at Dharuhera and Rahukhedi Indore and Jodhpur (c) first charge by way of mortgage over land at Jodhpur (d) second charge on receivables of DMRC project at Shahdara metro station, and (e) Personal guarantee of Chairman. These NCDs as per modified installments to be paid by March, 2023 as per agreement with debenture holders.	7,644.45	8,105.80	13.00%
b.	16% Redeemable NCDs of ₹ 20,000 lakhs were issued by a subsidiary company during the year ended 31 March, 2017. NCDs are secured by i) first charge over the subsidiary's assets, present and future, including underlying land of the project and specified plots at Jodhpur; (b) first charge over all accounts established in relation to the proceeds of the Project and the Debentures, cash flows and distributions, agreements and other rights and properties of the subsidiary company and all monies, securities, instruments and/or cash equivalents deposited or required to be deposited in the bank accounts of the subsidiary company; and (c) first charge over all receivables of the Project and specified plots at Jodhpur ; (d) first charge over (i) all shareholder loans advanced to the subsidiary company; (ii) the subsidiary company's rights and interests under all Approvals, Insurance Contracts, Project Documents and any completion guarantees provided in relation to Project Documents; (iii) pledge over all shareholding of the subsidiary held by the Company; and (iv) guarantees given by the holding company and personal guarantee of Chairman. These NCDs are repayable on the expiry of 36 months from the date of issue. Debentures are under re-schedulement and as per proposed revised terms, debentures are redeemable in various installments starting from March, 2023. However documentation for reschedulement is under process.	20,000.00	20,000.00	13.00%



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Security details		As at 31-March-22 ₹ in lakhs	As at 31-March-21 ₹ in lakhs	Rate of Interest Percentage
c.	<p>15% Redeemable Non convertible debenture (NCD),an first and sole exclusive charge by way of hypothecation over all properties of the Companies till over all moveable assets and right of the Company including all tangible moveable fixed assets (both present 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, outstanding, 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>	360.00	360.00	15.00%
d.	<p>14% NCDs of ₹ 1500 lakhs were issued by a subsidiary company during the year ended 31 March, 2021. The NCDs are secured by (a) Second charge over all receivables and Escrow Account(s) of the subsidiary company together with all monies lying in the Escrow account from time to time, (b) corporate guarantee of the Holding Company, and (c) Pledge of 49% shares of the Subsidiary Company held by the Holding Company. These NCDs are redeemable on the expiry of 50 months from the date of issue.</p>	1,500.00	1,500.00	14.00%
e.	<p>15% Redeemable Non convertible debenture (NCD) are secured by first and sole 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>	11,257.49	11,257.49	15.00%

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Security details		As at 31-March-22 ₹ in lakhs	As at 31-March-21 ₹ in lakhs	Rate of Interest Percentage
f.	19% NCDs of ₹ 1,094 lakhs, ₹ 900 lakhs, ₹ 225 lakhs and ₹ 100.02 lakhs were issued during the years ended 31 March 2017, 31 March, 2018, 31 March, 2019 and 31 March, 2020 respectively. The NCDs are secured by (a) Mortgage of Residential Plots at Gurgaon and (b) personal guarantee of Chairman, Managing Director and a wholetime Director of the company. These NCDs are redeemable in 2 modified installments paid by March, 2023.	1,244.43	1,624.43	10.50%
g.	14% NCDs of ₹ 3,500 lakhs were issued by a subsidiary company during the year ended 31 March, 2019. The NCDs are secured by (a) Second charge over all receivables and Escrow Account(s) of the subsidiary company together with all monies lying in the Escrow account from time to time, (b) corporate guarantee of the Holding Company, and (c) Pledge of 49% shares of the Subsidiary Company held by the Holding Company. These NCDs are redeemable on the expiry of 50 months from the date of issue.	3,500.00	3,500.00	14.00%
h.	14% NCDs of ₹ 11,000 lakhs were issued by a subsidiary company during the year ended 31 March, 2019. The NCDs are secured by (a) Second charge over all receivables and Escrow Account(s) of the subsidiary company together with all monies lying in the Escrow account from time to time, (b) corporate guarantee of the Holding Company, and (c) Pledge of 49% shares of the Subsidiary Company held by the Holding Company. These NCDs are redeemable on the expiry of 50 months from the date of issue.	11,000.00	11,000.00	14.00%
i.	14% NCDs of ₹ 3,500 lakhs were issued by a subsidiary company during the year ended 31 March, 2019. The NCDs are secured by (a) Second charge over all receivables and Escrow Account(s) of the subsidiary company together with all monies lying in the Escrow account from time to time, (b) corporate guarantee of the Holding Company, and (c) Pledge of 49% shares of the Subsidiary Company held by the Holding Company. These NCDs are redeemable on the expiry of 50 months from the date of issue.	3,500.00	3,500.00	14.00%
j.	<p>"12,188 Junior, Secured, Unrated, Redeemable Non-convertible debentures of ₹ 10 lakhs each were issued on 29 June 2020. The NCDs are to be secured by (a) A first ranking exclusive hypothecation over the Second Hypothecated properties i.e. Inventory, all moveable plant and machinery, equipment, furniture and all other fixed assets other than land and building, (b) first ranking exclusive pledge over the Company's pledged Securities, (c) charge over the Subordinated Loans and secured by, (d) The Corporate guarantee issued by Parsvnath Developers Limited, the holding company and (e) Personal Guarantees of Chairman, Managing Director and a wholetime Director of the holding company. Debentures were partially redeemed by an amount of ₹ 164,095.832 per debenture on 31 March, 2021. New face value per debenture is ₹ 835,904.168.</p> <p>Debentures will be redeemed at such amount that shall provide return to the debenture holders calculated at an IRR of 10% per annum.</p> <p>Junior debentures will be redeemed in 2 equal installments on 31st March, 2026 and 31st March, 2027."</p>	101,880.00	101,880.00	10.00%



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Security details		As at 31-March-22 ₹ in lakhs	As at 31-March-21 ₹ in lakhs	Rate of Interest Percentage
k.	<p>"250 Senior (series A), Secured, Rated, Listed Redeemable and Non-convertible debentures of ₹ 10 lakhs each were issued on 29 June 2020. The NCDs are secured by (a) A second ranking exclusive hypothecation over the First Hypothecated properties (All amount held, owing to and receivable in relation to the project 'Parsvnath Capital Tower' at Bahi Veer Singh Marg, New Delhi and all rights, title, interest, benefits, claims and demands) and net project receipts, (b) A first ranking exclusive hypothecation over the Second Hypothecated properties i.e. Inventory, all moveable plant and machinery, equipment, furniture and all other fixed assets other than land and building, (c) A first ranking exclusive pledge over the Company's pledged Securities, (d) A charge over the Subordinated Loans, (e) The Corporate guarantee issued by Parsvnath Developers Limited, the holding company, (f) Personal Guarantees of Chairman, Managing Director and a wholetime Director of the holding company. Debentures were partially redeemed by an amount of ₹ 32729.717 per debenture on 31 March, 2021. New face value per debenture is ₹ 967,270.283</p> <p>Debentures will be redeemed at such amount that shall provide return to the debenture holders calculated at an IRR of 20% per annum.</p> <p>Debentures are redeemable on 31 March, 2024 and 31 March, 2025</p>	2,418.18	2,418.18	20.00%
l.	<p>"750 Senior, Secured Unlisted Redeemable Non-convertible debentures of ₹ 10 lakhs each were issued on 29 June 2020 and 2,000 Senior, Secured Unlisted Redeemable Non-convertible debentures of ₹ 10 lakhs each were further issued on 31 March 2021. The NCDs are secured by (a) A second ranking exclusive hypothecation over the First Hypothecated properties (All amount held, owing to and receivable in relation to the project 'Parsvnath Capital Tower' at Bahi Veer Singh Marg, New Delhi and all rights, title, interest, benefits, claims and demands) and net project receipts, (b) A first ranking exclusive hypothecation over the Second Hypothecated properties i.e. Inventory, all moveable plant and machinery, equipment, furniture and all other fixed assets other than land and building, (c) A first ranking exclusive pledge over the Company's pledged Securities, (d) A charge over the Subordinated Loans, (e) The Corporate guarantee issued by Parsvnath Developers Limited, the holding company, (f) Personal Guarantees of Chairman, Managing Director and a wholetime Director of the company. Debentures were partially redeemed by an amount of ₹ 8926.286 per debenture on 31 March, 2021. New face value per debenture is ₹ 991,073.714.</p> <p>Debentures will be redeemed at such amount that shall provide return to the debenture holders calculated at an IRR of 20% per annum.</p> <p>Debentures are redeemable on 31 March, 2024 and 31 March, 2025.</p>	27,254.53	27,254.53	20.00%
		<b>191,559.08</b>	<b>192,400.43</b>	

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Security details		As at 31-March-22 ₹ in lakhs	As at 31-March-21 ₹ in lakhs	Rate of Interest Percentage
<b>Term Loan from Banks:</b>				
a.	Term loan from bank, sanctioned to a subsidiary company, is secured by mortgage of hotel land at Shirdi and buildings thereon, first charge on all the movable and immovable assets including receivables of Shirdi Hotel, corporate guarantee of the Holding Company and personal guarantee of Chairman. Loan is repayable in 17 quarterly installments starting from Quarter January, 2020.	539.53	707.79	3.25% above base rate
		<b>539.53</b>	<b>707.79</b>	
<b>Term Loans from financial institutions and others :</b>				
a.	Term Loan from a non-banking finance company is secured by (a) mortgage & escrow of receivables of (1) project land at Sonapat, (2) Mortgage and development rights of group housing project at Gurgaon, (b) corporate guarantee of land owning companies, and (c) personal guarantee of Chairman. The term loan as per Modified installments to be paid by March, 2023 as per agreement with the lender.	4,719.56	4,906.14	14.00%
b.	Term loan from a financial institution is secured by mortgage of a project land parcel at Indore, charge on receivables of project at Dharuhera and personal guarantee of Chairman. The term loan is repayable in 57 monthly installments commencing from October, 2012. Modified plan is under approval.	12,491.13	12,491.13	13.50%
c.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (e) land at Noida, and (f) land at Gurgaon, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, and (c) Derrabassi (3) Cross Collateralization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owning companies. The term loan is repayable in monthly installments commencing from November, 2018.	4,422.88	4,441.87	19.38%
d.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (e) land at Noida, and (f) land at Gurgaon, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, and (c) Derrabassi (3) Cross Collateralization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owning companies. The term loan is repayable in monthly installments commencing from January, 2018.	4,239.61	5,946.68	18.65%
e.	Term loan from a non-banking finance company is secured by mortgage of project land at Greater Noida, hypothecation of present and future receivables of the said project and personal guarantee of Chairman. The term loan as per Modified installments to be paid by March, 2023 as per agreement with the lender.	10,785.06	11,211.63	14.00%



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Security details		As at 31-March-22 ₹ in lakhs	As at 31-March-21 ₹ in lakhs	Rate of Interest Percentage
f.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (e) land at Noida, and (f) land at Gurgaon, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, and (c) Derrabassi (3) Cross Collateralization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company, and (5) Corporate guarantees of land owning companies. The term loan is repayable in monthly installments commencing from January, 2020.	5,053.30	6,243.43	25.72%
g.	Term loan from a non-banking finance company is secured by extension of (1) (a) Pledge of certain equity shares of the Company held by promoters group (b) first charge by way of mortgage over a land at Dharuhera and Rahukhedi Indore (c) first charge by way of mortgage over land at Jodhpur (d) second charge on receivables of DMRC project at Shahdara metro station, (2) mortgage & hypothecation of receivables of (a) project land at Sonapat, (b) mortgage and development rights of group housing project at Gurgaon, (3) corporate guarantee of land owning companies, mortgage of project land at Greater Noida, hypothecation of present and future receivables of the said project and personal guarantee of Chairman. The term loan as per Modified installments to be paid by March, 2023 as per agreement with the lender.	8,981.73	9,337.44	14.00%
h.	Term loan from a non-banking finance company, sanctioned to a subsidiary company, is secured by mortgage of (a) Farm House at New Delhi, (b) Group Housing & Commercial land at Derrabassi, (c) land at Alipur, New Delhi, (d) Land at Rajpura, and (e) Land at Sonapat. The term loan is repayable in monthly installments commencing from May, 2017.	269.02	903.05	11.80% to 21.15%
i.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (e) land at Noida, and (f) land at Gurgaon, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, and (c) Derrabassi (3) Cross Collateralization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owning companies. The term loan is repayable in monthly installments commencing from August, 2019.	2,268.20	3,686.67	17.40%
j.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (e) land at Noida, and (f) land at Gurgaon, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, and (c) Derrabassi (3) Cross Collateralization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company and (5) Corporate guarantees of land owning companies. The term loan is repayable in quarterly installments commencing from July, 2022.	46,339.59	46,339.59	10.50%

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

Security details		As at 31-March-22	As at 31-March-21	Rate of Interest
		₹ in lakhs	₹ in lakhs	Percentage
k.	Term loan from a non-banking finance company is secured by (1) mortgage of (a) Land at Delhi, (b) Commercial land at Derrabassi, (c) land in Rajpura, (d) land in Sonipat, (e) land at Noida, and (f) land at Gurgaon, (2) Charge on receivables of (a) plots, floors and villas at Dharuhera, (b) Punchkula, and (c) Derrabassi (3) Cross Collateralization of the securities with other loans from the lender, (4) personal guarantee of Chairman, Managing Director and a wholetime Director of the company, and (5) Corporate guarantees of land owning companies. The term loan is repayable in quarterly installments commencing from November, 2022.	3,075.00	3,075.00	10.50%
l.	Ind AS Adjustments	(7,811.63)	(13,164.52)	
		<b>94,833.45</b>	<b>95,418.11</b>	

### (ii) Loans guaranteed by directors

		₹ in lakhs
		As at 31-March-22
		As at 31-March-21
a.	Debentures	160,441.59
b.	Term loans from banks	539.53
c.	Term loans from financial institutions/others (net of Ind AS adjustment)	94,564.43
		<b>255,545.55</b>
		<b>256,505.79</b>

(iii) There were some delays in repayment of Principal and interest during the year which were regularised before the end of the year. The amount of defaults as at the year end are given below:

	As at 31-March-22		As at 31-March-21	
	Period of default	₹ in lakhs	Period of default	₹ in lakhs
Term loans from financial institutions / others				
- Principal	1 to 89 days	1,768.51	1 to 89 days	1,402.92
- Principal	90 to 179 days		90 to 179 days	82.10
- Principal	above 365 days		above 365 days	12,491.13
- Interest	1 to 89 days	808.33	1 to 89 days	1,912.27
- Interest	90 to 179 days		90 to 179 days	1,027.50
- Interest	above 179 days		above 179 days	13,469.30

Delay days calculated considering revised terms with the lenders.





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS AS AT 31 MARCH, 2022

### 22 Lease Liability

	₹ in lakhs	
	As at 31-March-2022	As at 31-March-2021
<b>I Non-Current</b>		
a. Lease Liability	30,046.33	21,448.01
	<b>30,046.33</b>	<b>21,448.01</b>
<b>II Current</b>		
a. Lease Liability	1,812.24	3,496.61
	<b>1,812.24</b>	<b>3,496.61</b>

### 23 Other financial liabilities \*

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
<b>I Non-Current</b>		
a. Trade/security deposits received	3,053.00	2,542.40
b. Interest accrued but not due	29,483.74	29,939.96
c. Payables on purchase of fixed assets	-	6.76
	<b>32,536.74</b>	<b>32,489.12</b>
<b>II Current</b>		
a. Interest accrued and due on borrowings	842.61	19,582.98
b. Interest accrued but not due on borrowings	65,729.87	39,328.93
c. Interest accrued and due on others	5,534.05	-
d. Interest accrued but not due on others	39.74	4,837.14
e. Trade/security deposits received	4,508.40	6,337.21
f. Book overdraft - Banks	2,515.73	272.31
g. Payables on purchase of fixed assets	165.69	141.12
h. Others	1,975.26	1,839.45
	<b>81,271.61</b>	<b>72,339.14</b>

\* Carrying amount of these financial liabilities are reasonable approximation of their fair values.

### 24 Provisions

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
<b>I Non-current</b>		
a. Employee benefits (Refer Note 66)	334.52	378.33
	<b>334.52</b>	<b>378.33</b>
<b>II Current</b>		
a. Employee benefits (Refer Note 66)	28.02	31.86
	<b>28.02</b>	<b>31.86</b>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### 25 Other liabilities

		₹ in lakhs
	As at 31-March-22	As at 31-March-21
<b>I Non-current</b>		
a. Advances from customers	508.35	1,421.10
b. Trade / Security deposits received	3,500.00	3,500.00
c. Other Advances	90.19	124.26
	<b>4,098.54</b>	<b>5,045.36</b>
<b>II Current</b>		
a. Advances from customers	155,720.98	213,867.72
b. Statutory dues (Contributions to PF, Withholding Tax, GST, VAT etc.)	21,267.08	19,380.00
c. Advances received from related parties	11.92	11.92
d. Rent received in advance	181.98	322.59
e. Others	1,045.15	739.08
	<b>178,227.11</b>	<b>234,321.31</b>



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### 26 Current borrowings

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
<b>I. Secured</b>		
a. Loans repayable on demand		
i. From banks (Cash credit)	4,078.30	5,491.71
ii. From banks - Overdraft	-	697.56
b. Short-term loan from bank	-	380.04
c. Loans from financial institutions and other parties	19,000.00	19,864.00
d. Current Maturities of long term debt	77,722.21	75,544.30
<b>II. Unsecured</b>		
a. Loans repayable on demand		
i. From others	11,496.09	11,633.18
	<b>112,296.60</b>	<b>113,610.79</b>

	As at 31-March-22 ₹ in lakhs	As at 31-March-21 ₹ in lakhs	Effective interest rate Percentage
<b>26.1 Details of securities provided in respect of short term borrowings from banks - cash credit are as under:</b>			
a. Cash Credit is secured by first pari passu charge by way of hypothecation of stocks of construction & building materials, work-in-progress, finished goods and book debts / receivables of various projects/sites and mortgage of some specific units/land parcel/built up property at Moradabad, Sonapat and Panipat and personal guarantee of Chairman, Managing Director and a wholetime Director of the company.	3,638.44	4,483.20	15.95%
b. Cash Credit is secured by first pari passu charge by way of hypothecation of stocks of construction & building materials, work-in-progress, finished goods and book debts / receivables of various projects/sites and mortgage of commercial plot at Rajpura and commercial space at Saharanpur, pledge of term deposit of ₹ 105 lakhs, personal guarantee of Chairman, Managing Director and a wholetime Director of the company and corporate guarantee of land owning company.	439.86	1,008.51	14.30%
	<b>4,078.30</b>	<b>5,491.71</b>	
<b>26.2 Details of securities provided in respect of short term borrowings from banks - bank overdraft are as under:</b>			
The overdraft from bank is secured by way of pledge of fixed deposits with them.	-	697.56	6.00% to 7.40%
	-	<b>697.56</b>	
<b>26.3 Details of securities provided in respect of loans from banks are as under:</b>			
Loan from a bank is secured by first pari passu charge by way of hypothecation of stocks of construction & building materials, work-in-progress, finished goods and book debts / receivables of various projects/sites and mortgage of some specific units/land parcel/built up property at Moradabad, Sonapat and Panipat.	-	380.04	16.50%

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022**

		As at 31-March-22 ₹ in lakhs	As at 31-March-21 ₹ in lakhs	Effective interest rate Percentage
		-	380.04	
<b>26.4</b>	<b>Details of securities provided in respect of loans from financial institutions and others are as under:</b>			
a.	Term loan from a non-banking finance company is secured by pledge of certain equity shares of the company held by the promoters, mortgage of plot of a group housing project at Moradabad, mortgage of land at Sonapat, personal guarantee of Chairman and cross collateral clause with another term loan from the lender.	-	451.44	17.25%
b.	Term loan from a non-banking finance company is secured by (1) pledge of certain equity shares of the company held by the promoters, (2) mortgage & hypothecation of receivables of (a) project land at Rohtak, (b) commercial project at Bhiwadi & Sonapat, (c) land in Indore, Ujjain & Kochi, (d) institutional land at Sonipat, (3) pledge of equity shares of land owing companies (4) charge on receivables from collaborator of Bhiwadi group housing project, and (5) personal guarantee of Chairman.	17,500.00	17,500.00	15.00%
c.	Term loan from a non-banking finance company is secured by mortgage of plot of a group housing project at Moradabad, land at Sonapat, personal guarantee of Chairman and cross collateral clause with another term loan from the lender.	-	412.56	17.25%
d.	Term loan from a non-banking finance company is secured by pledge of certain equity shares of the company held by the promoters, mortgage of few Commercial units at Faridabad and personal guarantee of Chairman.	500.00	500.00	18.00%
e.	Term loan from a non-banking finance company, sanctioned to a subsidiary company, is secured by mortgage of land belonging to the subsidiary company admeasuring approximately 4.03 acres at Civil Hospital site, Railway road, Sonapat, receivables of the said land and cross collateral clause with another term loan from the lender in group companies.	1,000.00	1,000.00	15.00%
		<b>19,000.00</b>	<b>19,864.00</b>	
<b>26.5</b>	<b>Details of short term borrowings guaranteed by some of the directors:</b>			
a.	Loans repayable on demand from banks	4,078.30	5,491.71	
b.	Term loans from financial institutions, banks and others	18,000.00	18,864.00	
c.	Vehicle Loans from bank	-	-	
		<b>22,078.30</b>	<b>24,355.71</b>	



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### 26.6 Details of Period and amount of default in loan repayment as at year end:

	As at 31-March-22		As at 31-March-21	
	Period of default	₹ in lakhs	Period of default	₹ in lakhs
Term loans from financial institutions / others				
- Principal	1 to 365 days		1 to 365 days	8,949.79
- Principal	above 365 days		above 365 days	8,550.21
- Interest	1 to 89 days	14.60	1 to 89 days	614.73
- Interest	90 to 179 days		90 to 179 days	612.02
- Interest	above 179 days		above 179 days	1,970.66

Delay days calculated considering revised terms with the lenders.

### 27 Trade Payables

		₹ in lakhs	
		As at 31-March-22	As at 31-March-21
(i)	Total outstanding dues of micro and small enterprises	159.31	177.68
	<b>Sub total-I</b>	<b>159.31</b>	<b>177.68</b>
(ii)	Total outstanding dues of creditors other than micro and small enterprises:-		
	a. Trade payables for goods and services	54,894.82	53,915.33
	b. Trade payables for land	16,412.62	16,980.17
	<b>Sub total-II</b>	<b>71,307.44</b>	<b>70,895.50</b>
	<b>Total (I+II)</b>	<b>71,466.75</b>	<b>71,073.18</b>

\*Refer note 70 for amounts due to related parties.

#### Notes:

- The disclosure of the amount outstanding to micro enterprises and small enterprises are as follows:

a.	Amount of principal remaining unpaid to such suppliers at the end of each accounting year	159.31	177.68
b.	Interest due thereon remaining unpaid at the end of each accounting year	73.83	95.19
c.	'Amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006 (27 of 2006), along with the amount of the payment made to the supplier beyond the appointed day during each accounting year	-	-
d.	Amount of interest due and payable for the period for delay in making payment (which has been paid but beyond the appointed day during the year) but without adding interest specified under Micro, Small and Medium Enterprises Development Act, 2006	-	18.76
e.	Amount of interest accrued and remaining unpaid at the end of accounting year	73.83	95.19

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

f.	Amount of further interest remaining due and payable even in succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006	-	-
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The above information is based on intimations received by the group from its suppliers.

### Ageing of Trade Payable

₹ in lakhs

	Not due	Ageing of Outstanding balances as at 31 March, 2022				
		Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
<b>a. Undisputed:</b>						
i. Due to micro and small enterprises	-	17.84	44.71	19.87	76.89	159.31
ii. Due to other than micro and small enterprises	1,791.10	10,185.43	3,657.33	4,859.48	50,802.71	71,296.05
<b>b. Disputed:</b>						
i. Due to micro and small enterprises	-	-	-	-	-	-
ii. Due to other than micro and small enterprises	-	-	-	-	11.39	11.39
<b>Total</b>	<b>1,791.10</b>	<b>10,203.27</b>	<b>3,702.04</b>	<b>4,879.35</b>	<b>50,890.99</b>	<b>71,466.75</b>

₹ in lakhs

Particulars	Not due	Ageing of Outstanding balances as at 31 March, 2021				
		Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
<b>a. Undisputed:</b>						
i. Due to micro and small enterprises	-	52.70	24.54	33.80	66.64	177.68
ii. Due to other than micro and small enterprises	4,082.68	6,745.98	7,766.56	5,400.32	46,888.57	70,884.11
<b>b. Disputed:</b>						
i. Due to micro and small enterprises	-	-	-	-	-	-
ii. Due to other than micro and small enterprises	-	-	-	11.39	-	11.39
<b>Total</b>	<b>4,082.68</b>	<b>6,798.68</b>	<b>7,791.10</b>	<b>5,445.51</b>	<b>46,955.21</b>	<b>71,073.18</b>



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### 28 Revenue from operations

		₹ in lakhs	
1p10(a)	Year ended 31-March-22	Year ended 31-March-21	
<b>a. Revenue from sale of properties</b> [Refer note 52(b)]	81,716.71	26,682.06	
	81,716.71	26,682.06	
<b>b. Sale of services</b>			
i. Licence fee income	2,264.50	8,409.64	
ii. Rent income	5,193.24	47.29	
iii. Maintenance charges income	520.24	593.12	
	7,977.98	9,050.05	
<b>c. Other operating revenue</b>			
i. Sale of scrap	5.01	3.82	
ii. Others	193.59	79.55	
	198.60	83.37	
	<b>89,893.29</b>	<b>35,815.48</b>	

### 29 Other income

		₹ in lakhs	
	Year ended 31-March-22	Year ended 31-March-21	
<b>a. Interest Income:</b>			
i. From bank deposits	333.72	414.67	
ii. From customers/others	295.40	5,126.80	
<b>b. Net gain on disposal of Property, Plant &amp; equipment</b>	89.24	6.18	
<b>c. Interest income from Income Tax refund</b>	0.18	1.68	
<b>d. Net gain on disposal of investments</b>	7.45	-	
<b>e. Excess Provisions written back</b>	304.10	1,483.56	
<b>f. Recovery from Customers</b>	-	11.87	
<b>g. Miscellaneous income</b>	855.67	102.03	
	<b>1,885.76</b>	<b>7,146.79</b>	

### 30 Cost of materials consumed

		₹ in lakhs	
	Year ended 31-March-22	Year ended 31-March-21	
			₹ in lakhs
Construction material	1,207.66	952.39	
	<b>1,207.66</b>	<b>952.39</b>	

### 31 Purchase of Stock in Trade

		₹ in lakhs	
	Year ended 31-March-22	Year ended 31-March-21	
Finished flats	(1,958.09)	(49.50)	
	<b>(1,958.09)</b>	<b>(49.50)</b>	

### 32 Changes in inventories of finished goods and work-in-progress

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

	Year ended 31-March-22	₹ in lakhs Year ended 31-March-21
a. Inventories at the beginning of the year:		
i. Work-in-progress (projects)	425,952.74	451,791.62
Less: Opening adjustment due to cost reversal	-	13,155.94
Less: Reversal on dissolution of joint venture	572.83	113.68
	425,379.91	438,522.00
ii. Finished flats	6,974.77	8,374.27
	<b>432,354.68</b>	<b>446,896.27</b>
b. Add: Costs incurred during the year [Refer note 36(i)]		
i. Finance costs	11,076.68	10,564.11
ii. Employee benefits expense	308.07	349.88
iii. Other Expenses	3,138.62	1,170.49
iv. Provision for Project completion expenses	2,265.00	-
v. Project Transferred during the year	4,741.79	-
c. Inventories at the end of the year:		
i. Work-in-progress (projects)	358,389.53	425,952.74
ii. Finished flats	3,413.22	6,974.77
	<b>361,802.75</b>	<b>432,927.51</b>
d. Net (increase) /decrease (a+b-c)	<b>82,598.51</b>	<b>26,053.24</b>

### 33 Employee benefits expense

	Year ended 31-March-22	₹ in lakhs Year ended 31-March-21
a. Salaries and Wages (Refer note 66)	1,557.77	1,678.04
b. Contribution to provident and other funds	33.29	37.52
c. Staff Welfare expenses	33.97	21.51
	<b>1,625.03</b>	<b>1,737.07</b>
Less: Transferred to cost of construction/development [Refer Note 36 (i)]	308.07	349.88
	<b>1,316.96</b>	<b>1,387.19</b>

### 34 Finance costs

	Year ended 31-March-22	₹ in lakhs Year ended 31-March-21
a. Interest costs:		
i. On borrowings	43,433.92	48,737.30
ii. To customers / others	1,798.36	268.27
iii. On lease liabilities as per Ind AS 116	3,463.07	2,073.69
iv. On amortized cost instruments	442.30	531.06
v. On delayed / deferred payment of statutory liabilities	852.04	1,623.25
	<b>49,989.69</b>	<b>53,233.57</b>
b. Other borrowing cost	610.02	589.14
	50,599.71	53,822.71
Less: Transferred to cost of construction/development [Refer Note 36 (i)]	11,076.68	10,564.11





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

₹ in lakhs

	Year ended 31-March-22	Year ended 31-March-21
	39,523.03	43,258.60

### 35 Depreciation and amortisation expense

₹ in lakhs

	Year ended 31-March-22	Year ended 31-March-21
a. Depreciation of Property, plant and equipment	61.20	110.28
b. Depreciation of investment property	199.55	29.83
c. Amortisation of intangible assets	3,561.53	2,270.73
d. Amortisation of right of use assets (Refer note 68)	1,909.00	1,298.03
	<b>5,731.28</b>	<b>3,708.87</b>

### 36 Other expenses

₹ in lakhs

	Year ended 31-March-22	Year ended 31-March-21
a. Power and fuel	1,099.92	657.52
b. Rent including lease rentals*	(663.05)	831.83
c. Repair and maintenance		
- Building	68.04	324.66
- Machinery	21.91	2.76
- Others	318.59	337.61
d. Insurance	44.85	53.40
e. Rates and taxes	173.44	191.32
f. Postage and telegram	30.10	31.70
g. Travelling and conveyance	76.60	58.44
h. Printing and stationery	17.26	16.10
i. Advertisement and business promotion	30.61	14.58
j. Sales commission	35.74	47.38
k. Vehicle running and maintenance	40.60	37.65
l. Rebate and discount	223.66	155.69
m. Legal and professional charges	864.12	1,215.45
n. Payment to auditors (see note below)	75.66	80.31
o. Project consultancy fee	42.72	17.70
p. Loss of share of AOP	-	0.14
q. Compensation paid to customers	4,880.15	828.93
r. Miscellaneous expenses	487.56	580.13
s. Sundry balance written off (including non-recoverable taxes)	253.42	-
t. Provision for diminution in value of Investment	2.87	-
u. Amortisation expenses	1.16	-
v. Tds Receivable written back	1.38	-
	<b>8,127.31</b>	<b>5,483.30</b>
Less: Transferred to cost of construction/development [Refer Note 36 (i)]	3,138.62	1,170.49
	<b>4,988.69</b>	<b>4,312.81</b>

\*Net of Ind AS 116 adjustment due to revised terms of lease contract during COVID.

Note:

**Payment to auditors comprise:**

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

i. Costs incurred on projects during the year have been transferred to changes in inventories of work-in-progress (Refer Note 32)

ii. **Payment to auditors comprise:**

	Year ended 31-March-22	Year ended 31-March-21
<b>₹ in lakhs</b>		
<b>- To statutory auditors</b>		
a. Statutory audit fee	35.96	39.50
b. Tax audit fee	2.00	2.00
c. Limited reviews fee	30.00	30.00
d. Fee for other services	1.65	1.75
e. Reimbursement of out-of-pocket expenses	2.32	-
f. GST on above (Net of input credit)	-	3.06
	71.93	76.31
<b>- To cost auditors</b>	3.73	4.00
	<b>75.66</b>	<b>80.31</b>

### 37 Income tax

	Year ended 31-March-22	Year ended 31-March-21
<b>₹ in lakhs</b>		
i. Income tax expense/(benefit) recognised in Statement of Profit and Loss		
<b>Current tax</b>		
In respect of the current year	(0.21)	3.44
Tax adjustment for earlier years	414.35	541.21
	414.14	544.65
<b>Deferred tax</b>		
In respect of the current year	-	780.67
	-	780.67
<b>Total income tax expense/(benefit) recognised</b>	<b>414.14</b>	<b>1,325.32</b>
ii. Income tax expense/(benefit) reconciliation with effective tax rate on accounting profit:		
Profit/(loss) before tax	(48,971.79)	(41,460.96)
Income tax expense calculated at 26%/22% (2020-21: 26%/22%)	(11,593.91)	(10,068.30)
Effect of tax rate change during the year	-	-
Effect of expenses that are not deductible in determining taxable profit	4,102.15	2,767.00
Adjustments recognised in the current year in relation to the current tax of previous years	414.35	541.21
Deferred tax assets not recognised due to prudence	7,491.55	8,085.41
Others	-	-
<b>Income tax expense/(benefit) recognised in statement of profit and loss</b>	<b>414.14</b>	<b>1,325.32</b>
The tax rates used for the financial year 2021-22 and 2020-21 in reconciliation above is the corporate tax rate of 25% plus education and health cess of 4% on corporate tax, payable by corporate entities in India on taxable profits under the Indian tax laws applicable for holding Company and for subsidiaries is 22%.		



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

		₹ in lakhs	
		Year ended 31-March-22	Year ended 31-March-21
iii.	Income tax recognised in other comprehensive income		
	Remeasurements of defined benefit obligation	-	-
	<b>Total income tax recognised in other comprehensive income</b>	<b>-</b>	<b>-</b>

### 38 Contingencies

		₹ in lakhs	
		Year ended 31-March-22	Year ended 31-March-21
a.	Claims against the Group not acknowledged as debts*:		
i.	Demand for payment of stamp duty	445.50	445.50
ii.	Customer complaints pending in courts	97,462.13	100,465.23
iii.	Civil cases against the group	2,354.56	2,599.43
iv.	Income tax demand	6,009.09	1,165.24
v.	Value Added Tax / Trade tax demand	950.63	950.63
vi.	Licence fee to DMRC (see note 42)	4,531.19	4,014.40
vii.	Others	130.15	33.81
b.	Future export obligations against EPCG licence	87.55	87.55

\* It is not possible for the group to estimate cash outflows. The extent to which an outflow of funds will be required is dependent on the pending resolution of the respective proceedings/legal cases and it is determinable on receipt of judgement/ decision pending with various forums/authorities/court.

- c. Corporate guarantees issued on behalf of entities over which holding company exercise significant influence in respect of loans taken by them:

		Year ended 31-March-22	Year ended 31-March-21
i.	Sanctioned amount	10,000.00	-
ii.	Outstanding amount	9,330.00	-

### 39 Commitments

a.	Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances)	24,507.95	17,614.70
	Note: The construction activities in respect of one project in progress classified as 'Intangible assets under development' has been suspended because of arbitration proceedings are going on between DMRC and the Holding Company. The construction activities shall remain suspended till conclusion of the arbitration proceedings. As a result, the estimated expenses to be incurred on such project amounting to ₹ 6,822.03 lakhs shall also remain suspended till conclusion of arbitration proceedings.		
b.	The Group has other commitments, for purchase orders which are issued after considering requirements as per the operating cycle for purchase of goods and services, in the normal course of business.		

- 40 The Group did not have any long-term contracts including derivative contracts for which there are any material foreseeable losses.

- 41 There were no amounts which were required to be transferred to the Investor Education and Protection Fund, during the year.

- 42 The Holding Company has entered into concession agreements with Delhi Metro Rail Corporation Limited (DMRC) for various projects on Build-Operate-Transfer (BOT) basis. In case of Tis Hazari project, the Holding Company was unable to commercially

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

utilise the properties due to lack of clarity between DMRC and Municipal Corporation of Delhi (MCD) with respect to authority for sanction of building plans. In view of the delay, the Holding Company has sought concessions from DMRC and has invoked the Arbitration clause under the concession agreement in case of this project. The Arbitral Tribunal has announced its award in favour of DMRC. The Holding Company has now filed an appeal in the Delhi High Court against this award and the proceedings are going on. Arguments have been heard at length and further parties are directed to file written submission.

In case of another project, viz. Welcome Mall, construction activities had to be suspended as the property development area allotted to the Holding Company was infringing the proposed line of Metro Station to be constructed by DMRC under phase III. Consequently, the construction activities could not be restarted due to DMRC's inability to provide necessary clarification regarding FAR availability on the property development area and final approved revised layout plan from MCD. The Holding Company has invoked the Arbitration clause under the concession agreement and the proceedings are in final stage. DMRC vide letter dated 04.03.2022 issued a Termination Notice thereby terminating the Concession Agreement with effect from 12.03.2022. The Tribunal vide order dated 13.04.2022 directed DMRC to maintain status quo till conclusion of arbitration proceedings.

Pending arbitration award / necessary clarifications and documents, the Holding Company has not provided for recurring licence fees amounting to ₹ 4,531.19 lakhs (previous year ₹ 4,014.40 lakhs) and has shown the same under contingent liabilities. However, the Holding Company has continued to carry forward the advances / costs incurred on these projects after charging for amortisation / depreciation on periodical basis. On the basis of legal advice received, the management is of the opinion that the Company has favourable case and has considered the Intangible asset under development of ₹ 13,851.00 lakhs as on 31 March, 2022 as fully recoverable.

In case of another project, viz. Seelampur Plot, the sanction of building plans by MCD got delayed for want of No Objection Certificate (NOC) from Government agencies. Accordingly, DMRC was approached to waive the recurring payment liability for the disputed period. Since an amicable resolution could not be reached out between the Holding Company and DMRC, the holding company invoked "Arbitration Clause" under the concession agreement for settlement of the matter. The Arbitral Tribunal has announced its award in favour of DMRC. The Holding Company has now filed an appeal in the Delhi High Court against this award and the proceedings are going on. Further, DMRC has filed Petition before High Court under Section 36 of the Arbitration and Conciliation Act, seeking enforcement of the Award. On 04.03.2022 the Court directed to holding Company to deposit the awarded amount. The Holding Company has challenged the impugned order dated 04.03.2022 passed by the High Court before the Supreme Court. The Supreme Court dismissed the SLP. The Execution petition is now listed for hearing before the High Court of Delhi.

- 43** Pursuant to Investment Agreement dated 21 December, 2010 entered into between the Holding Company, Parsvnath Buildwell Private Limited (PBPL), Parasnath And Associates Private Limited (Co-Promoter) and two overseas Investment entities (Investors) and 'Assignment of Development Rights Agreement' dated 28 December, 2010 entered into with PBPL and Collaborators, the Holding Company had assigned Development Rights in respect of one of its projects, namely, 'Parsvnath Exotica, Ghaziabad' (on land measuring 31 acres) situated at Village Arthala, Ghaziabad (the Project) to PBPL on terms and conditions contained therein.

The project has been delayed due to non-receipt of approval for the revised building plans.

The collaborators (land owners) are seeking cancellation of the Development Agreement and other related agreements and have taken legal steps in this regard. PBPL invoked the arbitration clause and as a consequence of the land owners not appointing their nominee Arbitrator, PBPL approached the High Court at Allahabad for appointment of Arbitrator under section 11 of the Arbitration and Conciliation Act. During the pendency of section 11 petition at Allahabad Court, the Hon'ble Supreme Court while hearing a Civil Appeal filed by PBPL and the Holding Company in another matter, stayed the appointment of arbitrator by



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

the Allahabad High Court vide Order dated 09.04.2018 and further directed the land-owner to co-operate with PBPL for getting the building plan approved by the Ghaziabad Development Authority. Subsequently, vide Order dated 29.11.2019, the Hon'ble Supreme Court of India appointed a sole arbitrator to adjudicate the disputes between PBPL and the landowner. The Arbitration proceedings are in progress.

During the financial year 2016-17, the Holding Company had entered into a Settlement Agreement with investors for which execution petition for enforcement filed by the investors before the Delhi High Court has been amicably settled pursuant to which the Investment Agreement dated 21 December, 2010 stands cancelled and the securities held by the investors have been acquired by the Holding Company during the financial year 2018-19.

**44** The Holding Company had entered into a Memorandum of Understanding (MOU) dated 22 December, 2010 with Parsvnath Realcon Private Limited (PRPL), a wholly owned subsidiary company [earlier, a wholly owned subsidiary of its subsidiary Parsvnath Buildwell Private Limited (PBPL)] in terms of which the Holding Company had assigned development rights of the project, namely, 'Parsvnath Paramount' on land admeasuring 6,445 square metres situated at Subhash Nagar, New Delhi to PRPL. The Holding Company has also entered into 'Project Management Agreement' with PRPL and PBPL for overall management and coordination of project development. Further, the Holding Company has given the following undertakings to PRPL:

- a. It shall complete the project within the completion schedule and construction cost as set out in the Agreement.
- b. The project revenues from the sold area shall be at least the amount set out in the Agreement.
- c. In the event of construction cost overrun or revenue shortfall, the Holding Company shall contribute such excess/shortfall amount against allotment of equity shares or other instruments at such premium as may be mutually determined by the parties.

The progress of the project has been hampered due to delay in receipt of sanction for revised building plans from South Delhi Municipal Corporation (SDMC) which was ultimately received in November, 2019.

Since the delay in completion of the project has been caused mainly due to certain acts of commission/ omission by DMRC, the holding company has invoked arbitration proceedings against DMRC and the statement of claim has filed before the Arbitral Tribunal. Arbitration proceedings are in progress. Pleadings are complete. Issues have been framed and Cross Examination has been concluded.

**45** The Holding Company had entered into a Development Agreement (DA) with Chandigarh Housing Board (CHB) for the development of an integrated project ('the project') at Chandigarh. Owing to various factors, disputes had arisen between the Holding Company and CHB. Consequently, the Holding Company had invoked the arbitration clause in the DA. Hon'ble Sole Arbitrator had pronounced the award in January, 2015 which was accepted by the Holding Company and the CHB. Pursuant to the arbitration award, the project was discontinued and surrendered to CHB.

Subsequent to the acceptance and implementation of the award, it was noticed that due to a computational error in the award, the awarded amount was deficient by approximately ₹ 14,602.00 lakhs. Consequently, the Holding Company made an application to the Hon'ble Sole Arbitrator for correction of the computational error. However, the Sole Arbitrator in his findings, while admitting the error, stated that after acceptance and implementation of the award by both the parties, he had become non-functionary and therefore rejected the claims made by the Holding Company. The Holding Company has since filed its objections under section 34 of the Arbitration and Conciliation Act, 1996 read with section 151 of Code of Civil Procedure (CPC) before the Additional District Judge cum MACT, Chandigarh and the Court had issued notice to CHB for filing its reply and also called for the Arbitral Record from the Sole Arbitrator. The Additional District Judge, Chandigarh dismissed our application on 30 May, 2018. Aggrieved by the

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

said order, the Holding Company preferred an appeal under section 37 of the Arbitration and Conciliation Act, 1996 before the Hon'ble Punjab & Haryana High Court at Chandigarh and the proceedings are going on. Pending decision of the Hon'ble Punjab & Haryana High Court, the amount of ₹ 14,046.91 lakhs (net of tax deducted at source) has been shown as recoverable and included under 'other financial assets' in Note 11.

- 46** Parsvnath Film City Limited (PFCL), a subsidiary of the Company had given an advance of ₹ 4,775 lakhs to 'Chandigarh Administration' (CA), being 25% of the consideration payable for acquisition of development rights in respect of a plot of land measuring 30 acres from under Development Agreement dated 2 March, 2007 for development of a "Multimedia-cum-Film City" Complex. Since CA could not handover the possession of the said land to PFCL, PFCL invoked the arbitration clause for seeking refund of the allotment money paid along with compensation, cost incurred and interest thereon.

The Arbitral Panel vide its order dated 10 March, 2012, had decided the matter in favour of PFCL and awarded refund of ₹ 4,919.00 lakhs towards the earnest money paid and other expenses incurred by PFCL along with interest @ 12 % per annum. Subsequently, the CA filed a petition before the Additional District Judge at Chandigarh challenging the award under section 34 of The Arbitration and Conciliation Act, 1996. The said petition was dismissed by the Hon'ble District Judge vide his order dated 07 May, 2015.

An Execution petition was filed before Additional District Judge (ADJ), Chandigarh for the execution of the Arbitral Award by PFCL. In the meantime, CA filed an appeal under section 37 of the Arbitration and Conciliation Act, 1996 before the Punjab and Haryana High Court at Chandigarh against the orders of the ADJ, Chandigarh pertaining to the Award of Arbitral Tribunal. The Hon'ble High Court allowed the appeal filed by CA and set aside the arbitral award vide its orders dated 17 March, 2016. The Hon'ble High Court also decided that CA is entitled to cumulatively claim/recover an amount of ₹ 8,746.60 lakhs from PFCL due to failure to develop the site and adhere to the terms of the agreement. PFCL had filed a Special Leave Petition (SLP) before the Hon'ble Supreme Court of India which has since been admitted and notice has been issued to the Opposite Party. CA has also filed a Special Leave Petition before the Hon'ble Supreme Court for allowing the counter claims made by them and both the matters have been tagged together and the matters are listed before the Ld. Registrar for completion of pleadings. The matters are now reflecting in the Advance List of matter which would be heard during the summer vacation. Based on legal advice received, the management is hopeful for recovery and the amount of ₹ 4,825.00 lakhs has been shown as recoverable.

- 47** The Holding Company was declared as the "Selected Bidder" for grant of lease for development of project on a plot of land at Sarai Rohilla, Kishanganj, Delhi 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 implementation of the project. Subsequently, in terms of the requirements of RLDA, another Company in the name of Parsvnath Rail Land Project Private Limited (PRLPPL) was incorporated as an SPV to implement the project in place of PPDPL. RLDA accepted PRLPPL as the SPV vide its letter dated 3 August, 2012.

The Holding Company entered into agreements with PRLPPL and overseas investors during 2012 and 2013 for financing the project.

Due to multifarious reasons, including the lack of statutory approvals, PRLPPL was not able to achieve 'Financial Closure' as per Article 7 of the Agreement which resulted in deemed termination of the agreement. The Holding Company and 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 and related matters and instituted four Arbitral proceedings namely Arbitration I, II, III and IV. The Arbitral Tribunal has announced its award in respect of the Arbitration II on 25 November, 2017 directing RLDA to refund the amount of ₹ 1,03,453.78 lakhs along with 4% interest per annum payable with effect from 15 July, 2015 till the date of recovery. RLDA filed its objections under section 34 of the Arbitration and Conciliation Act, 1996 before the Hon'ble Delhi High Court for



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

setting aside the said Arbitral award, which was rejected by the Court vide its order dated 3 April, 2018. Thereafter, RLDA filed an appeal before the Division Bench of the Hon'ble Delhi High Court which was dismissed vide judgement dated 14 March, 2019. Subsequently, the Special Leave Petition filed by RLDA before the Hon'ble Supreme Court of India was also dismissed on 8 July, 2019.

PRLPPL has received the award amount during July, 2019.

In case of Arbitration I (with respect to RLDA's liability for payment of interest to PRLPPL on installments received in excess of and prior to RLDA's entitlement), the Arbitral Tribunal by award dated 1 June, 2018 rejected the claim filed by the Holding Company and PRLPPL. The Holding Company and PRLPPL have filed an appeal before the Hon'ble Delhi High Court against the said award and the proceedings are going on.

The Holding Company and PRLPPL have further initiated two other Arbitration proceedings (Arbitration III and IV) seeking inter-alia refund of the amounts retained as alleged losses by RLDA, losses incurred on account of RLDA's breach of its representations and warranties in respect of the land sought to be leased and delay in return of Performance Bank Guarantee. The Arbitration proceedings are in progress.

Based on legal advice received, the claim of ₹ 6,442.62 lakhs from RLDA is considered good and recoverable.

- 48** In respect of loan taken by the holding company alongwith other group companies from a Non-Banking Finance Company (NBFC) namely IL&FS Financial Services Limited, the group alongwith other co-borrowers entered into a revised agreement with the said NBFC for repayment of loan and interest in monthly installments over a period of 60 working days starting from approval of said NBFC's NCLT Court which is expected in financial year 2022-23.

A charge of ₹ 1,07,400 lakhs appeared on ROC against outstanding loan of ₹ 17,500 lakhs (sanction amount ₹ 18,000 lakhs). For satisfaction of extra charge, Holding company has already approached the IL&FS Financial Services Limited.

- 49** In respect of loan with LIC of India, the company has requested for revised terms which is under approval from the lender and interest liabilities is regrouped accordingly.
- 50** In respect of loan with Rare Asset Reconstruction Limited (ARC) and Edelweiss Rural & Corporate Services Limited (NBFC), the ARC and NBFC have approved the proposal for settlement of dues of the holding company in lump sum subject to certain conditions and the crystallized amount has to be paid in installments over a period of time. The holding company is paying the same on proportionate release of security.
- 51** The Group has incurred cash losses during the current and previous years. Due to continued recession in the real estate sector owing to slow down in demand, the group is facing tight liquidity situation as a result of which there have been delays/defaults in payment of principal and interest on borrowings, statutory liabilities, salaries to employees and other dues. Also, the Group continues to face lack of adequate sources of finance to fund execution and completion of its ongoing projects resulting in delayed realisation from its customers and lower availability of funds to discharge its liabilities. The group is continuously exploring alternate sources of finance, including sale of non-core assets to generate adequate cash inflows for meeting these obligations and to overcome this liquidity crunch. In the opinion of the Management, no adverse impact is anticipated on future operations of the group.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### 52 a. Trade receivables

Due to continued recession in the industry, there have been delays in collections from customers. In view of industry practice and terms of agreement with customers, all these debts are considered good for recovery and hence no provision is considered necessary.

b. Set out below is the amount of revenue recognised from:

		₹ in lakhs	
		31-March-2022	31-March-2021
i.	<b>Movement of Contract liability</b>		
	Amount included in contract liabilities at the beginning of the year	212,482.37	220,485.01
	Amount received / adjusted against contract liability during the year	22,354.57	18,679.42
	Performance obligation satisfied in current year (Refer note 28)	(81,716.71)	(26,682.06)
	<b>Amount included in contract liabilities at the end of the year</b>	<b>153,120.23</b>	<b>212,482.37</b>
ii.	<b>Movement of Contract Assets</b>		
	Contract Assets at the beginning of the year	30,609.50	25,948.58
	Amount to be billed / advances refunded during the year	(3,730.44)	4,660.92
	<b>Contract Assets at the end of the year</b>	<b>26,879.06</b>	<b>30,609.50</b>

53 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.

### 54 Corporate social responsibility

In terms of the provisions of section 135 of the Companies Act, 2013, the Holding Company was not required to spend any amount on activities relating to Corporate Social Responsibilities (CSR) for the year 2021-22 due to continuing losses in preceding three years except an amount of ₹ 238.38 lakhs pertaining to financial year 2014-15 which is pending for compounding before Regional Director, Northern Region, Ministry of Corporate Affairs.

55 The Group has no outstanding derivative or foreign currency exposure as at the end of the current year and previous year.

56 The Group companies are engaged in the business of real estate development, which has been classified as infrastructural facilities as per Schedule VI to the Companies Act, 2013. Accordingly, provisions of section 186 of the Companies Act are not applicable to the group and hence no disclosure under that section is required.

57 SEBI had issued a Show Cause Notice dated October 19, 2020 under various Sections of SEBI Act, 1992 and Securities Contracts (Regulations) Act, 1956, etc., to the Holding Company and all the Directors and Chief Financial Officers (CFOs) who were holding office during the financial years 2009-10, 2010-11 and 2011-12 along with the Forensic Audit Report submitted by E&Y relating to certain transactions during the aforesaid financial years. The SCN was replied by the holding company and also requested for a personal hearing before Whole Time Member (WTM), SEBI. The SEBI informed the Holding company and the other Noticee to appear before Shri Ananta Barua, Whole Time Member (WTM), SEBI in online hearing. On the hearing scheduled on October 25, 2021, where the senior counsel appeared on behalf of the Holding company concluded the arguments. The WTM also heard the other Noticees. Some of the Noticees sought further time to file their reply and requested for the same before the WTM. The WTM has allowed them to file their reply before the next date of hearing to be announced by SEBI. The SEBI had scheduled a hearing on December 31, 2021 for filing of reply of other Noticees. On the appointed date of hearing other Noticees made their representation before WTM. Now, the final order of SEBI is awaited.





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

- 58** The Holding Company is developing a project situated at Azadpur Metro Station as per the terms of concession agreement with DMRC. Due to delays in payments to DMRC, DMRC has issued a letted dated 28 February, 2022 for termination of contract for Azadpur metro station with the holding company. The holding company has invoked clause 12.2.2 of the concession agreement for conveying amicable meeting with DMRC for amicable settlement of the dispute. The matter is under negotiation with DMRC and if negotiation does not materialise, the holding company will take a proper legal action in this matter and has not considered any impairment in the value of Intangible Assets under development.
- 59** The Holding Company was awarded a works contract by Buddha Smriti Udhyaan Development Company Ltd. (BSUDCL) to develop a park, by the name of Buddha Smriti Udhyaan ("the Project") in Patna, Bihar on 27.06.2008. Major portion of the project was completed in the year 2010 and the Park was inaugurated by the Dalai Lama in May, 2010. The project was thereafter taken over by the Bihar Urban Infrastructure Development Corporation Limited (BUIDCL) on 01.11.2010 who stepped into the shoes of the BSUDCL. The remaining portion of the project was also completed and bills for the work done were raised on BUIDCL. BUIDCL instead of making payment wrongfully invoked the performance bank guarantee of ₹ 628.00 lakhs submitted by the Holding Company, alleging failure on the part of Holding Company to complete the project. Payments against bills were also stalled by BUIDCL. The Holding Company kept calling upon the BUIDCL for amicable resolution of the disputes. Thereafter, the Holding Company approached the Bihar Public Works Contract Disputes Arbitration Tribunal (Tribunal) with its claims against BUIDCL. Thereafter, the Holding Company and other side also filed their claims and counter claims before the Tribunal. The matter is disposed of by the Tribunal expressing its inability to entertain the Petition in view of the judgment passed by the Hon'ble Supreme Court in some other matter. However, at the request of counsel appearing for the Holding Company, the Tribunal granted liberty to approach the Hon'ble High Court under Section 11 of the Arbitration and Conciliation Act for appointment of an Arbitrator. The Holding Company is seeking legal advice in the matter and will take suitable action accordingly including exploring an amicable settlement in the matter. Based on the above, the management is hopeful for recovery and the amount of ₹ 1,231.82 lakhs has been shown as recoverable.
- 60** The National Consumer Disputes Redressal Commission (NCDRC) vide its interim order passed on 19 July 2015 in connection with a complaint filed by Resident Welfare Association (RWA) for delay in handing over of possession of La-Tropicana project, had given interim relief to complainants by way of compensation as agreed in the flat buyer agreement. Parsvnath landmark developers private limited (PLDPL) had paid the compensation in accordance with the interim order and the amount paid has been charged to the statement of profit and loss during the financial year 2017-18. During the course of hearing on 21 December 2018, the Hon'ble Commission suggested that the parties should try to amicably resolve the dispute. On 30th April 2019 a Memorandum of Understanding (MOU) was signed with the RWA to settle the matter and was taken on record by the NCDRC in its final order dated 30th April 2019. The RWA has subsequently filed an execution application seeking enforcement of the terms of the MOU for which the legal proceedings are on.
- 61** Land was allotted by Punjab Small Industrial & Export Corporation Limited (PSIECL) to Holding Company on a freehold basis. PSIECL has cancelled the allotment of land citing non payment of outstanding dues. The Holding Company has filed an Arbitration petition against the said cancellation before the Mohali District Court.
- 62** The Group is setting up various projects on Build Operate Transfer (BOT) basis. Costs incurred on these Projects till completion of the project are reflected as 'Intangible assets under development'. Details of incidental expenditure incurred during construction in respect of these projects debited to 'Intangible assets under development' are as under:

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

		₹ in lakhs	
		Year ended 31-March-22	Year ended 31-March-21
a.	Salaries and wages	0.98	0.89
b.	Contribution to provident and other funds	0.10	0.09
c.	Legal and professional charges	13.87	31.50
d.	Licence fee	1,498.37	67.51
e.	Amortisation of Right of use assets	-	420.04
f.	Miscellaneous expenses	6.66	(1.11)
		<b>1,519.98</b>	<b>518.92</b>

- 63** The Group is setting up SEZs and Hotels. Costs incurred on these Projects till completion of the project are reflected as 'Capital work-in-progress'. Incidental expenditure incurred during construction in respect of these projects debited to 'Capital work-in-progress' as under :

		₹ in lakhs	
		Year ended 31-March-22	Year ended 31-March-21
a.	Legal and professional charges	0.63	-
b.	Miscellaneous expenses	3.58	-
		<b>4.21</b>	<b>-</b>

- 64** Details of borrowing costs capitalised during the year:

		₹ in lakhs	
		Year ended 31-March-22	Year ended 31-March-21
a.	Intangible assets/assets under development	436.62	4,566.04
b.	Capital work-in-progress	-	-
c.	Inventory	11,076.68	10,564.11
		<b>11,513.30</b>	<b>15,130.15</b>

### **65 Segment information**

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 group Companies are mainly 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.

### **66 Employee benefit plans**

#### **a Defined contribution plan**

The Group makes Provident Fund contributions to Regional Provident Fund Commissioner (RPFC) and ESI contributions to Employees State Insurance Corporation (ESIC), which are defined contribution plans, for qualifying employees. The Group contributes a specified percentage of salary to fund the benefits. The contributions payable to these plans by the Group are at the rates specified in the rules of the scheme. The amount of contribution is as under:



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

		₹ in lakhs	
		Year ended 31-March-22	Year ended 31-March-21
a.	Contribution to Provident Fund		
	- charged to statement of profit and loss	28.33	31.65
	- transferred to Intangible Assets under development	0.07	0.06
b.	Contribution to ESI		
	- charged to statement of profit and loss	4.96	5.87
	- transferred to Intangible Assets under development	0.03	0.03
		<b>33.39</b>	<b>37.61</b>

### b Defined benefit plan

The Group offers its employees defined benefit plan in the form of a gratuity scheme. Benefits under gratuity scheme are based on year's of service and employee remuneration. The scheme provides for lump sum payment to vested employees at retirement, death while on employment, resignation or on termination of employment.

Amount is equivalent to 15 days salary payable for each completed year of service or part thereof in excess of 6 months. Vesting occurs upon completion of 5 years of continuous service.

The present value of the defined benefit obligation and the related current service cost were measured using the Projected Unit Credit Method with actuarial valuations being carried out at each balance sheet date.

The following table sets out the amount recognised in respect of gratuity in the financial statments:

		₹ in lakhs	
		2021-22	2020-21
<b>i</b>	<b>Components of employer's expenses:</b>		
	Current service cost	23.94	27.98
	Interest cost	21.84	27.08
	Actuarial (gain)/loss	-	-
	<b>Net charge/(credit)</b>	<b>45.78</b>	<b>55.06</b>
<b>ii</b>	<b>Actual contribution and benefit payments for year</b>		
	Actual benefit payments	16.39	118.80
	Actual contributions	-	-
		<b>16.39</b>	<b>118.80</b>
<b>iii</b>	<b>Net liabilities/ (assets) recognised in the balance sheet</b>		
	Present value of defined benefit obligation	310.69	323.15
	Fair value of plan assets	-	-
	<b>Net liabilities/ (assets) recognised in the balance sheet</b>	<b>310.69</b>	<b>323.15</b>
	Note: The fair value of plan assets is Nil, since defined benefit plans are unfunded.		
	Short-term provisions	7.97	7.71
	Long-term provisions	302.72	315.44
		<b>310.69</b>	<b>323.15</b>
<b>iv</b>	<b>Change in defined benefit obligation during the year</b>		

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

		₹ in lakhs	
		2021-22	2020-21
	Present value of defined benefit obligation at beginning of the year	323.15	400.64
	Current service cost	23.94	27.98
	Interest cost	21.84	27.08
	Actuarial (gains)/losses on obligations	(41.85)	(13.75)
	Benefits paid	(16.39)	(118.80)
	<b>Present value of DBO at the end of the year</b>	<b>310.69</b>	<b>323.15</b>
<b>v</b>	<b>Other comprehensive income (OCI)</b>		
	Remeasurement of defined benefit obligation	<b>41.85</b>	<b>13.75</b>
<b>vi</b>	<b>Balance sheet reconciliation</b>		
	Net liability at the beginning of the year	323.15	400.64
	Expenses recognised/(reversed) during the year	45.78	55.06
	Actuarial (gains)/losses	(41.85)	(13.75)
	Benefits paid	(16.39)	(118.80)
	<b>Amount recognised in the balance sheet</b>	<b>310.69</b>	<b>323.15</b>

The following table sets out the amount recognised in respect of gratuity in the financial statements:

### vii Experience adjustments:

		₹ in lakhs				
Particulars		31.03.2022	31.03.2021	31.03.2020	31.03.2019	31.03.2018
i.	Present value of Defined Benefit Obligation	310.69	323.15	400.64	346.89	434.93
ii.	Fair Value of plan assets	-	-	-	-	-
iii.	Funded status [Surplus/ (Deficit)]	(310.69)	(323.15)	(400.64)	(346.89)	(434.93)
iv.	Experience (gain)/loss adjustments on plan liabilities	(41.85)	(13.75)	58.27	16.61	46.51
v.	Experience gain/loss adjustments on plan assets	-	-	-	-	-

### viii Actuarial assumptions

		31.03.2022	31.03.2021
<b>a.</b>	<b>Financial assumptions</b>		
i.	Discount rate (p.a.)	7.26%	6.76%
ii.	Salary escalation rate (p.a.)	5.00%	5.00%
<b>b.</b>	<b>Demographic assumptions</b>		
i.	Retirement age	70 years	70 years
ii	Mortality rate	100% of Indian Assured Lives Mortality (2012-14)	
	- Withdrawal rate		
	Upto 30 years	3.00	3.00
	From 31 to 44 years	2.00	2.00
	Above 44 years	1.00	1.00



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### ix Sensitivity analysis

The sensitivity of the plan obligations to changes in key assumptions are:

		₹ in lakhs	
		Change in assumption	Change in plan obligation
Discount rate	Increase	0.50 %	(19.13)
	Decrease	0.50 %	21.03
Salary escalation rate	Increase	0.50 %	18.61
	Decrease	0.50 %	(17.28)

### c Actuarial assumptions for long-term compensated absences

		31.03.2022	31.03.2021
<b>a. Financial assumptions</b>			
i. Discount rate (p.a.)		7.26%	6.76%
ii. Salary escalation rate (p.a.)		5.00%	5.00%
<b>b. Demographic assumptions</b>			
i. Retirement age		70 years	70 years
ii. Mortality rate		100% of Indian Assured Lives Mortality (2012-14)	
- Withdrawal rate			
Upto 30 years		3.00	3.00
From 31 to 44 years		2.00	2.00
Above 44 years		1.00	1.00

- d. In case of companies where number of employees are not exceeding the threshold limit defined in the Payment of Gratuity Act, the provision for gratuity is calculated on accrual basis as detailed below:

		₹ in lakhs	
		As at 31-March-22	As at 31-March-21
Liability at the beginning of the year		11.32	9.15
Current service cost		5.12	2.17
Paid during the year		-	-
Liability at the end of the year		16.44	11.32
Expense recognised in the statement of profit and loss		5.12	2.17

### 67 Earnings per Equity Share

		Year ended 31-March-22	Year ended 31-March-21
Loss for the year	₹ in lakhs	(49,229.67)	(42,742.30)
Weighted average number of equity shares	No's	435,181,170	435,181,170
Earning per share - basic	₹	(11.31)	(9.82)
Weighted average number of potential equity shares	No's	-	-
Weighted average number of equity shares	No's	435,181,170	435,181,170
Earnings per share - diluted	₹	(11.31)	(9.82)
Face value per equity share	₹	5.00	5.00

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### 68 Operating lease arrangements - As lessee - Ind AS 116

The Group has entered into Concession Agreements with Delhi Metro Rail Corporation (DMRC) and has acquired the License Rights to develop properties and sub license it to the customers for a defined period of time. License fee payable to DMRC over the concession period has been recognised as 'Right of use assets' and 'lease liabilities' as at 1 April, 2019 as per Ind AS 116.

The Group has applied Ind AS 116 using the modified retrospective approach.

#### i. Right-of-use assets

Movement and carrying value of right of use assets is as under:

			₹ in lakhs
	Building	Building under development	Total
<b>Balance as at 31 March, 2020</b>	<b>7,620.48</b>	<b>30,090.26</b>	<b>37,710.74</b>
Additions during the year	14,696.03	-	14,696.03
Disposals/adjustments during the year	59.71	11,075.48	11,135.19
	<b>22,256.80</b>	<b>19,014.78</b>	<b>41,271.58</b>
Less : Amortisation expense during the year	1,298.03	705.87	2,003.90
<b>Balance as at 31 March, 2021</b>	<b>20,958.77</b>	<b>18,308.91</b>	<b>39,267.68</b>
Additions during the year	1,231.06	169.16	1,400.22
Disposals/adjustments during the year	108.67	8,879.45	8,988.12
	<b>22,081.16</b>	<b>9,598.62</b>	<b>31,679.78</b>
Less : Amortisation expense during the year	1,909.00	-	1,909.00
<b>Balance as at 31 March, 2022</b>	<b>20,172.16</b>	<b>9,598.62</b>	<b>29,770.78</b>

#### ii. Lease liability

The following is the movement in lease liabilities during the year:

	As at 31-March-22	As at 31-March-21
<b>Balance at the Beginning of the year</b>	24,944.62	24,329.84
Recognition on account of adoption of Ind AS 116	-	-
Additions	13,148.72	9,997.80
Disposal/Adjustments	8,988.12	11,135.19
	29,105.22	23,192.45
Add: Finance cost accrued during the year	4,650.96	2,469.03
Less: Payment of lease liabilities	1,897.61	716.86
<b>Balance at the end of year</b>	<b>31,858.57</b>	<b>24,944.62</b>
Current	1,812.24	3,496.61
Non-current	30,046.33	21,448.01
	<b>31,858.57</b>	<b>24,944.62</b>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022****iii. Maturity analysis of lease liabilities:**

The table below provides details regarding the contractual cash flows of lease liabilities as at year-end on an undiscounted basis:

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
Due within one year	2,911.39	4,009.48
Due later than one year and not later than five years	13,078.41	19,108.63
Due later than five years	69,926.03	115,134.01
<b>Total undiscounted lease liabilities</b>	<b>85,915.83</b>	<b>138,252.12</b>

**Notes:**

- a. The Group has adopted Ind AS 116 "Leases" effective April 1, 2019 and applied the standard to its lease contracts existing as at 1 April, 2019 using the modified retrospective approach. The Group has recorded lease liability at the present value of the lease payments that are not paid as at 1 April, 2019, discounted using the group's incremental borrowing rate and recognised right of use assets of equal amounts.
- b. The depreciation expense of ₹ 1,909.00 lakhs on right-of-use assets is included under depreciation and amortisation expense in the statement of Profit and Loss and depreciation of ₹ NIL has been capitalised in 'Intangible Assets Under Development'.
- c. The following is the summary of practical expedients elected on initial application:
  - (i) Applied a single discount rate to a portfolio of leases of similar assets in similar economic environment with a similar end date
  - (ii) Applied the exemption not to recognize right-of-use assets and liabilities for leases with less than 12 months of lease term on the date of initial application or low value leases.
  - (iii) Excluded the initial direct costs from the measurement of the right-of-use asset at the date of initial application.
  - (iv) Applied the practical expedient to assessment of which transactions are leases. Accordingly, Ind AS 116 is applied only to contracts that were previously identified as leases under Ind AS 17.

**Amounts recognised in Statement of profit and loss**

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
Interest on lease liabilities	3,463.07	1,309.75
Depreciation on right of use assets	1,909.00	1,298.03
Expenses relating to short-term and low value leases (see note vii)	(663.05)	650.46
Amortisation of upfront fee	-	-
	<b>4,709.02</b>	<b>3,258.24</b>

**v. Amounts capitalised to Intangible assets**

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
Interest on lease liabilities	423.38	1,159.28
Depreciation on right of use assets	-	705.87

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### vi. Disclosures for operating leases other than leases covered in Ind AS 116

	As at 31-March-22	As at 31-March-21
<b>a. As a lessee (expenses)</b>		
Lease contracts held for transfer	(767.07)	-
Other short-term lease contracts	104.02	650.46
	<b>(663.05)</b>	<b>650.46</b>

### 69 Operating lease arrangements - As lessor

The Group has given certain building and facilities under non-cancellable operating leases.

Lease income (licence fee) recognised in the Statement of Profit and Loss is as under:

	Year Ended 31-March-2022	₹ in lakhs Year Ended 31-March-2021
Recognised in statement of profit and loss		
a. License fee income	2,264.50	8,409.64
b. Rental Income	5,193.24	47.29
	<b>7,457.74</b>	<b>8,456.93</b>

### c The total of future minimum lease receivables are as follows:

	As at 31-March-22	At 31-March-21
a. Not later than one year	6,979.45	5,258.84
b. Later than one year but not later than five years	6,571.22	7,653.22
c. Later than five years	277.86	305.71
	<b>13,828.53</b>	<b>13,217.77</b>





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### 70: Related party transactions

#### a. List of related parties

##### i. *Entities over which the Company, subsidiary companies or key management personnel or their relatives, exercise significant influence*

- Adela Buildcon Private Limited
- Ashirwad Realtors Private Limited
- Baasima Buildcon Private Limited
- Baidehi Infrastructure Private Limited
- Balbina Real Estates Private Limited
- Charushila Buildwell Private Limited
- Congenial Real Estates Private Limited
- Cyanea Real Estate Private Limited
- Deborah Real Estate Private Limited
- Deleena Developers Private Limited
- Enormity Buildcon Private Limited
- Gauranga Realtors Private Limited
- Gauresh Buildwell Private Limited
- Janak Finance & Leasing Private Limited
- Jodhpur Infrastructure Private Limited
- Madhukanta Real Estate Private Limited
- Magic Promoters Private Limited
- Mahanidhi Buildcon Private Limited
- Neha Infracon (India) Private Limited
- Noida Marketing Private Limited
- Parasnath And Associates Private Limited
- Parasnath Travels & Tours Private Limited
- Parsvnath Biotech Private Limited
- Parsvnath Cyber City Private Limited
- Parsvnath Dehradun Info Park Private Limited
- Parsvnath Developers (GMBT) Private Limited
- Parsvnath Developers (SBBT) Private Limited
- Parsvnath Gurgaon Info Park Private Limited
- Parsvnath Indore Info Park Private Limited
- Parsvnath Knowledge Park Private Limited
- Parsvnath Telecom Private Limited
- Parsvnath Sharmistha Realtors Private Limited
- Parsvnath Retail Limited
- Pearl Propmart Private Limited
- Pradeep Kumar Jain & Sons (HUF)
- Rangoli Buildcon Private Limited
- Sadgati Buildcon Private Limited
- Scorpio Realtors Private Limited
- Timebound Contracts Private Limited
- Vasavi PDL Ventures Private Limited ( Up to 15 October 2021)
- Dreamweaver Realtors Private Limited
- Parikrama Infrastructure Private Limited
- Prasidhi Developers Private Limited
- Prastut Real Estate Private Limited
- Springdale Realtors Private Limited
- Sedna Properties Private Limited

##### ii. *Associates*

- Amazon India Limited

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

- Homelife Real Estate Private Limited

### ii. Joint Ventures

- Ratan Parsvnath Developers (AOP) (Dissolved during the F.Y 2020-21)

### iii. Entities which can exercise significant influence over subsidiaries/joint venture

- Green Destination Holding Limited (GDHL)

### iv. Key Management Personnel

- Mr. Pradeep Kumar Jain, Chairman
- Mr. Sanjeev Kumar Jain, Managing Director and CEO
- Dr. Rajeev Jain, Whole-time Director

### v. Relatives of Key Management Personnel (with whom the Company had transactions)

- Mrs. Nutan Jain (Wife of Mr. Pradeep Kumar Jain, Chairman)

### vi. Non-Executive and Independent Directors

- Mr. Ashok Kumar
- Ms. Deepa Gupta
- Mr. Mahendra Nath Verma
- Mr. Subhash Chander Setia
- Dr. Rakshita Shharma

## b. Transactions / balances outstanding with related parties:

(₹ in lakhs)				
Transaction / Outstanding Balances	Entities under significant influence	Key Management Personnel and their relatives	Entities exercise significant influence	Total
<b>(i) Transactions during the year</b>				
<b>Purchase of Investments / Shares</b>				
Parasnath And Associates Private Limited	-	-	-	-
	1.00	-	-	1.00
	-	-	-	-
	1.00	-	-	1.00
<b>Advances given</b>				
Homelife Real Estate Private Limited	2.50	-	-	2.50
	-	-	-	-
	2.50	-	-	2.50
	-	-	-	-
<b>Advance Repaid</b>				
Jodhpur Infrastructure Private Limited	-	-	-	-
	0.15	-	-	0.15
	-	-	-	-
	0.15	-	-	0.15
<b>Sale of Plot</b>				



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

(₹ in lakhs)

Transaction / Outstanding Balances	Entities under significant influence	Key Management Personnel and their relatives	Entities exercise significant influence	Total
Noida Marketing Private Limited	9,996.62	-	-	9,996.62
	-	-	-	-
Vasavi PDL Ventures Private Limited	-	-	-	-
	10,239.30	-	-	10,239.30
	9,996.62	-	-	9,996.62
	10,239.30	-	-	10,239.30
<b>Advance paid for purchase of land / Property</b>				
Gauranga Realtors Private Limited	-	-	-	-
	15.75	-	-	15.75
	-	-	-	-
	15.75	-	-	15.75
<b>Advance received back</b>				
Gauranga Realtors Private Limited	15.60	-	-	15.60
	-	-	-	-
Parsvnath Telecom Private Limited	-	-	-	-
	0.50	-	-	0.50
	15.60	-	-	15.60
	-	-	-	-
<b>Rent paid (Expense)</b>				
Pradeep Kumar Jain	-	16.01	-	16.01
	-	-	-	-
Nutan Jain	-	26.67	-	26.67
	-	28.60	-	28.60
	-	42.68	-	42.68
	-	28.60	-	28.60
<b>Share of profit / (loss) from associates</b>				
Amazon India Limited	0.11	-	-	0.11
	(0.24)	-	-	(0.24)
Home Life Real Estate Private Limited	0.20	-	-	0.20
	0.22	-	-	0.22
	0.31	-	-	0.31
	(0.02)	-	-	(0.02)
<b>Sitting fees paid to directors</b>				
Mr. AshoK Kumar	-	4.70	-	4.70
	-	4.90	-	4.90
Ms. Deepa Gupta	-	5.20	-	5.20
	-	4.90	-	4.90
Mr. Mahendra Nath Verma	-	5.20	-	5.20
	-	4.90	-	4.90
Mr. Subhash Setia	-	2.80	-	2.80

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022**

(₹ in lakhs)

Transaction / Outstanding Balances	Entities under significant influence	Key Management Personnel and their relatives	Entities exercise significant influence	Total
	-	-	-	0.00
Dr. Rakshita Shharma	-	2.80	-	2.80
	-	-	-	0.00
	-	20.70	-	20.70
	-	14.70	-	14.70
<b>Corporate Gurantee Given for</b>				
Noida Marketing Private Limited	10,000.00	-	-	10,000.00
	-	-	-	-
	10,000.00	-	-	10,000.00
	-	-	-	-
<b>(ii) Balances at the year end</b>				
<b>Short-term / Long-term loans &amp; advances</b>				
Homelife Real Estate Private Limited	2.50	-	-	2.50
	-	-	-	-
	2.50	-	-	2.50
	-	-	-	-
<b>Security deposit (assets)</b>				
Nutan Jain	-	11.36	-	11.36
	-	11.36	-	11.36
	-	11.36	-	11.36
	-	11.36	-	11.36
<b>Trade / Other payables</b>				
Nutan Jain	-	2.92	-	2.92
	-	-	-	-
Pradeep Kumar Jain	-	4.41	-	4.41
	-	-	-	-
Parsvnath Sharmistha Realtors Private Limited	257.50	-	-	257.50
	258.00	-	-	258.00
	257.50	7.33	-	264.83
	258.00	-	-	258.00
<b>Other Advances received</b>				
Jodhpur Infrastructure Private Limited	11.92	-	-	11.92
	11.92	-	-	11.92
	11.92	-	-	11.92
	11.92	-	-	11.92
<b>Advances for land purchase / Property</b>				
Gauranga Realtors Private Limited	0.15	-	-	0.15
	15.75	-	-	15.75
	0.15	-	-	0.15
	15.75	-	-	15.75



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

(₹ in lakhs)

Transaction / Outstanding Balances	Entities under significant influence	Key Management Personnel and their relatives	Entities exercise significant influence	Total
<b>Trade Receivable</b>				
Vasavi PDL Ventures Private Limited	-	-	-	-
	6,290.00	-	-	6,290.00
Noida Marketing Private Limited	176.96	-	-	176.96
	-	-	-	-
	176.96	-	-	176.96
	6,290.00	-	-	6,290.00
<b>Corporate Gurantee Given for loans</b>				
Noida Marketing Private Limited	10,000.00	-	-	10,000.00
	-	-	-	-
	10,000.00	-	-	10,000.00
	-	-	-	-
<b>Investments held</b>				
Amazon India Limited	250.58	-	-	250.58
	250.69	-	-	250.69
Home Life Real Estate Private Limited	112.06	-	-	112.06
	112.26	-	-	112.26
Adela Buildcon Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Ashirwad Realtors Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Baasima Buildcon Private Limited	1.00	-	-	1.00
	1.00	-	-	1.00
Baidehi Infrastructure Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Balbina Real Estates Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Charushila Buildwell Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Congenial Real Estates Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Cyanea Real Estate Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Deborah Real Estate Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Deleena Developers Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Enormity Buildcon Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022**

(₹ in lakhs)

Transaction / Outstanding Balances	Entities under significant influence	Key Management Personnel and their relatives	Entities exercise significant influence	Total
Gauranga Realtors Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Gauresh Buildwell Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Jodhpur Infrastructure Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Parsvnath Telecom Private Limited	51.50	-	-	51.50
	51.50	-	-	51.50
Madhulekha Developers Private Limited	-	-	-	-
	0.50	-	-	0.50
Madhukanta Real Estate Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Magic Promoters Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Mahanidhi Buildcon Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Dreamweaver Realtors Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Sureshwar Properties Private Limited	-	-	-	-
	0.50	-	-	0.50
Parsvnath Biotech Private Limited	2.50	-	-	2.50
	2.50	-	-	2.50
Parsvnath Cyber City Private Limited	1.00	-	-	1.00
	1.00	-	-	1.00
Parsvnath Dehradun Info Park Private Limited	2.50	-	-	2.50
	2.50	-	-	2.50
Parsvnath Developers (GMBT) Private Limited	2.50	-	-	2.50
	2.50	-	-	2.50
Parsvnath Developers (SBBT) Private Limited	2.00	-	-	2.00
	2.00	-	-	2.00
Parsvnath Gurgaon Info Park Private Limited	2.50	-	-	2.50
	2.50	-	-	2.50
Parsvnath Indore Info Park Private Limited	2.50	-	-	2.50
	2.50	-	-	2.50
Parsvnath Knowledge Park Private Limited	1.00	-	-	1.00
	1.00	-	-	1.00
Parsvnath Retail Limited	4.00	-	-	4.00
	4.00	-	-	4.00
Pearl Propmart Private Limited	0.50	-	-	0.50
	0.50	-	-	0.50
Rangoli Buildcon Private Limited	0.50	-	-	0.50



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

(₹ in lakhs)				
Transaction / Outstanding Balances	Entities under significant influence	Key Management Personnel and their relatives	Entities exercise significant influence	Total
	<i>0.50</i>	-	-	<b>0.50</b>
Sadgati Buildcon Private Limited	0.50	-	-	<b>0.50</b>
	<i>0.50</i>	-	-	<b>0.50</b>
Scorpio Realtors Private Limited	0.50	-	-	<b>0.50</b>
	<i>0.50</i>	-	-	<b>0.50</b>
Parsvnath Sharmishtha Realtors Private Limited	0.50	-	-	<b>0.50</b>
	<i>0.50</i>	-	-	<b>0.50</b>
Digant Realtors Private Limited	-	-	-	-
	<i>0.50</i>	-	-	<b>0.50</b>
Timebound Contracts Private Limited	5.00	-	-	<b>5.00</b>
	<i>5.00</i>	-	-	<b>5.00</b>
Vasavi PDL Ventures Private Limited	-	-	-	-
	<i>2.55</i>	-	-	<b>2.55</b>
Dae Realtors Private Limited	0.50	-	-	<b>0.50</b>
	-	-	-	-
Izna Realcon Private Limited	0.50	-	-	<b>0.50</b>
	-	-	-	-
	<b>452.64</b>	-	-	<b>452.64</b>
	<b>456.00</b>	-	-	<b>456.00</b>
<b>Guarantee for loans taken by Company</b>				
Given by Chairman and whole-time Directors	-	277,623.85	-	<b>277,623.85</b>
	-	280,861.50	-	<b>280,861.50</b>
	-	<b>277,623.85</b>	-	<b>277,623.85</b>
	-	<b>280,861.50</b>	-	<b>280,861.50</b>

**Note:**

- Figures in italics represents figures as at and for the year ended 31 March, 2021.

**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 Group has not recorded any impairment of receivables from related parties. 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.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### 71 Financial Instruments

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

	As at 31-March-22				As at 31-March-21			
	Total	Amor- tised Cost	At cost	FVTPL	Total	Amortised Cost	At cost	FVTPL
<b>Financial assets</b>								
i. Investments	39,000.39	37,500.00	452.64	1,047.75	39,004.25	37,500.00	456.00	1,048.25
ii. Trade receivables	28,781.88	28,781.88	-	-	33,139.66	33,139.66	-	-
iii. Cash and cash equivalents	2,478.77	2,478.77	-	-	4,277.02	4,277.02	-	-
iv. Bank balances other than (iii) above	5,623.51	5,623.51	-	-	5,944.58	5,944.58	-	-
v. Loans	1,136.99	1,136.99	-	-	2,520.07	2,520.07	-	-
vi. Other financial assets	31,320.04	31,320.04	-	-	31,515.96	31,515.96	-	-
<b>Total financial assets</b>	<b>108,341.58</b>	<b>106,841.19</b>	<b>452.64</b>	<b>1,047.75</b>	<b>116,401.54</b>	<b>114,897.29</b>	<b>456.00</b>	<b>1,048.25</b>
<b>Financial liabilities</b>								
i. Borrowings	321,880.28	321,880.28	-	-	326,966.64	326,966.64	-	-
ii. Trade Payables	71,466.75	71,466.75	-	-	71,073.18	71,073.18	-	-
iii. Other financial liabilities	113,808.35	113,808.35	-	-	104,828.26	104,828.26	-	-
iv. Lease Liabilities	31,858.57	31,858.57	-	-	24,944.62	24,944.62	-	-
<b>Total financial liabilities</b>	<b>539,013.95</b>	<b>539,013.95</b>	<b>-</b>	<b>-</b>	<b>527,812.70</b>	<b>527,812.70</b>	<b>-</b>	<b>-</b>

The group has disclosed financial instruments such as trade receivables, loans and advances, other financial assets, trade payables, borrowings and other financial liabilities at carrying value because their carrying amounts are reasonable approximation of the fair values.

#### Fair value hierarchy

The fair value of financial instruments have been classified into three categories depending on the inputs used in the valuation technique

The categories used are as follows:

Level 1: Quoted prices for identical instruments in an active market

Level 2: Directly or indirectly observable market inputs, other than Level 1 inputs

Level 3: Inputs which are not based on observable market data

	As at 31-March-22		As at 31-March-21	
	Carrying amount ₹ in lakhs	Category	Carrying amount ₹ in lakhs	Category
Investment carried at fair value through profit and loss	1,047.75	Level 3	1,048.25	Level 3





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### 72 Financial Risk Management

The Group's business operations are exposed to various financial risks such as liquidity risk, market risks, credit risk, interest rate risk, funding risk etc. The Group's financial liabilities mainly includes borrowings taken for the purpose of financing group's operations. Financial assets mainly includes trade receivables and other financial assets.

The Group has a system based approach to financial risk management. The Group has internally instituted an integrated financial risk management framework comprising identification of financial risks and creation of risk management structure. The financial risks are identified, measured and managed in accordance with the Group'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 Group may face to meet its obligations for financial liabilities. The objective of liquidity risk management is that the Group has sufficient funds to meet its liabilities when due. The Group is under stressed conditions, which has resulted in delays in meeting its liabilities. The Group, regularly monitors the cash outflow projections and arrange funds to meet its liabilities.

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

		₹ in lakhs			
	Carrying amount	Payable within 1 year	Payable in 1-3 years	Payable in 3-5 years	Payable more than 5 years
<b>As at 31 March, 2022</b>					
Borrowings	321,880.28	112,296.60	62,384.22	135,361.74	11,837.72
Trade payables	71,466.75	71,466.75	-	-	-
Other financial liabilities	113,808.35	81,271.61	4,382.11	20,264.72	7,889.91
Lease Liabilities	31,858.57	1,812.24	6,626.95	11,189.99	12,229.39
	<b>539,013.95</b>	<b>266,847.20</b>	<b>73,393.28</b>	<b>166,816.45</b>	<b>31,957.02</b>
<b>As at 31 March, 2021</b>					
Borrowings	326,966.64	108,317.53	10,063.86	175,595.81	32,989.44
Trade payables	71,073.18	66,633.88	4,439.30	-	-
Other financial liabilities	104,828.26	90,370.39	2,627.43	10,772.28	1,058.16
Lease Liabilities	24,944.62	3,496.61	2,391.89	12,496.73	6,559.39
	<b>502,868.08</b>	<b>265,321.80</b>	<b>17,130.59</b>	<b>186,368.09</b>	<b>34,047.60</b>

#### Financing facilities

##### Secured bank overdraft facility :

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
Amount used	4,078.30	6,189.27
Amount unused	-	-

#### 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.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### 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 group is mainly exposed to the interest rate risk due to its borrowings. The group manages its interest rate risk by having balanced portfolio of fixed and variable rate borrowings. The group does not enter into any interest rate swaps.

#### Interest rate sensitivity analysis

The exposure of the group's borrowing to interest rate change at the end of the reporting periods are as follows:

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
<b>Variable rate borrowings</b>		
Long Term	26,913.48	30,685.65
Short Term	112,296.60	113,610.79
<b>Total Variable rate Borrowing</b>	<b>139,210.08</b>	<b>144,296.44</b>
<b>Fixed Rate Borrowings</b>		
Long Term	182,670.20	182,670.20
Short Term	-	-
<b>Total Fixed rate Borrowing</b>	<b>182,670.20</b>	<b>182,670.20</b>
<b>Total Borrowing</b>	<b>321,880.28</b>	<b>326,966.64</b>

#### Sensitivity

Variable Interest rate loans are exposed to interest rate risk, the impact on profit or loss before tax maybe as follows:

	₹ in lakhs	
	Year ended 31-March-22	Year ended 31-March-21
Actual interest cost	43,433.92	48,737.30
if ROI is increased by 1% on outstanding loans	1,392.10	1,442.96
Total interest cost	44,826.02	50,180.26
if ROI is decreased by 1% on outstanding loans	1,392.10	1,442.96
Total interest cost	42,041.82	47,294.34

### B. Price risk

The group 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 group is exposed to credit risk for receivables from its real estate customers and refundable security deposits.

Customers credit risk is managed, generally by receipt of sale consideration before handing over of possession and/or transfer of legal ownership rights. The group's credit risk with respect to customers is diversified due to large number of real estate projects with different customers spread over different geographies.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

Based on prior experience and an assessment of the current receivables, the management believes that there is no credit risk and accordingly no provision is required. The ageing of trade receivables is as below:

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
Outstanding for more than 6 months	17,456.25	18,572.17
Outstanding for 6 months or less	4,579.26	7,295.48
Not due for payment	6,746.37	7,272.01
	<b>28,781.88</b>	<b>33,139.66</b>

### 73 Capital Management

For the purpose of capital management, capital includes equity capital, share premium and retained earnings. The group maintains balance between debt and equity. The group monitors its capital management by using a debt-equity ratio, which is total debt divided by total capital.

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

	₹ in lakhs	
	As at 31-March-22	As at 31-March-21
<b>Borrowings:</b>		
Long term	209,583.68	213,355.85
Short term	112,296.60	113,610.79
	-	-
<b>Total borrowings (A)</b>	<b>321,880.28</b>	<b>326,966.64</b>
<b>Equity</b>		
Share capital	21,759.06	21,759.06
Other equity	(52,060.09)	(3,680.09)
Less: Debenture redemption reserve	(7,742.20)	(7,742.20)
<b>Total Equity (B)</b>	<b>(38,043.23)</b>	<b>10,336.77</b>
Debt to equity ratio (A/B)	(8.46)	31.63

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

### 74. Additional information as required under Schedule III to the Companies Act, 2013, of enterprises consolidated as Subsidiaries/ Joint Venture / Associates

(₹ in lakhs)

Name of the entity	Net Assets, i.e. total assets minus total liabilities		Share in total comprehensive income	
	As % of consolidated net assets	Amount	As % of consolidated Income/(loss)	Amount
<b>Parent</b>				
Parsvnath Developers Limited	(337.73)	102,335.30	(42.40)	(20,838.45)
<b>Subsidiaries</b>				
<b>Indian</b>				
Parsvnath Landmark Developers Private Limited	55.71	(16,880.68)	(8.06)	(3,963.39)
Parsvnath Infra Limited	(18.52)	5,611.94	(0.42)	(207.15)
Parsvnath MIDC Pharma SEZ Private Limited	(0.68)	207.07	(0.02)	(11.20)
Parsvnath Hotels Limited	(1.17)	354.63	(0.20)	(97.98)
Parsvnath Hessa Developers Private Limited	(8.82)	2,673.69	(3.10)	(1,521.76)
Parsvnath Estate Developers Private Limited	211.42	(64,062.68)	(30.10)	(14,796.31)
Parsvnath Promoters and Developers Private Limited	(3.90)	1,182.36	(0.00)	(1.89)
Parsvnath Buildwell Private Limited	(53.51)	16,212.84	(0.61)	(299.05)
Parsvnath Realcon Private Limited	3.00	(909.67)	(0.68)	(333.44)
Parsvnath HB Projects Private Limited	3.24	(982.26)	(0.00)	(0.21)
Parsvnath Film City Limited	0.12	(35.48)	(0.02)	(9.12)
PDL Assets Limited	6.26	(1,896.18)	(1.44)	(705.73)
Parsvnath Realty Ventures Limited	19.07	(5,779.06)	(4.19)	(2,061.50)
Vasavi PDL Ventures Private Limited	-	-	-	-
Farhad Realtors Private Limited	0.00	(1.18)	(0.00)	(0.18)
Sukshma Buildtech Private Limited	1.74	(526.76)	(0.61)	(300.08)
Jarul Promoters and Developers Private Limited	6.21	(1,880.51)	(1.32)	(648.26)
Parsvnath Rail Land Project Private Limited	16.61	(5,032.62)	(0.04)	(17.68)
Snigdha Buildwell Private Limited	(0.01)	3.05	(0.00)	(0.11)
Generous Buildwell Private Limited	(0.65)	196.56	0.00	0.27
Evergreen Realtors Private Limited	(0.32)	97.80	(0.00)	(0.11)
Vardaan Buildtech Private Limited	(0.08)	24.72	0.01	3.75
Unity Parsvnaths LLP	(6.29)	1,906.69	(0.00)	(0.16)
<b>Foreign</b>				
Parsvnath Developers Pte. Ltd.	(1.45)	438.20	(0.19)	(92.70)
<b>Subsidiaries by virtue of Accounting Standard (Ind AS - 110) on Consolidated financial statements</b>				
<b>Indian</b>				
Aahna Realtors Private Limited	(0.01)	2.12	(0.00)	(0.12)
Afra Infrastructure Private Limited	(0.01)	4.39	(0.00)	(0.09)
Anubhav Buildwell Private Limited	(0.03)	8.17	0.00	0.00
Arctic Buildwell Private Limited	(0.01)	2.67	(0.00)	(0.10)
Arunachal Infrastructure Private Limited	(0.00)	0.65	(0.00)	(0.09)



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

(₹ in lakhs)

Name of the entity	Net Assets, i.e. total assets minus total liabilities		Share in total comprehensive income	
	As % of consolidated net assets	Amount	As % of consolidated Income/(loss)	Amount
Bae Buildwell Pvt Ltd	(0.00)	0.67	(0.00)	(0.12)
Bakul Infrastructure Private Limited	(0.01)	1.66	(0.00)	(0.12)
Banita Buildcon Private Limited	(0.01)	2.75	(0.00)	(0.09)
Bliss Infrastructure Private Limited	(0.01)	1.79	(0.00)	(0.09)
Brinly Properties Private Limited	(0.00)	1.14	0.00	0.07
Coral Buildwell Private Limited	(0.00)	0.57	(0.00)	(0.09)
Dae Realtors Private Limited	-	-	-	-
Dai Real Estates Private Limited	0.30	(91.47)	(0.14)	(67.51)
Dhiren Real Estates Private Limited	(0.00)	1.20	(0.00)	(0.10)
Elixir Infrastructure Private Limited	(0.01)	2.91	(0.00)	(0.12)
Emerald Buildwell Private Limited	(0.04)	11.57	(0.00)	(0.09)
Gem Buildwell Private Limited	(0.00)	1.29	(0.00)	(0.12)
Himsagar Infrastructure Private Limited	(0.00)	0.72	(0.00)	(0.09)
Izna Realcon Private Limited	-	-	-	-
Jaguar Buildwell Private Limited	(0.01)	1.97	0.00	0.92
Label Real Estates Private Limited	(0.01)	1.65	(0.00)	(0.10)
Lakshya Realtors Private Limited	(0.02)	6.76	(0.00)	(0.09)
LSD Realcon Private Limited	(0.01)	2.38	0.00	1.31
Mirage Buildwell Private Limited	(0.01)	2.52	(0.00)	(0.10)
Navneet Realtors Private Limited	(0.02)	4.90	(0.00)	(0.09)
Neelgagan Realtors Private Limited	(0.02)	7.14	(0.00)	(0.01)
New Hind Enterprises Private Limited	(1.43)	434.65	(0.00)	(0.22)
Oni Projects Private Limited	-	-	-	-
Paavan Buildcon Private Limited	(0.00)	0.60	(0.00)	(0.11)
Perpetual Infrastructure Private Limited	(0.02)	5.17	(0.00)	(0.10)
Prosperity Infrastructures Private Limited	(0.01)	3.17	(0.00)	(0.09)
Rangoli Infrastructure Private Limited	(0.01)	2.51	(0.00)	(0.11)
Samiksha Realtors Private Limited	(0.00)	0.58	(0.00)	(0.13)
Sapphire Buildtech Private Limited	(0.66)	200.11	(0.00)	(0.10)
Silverstreet Infrastructure Private Limited	(0.02)	4.74	(0.00)	(0.09)
Spearhead Realtors Private Limited	(0.02)	5.22	0.00	2.38
Springdale Realtors Private Limited	(0.01)	4.02	(0.00)	(0.11)
Stupendous Buildtech Private Limited	0.00	(0.84)	(0.00)	(0.27)
Sumeru Developers Private Limited	(0.01)	3.08	(0.00)	(0.10)
Trishla Realtors Private Limited	(0.01)	2.92	(0.00)	(0.10)
Vital Buildwell Private Limited	(0.01)	1.81	(0.00)	(0.10)
Yamuna Buildwell Private Limited	(0.02)	7.52	(0.00)	(0.12)
<b>Non-controlling interest in all subsidiaries</b>	<b>(3.63)</b>	<b>1,099.62</b>	<b>(0.32)</b>	<b>(156.57)</b>
<b>Joint Venture (as per proportionate consolidation)</b>				
<b>Indian</b>				

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

(₹ in lakhs)

Name of the entity	Net Assets, i.e. total assets minus total liabilities		Share in total comprehensive income	
	As % of consolidated net assets	Amount	As % of consolidated Income/(loss)	Amount
Ratan Parsvnath Developers (AOP)	-	-	-	-
Adjustments arising out of consolidation	215.55	(65,313.80)	(6.15)	(3,025.14)
<b>Sub-total (a)</b>	<b>100.00</b>	<b>(30,301.03)</b>		<b>(49,150.61)</b>
<b>Associates (Investments as per equity method)</b>				
<b>Indian</b>				
Amazon India Limited		250.58	(0.00)	(0.11)
Homelife Real Estate Private Limited		112.06	(0.00)	(0.20)
Others		-	-	-
<b>Sub-total (b)</b>		<b>362.64</b>		<b>(0.31)</b>
<b>Total (a+b)</b>			<b>(100.00)</b>	<b>(49,150.92)</b>

### 75 Transactions with Struck off companies

₹ in lakhs

Sr. No.	Name of the Struck off Company	Nature of transactions with Struck-off Company	Balance out-standing as at 31- March- 2022	Relationship with the struck off company	Balance out-standing as at 31- March- 2021	Relationship with the struck off company
1	Adharshila Power Projects Private Limited	Trade payables	2.36	None	2.36	None
2	Deva Nursery And Farms Private Limited	Security deposit payable	1.43	None	1.43	None
3	Deva Nursery And Farms Private Limited	Trade payables	3.60	None	3.60	None
4	Pawan Contractors (I) Private Limited	Security deposit payable	3.04	None	3.04	None
5	Pawan Contractors (I) Private Limited	Trade payables	16.55	None	16.55	None
6	Unite Matrix Buildmat Private Limited	Advance to contractors	8.57	None	8.57	None
7	Unite Matrix Buildmat Private Limited	Trade payables	16.93	None	16.93	None
8	Vishnu Textile Trade Private Limited	Security deposit payable	0.39	None	0.39	None
9	Vishnu Textile Trade Private Limited	Trade receivables	0.06	None	0.06	None
10	Kumar Electricals Private Limited	Advance to suppliers	0.12	None	0.12	None
11	Trust Realtors Private Limited	Recoverable from broker	0.41	None	0.41	None
12	Bhw Birla Home Finance Limited	Security deposit payable	1.00	None	1.00	None
13	Epcon Private Limited	Security deposit payable	0.04	None	0.04	None
14	Parishram Buildcons Private Limited	Security deposit payable	0.72	None	0.72	None
15	Rational Estates Private Limited	Security deposit payable	1.00	None	1.00	None
16	Ravi Satyam Prop Private Limited	Security deposit payable	1.00	None	1.00	None



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

₹ in lakhs						
Sr. No.	Name of the Struck off Company	Nature of transactions with Struck-off Company	Balance outstanding as at 31- March- 2022	Relationship with the struck off company	Balance outstanding as at 31- March- 2021	Relationship with the struck off company
17	Rpa Electrical Solutions Private Limited	Security deposit payable	0.06	None	0.06	None
18	Shree Manglam Projects Private Limited	Security deposit payable	0.30	None	0.30	None
19	Theme Hospitality Private Limited	Security deposit payable	0.33	None	0.33	None
20	Vasant Vihar Infrastructures Private Limited	Security deposit payable	1.08	None	1.08	None
21	Alok Security & Management Services Private Limited	Trade payables	5.31	None	5.31	None
22	Apr Security India Private Limited	Trade payables	0.20	None	0.20	None
23	Ass Protection Private Limited	Trade payables	0.44	None	0.44	None
24	Chesterton Meghraj Prop. Consultants Private Limited	Trade payables	1.37	None	1.37	None
25	Goyanka City Private Limited	Trade payables	0.81	None	0.81	None
26	Gvs Coating Private Limited	Trade payables	1.09	None	1.09	None
27	K M Facility Management Solutions Private Limited	Trade payables	0.10	None	0.10	None
28	Loyal Inframart Private Limited	Trade payables	1.98	None	1.98	None
29	Mirador Studios Private Limited	Trade payables	0.11	None	0.11	None
30	Moksh Constructions Private Limited	Trade payables	1.65	None	1.65	None
31	Pooja Securitas & Allied Services Private Limited	Trade payables	3.95	None	3.95	None
32	Unique Realtors Private Limited	Trade payables	0.83	None	0.83	None
33	Virsa Ventures India Private Limited	Trade payables	1.88	None	1.88	None

**76** The outbreak of Coronavirus (COVID-19) pandemic has caused significant disturbance and slowdown of economic activity. COVID-19 has adversely impacted the business operation of the group, by way of interruption of construction activities, supply chain disruption, unavailability of labour, etc. The group has assessed the economic impact of Covid-19 on its business by evaluating various scenarios on certain assumptions and current indicators of future economic conditions and on the basis of internal and external sources of information. Based on this, the group has assessed recoverability and carrying value of its assets comprising inventory, receivables, investments, investment properties, intangible assets, right of use assets, advances, deferred tax assets and other financial and non-financial assets and believes that it will recover the carrying value of all its assets. The management will continue to closely monitor any material changes arising out of future economic conditions and impact on its business.

**77** 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.

**78** The Group does not have any benami property, where any proceeding has been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022

- 79** The Group is not declared willful defaulter by any bank and financial institution or any other lender.
- 80** Term Loans taken from bank and financial institutions or any other lender were applied for the purpose for which the loans were obtained.
- 81** The Group has been sanctioned working capital limits from banks during the year on the basis of security of current assets. The quarterly statements filed by the group with such banks are in agreement with the books of accounts of the Group.
- 82** The Group has not advanced or loaned or invested funds to any other person or entity, 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.
- 83** The Group has not received funds from any person or entity, 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 to or on behalf of the Ultimate Beneficiaries.
- 84** The Group has complied with the 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.
- 85** The Group 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)
- 86** The Group have not traded or invested in Crypto currency or Virtual Currency during the financial year.
- 87** Events after the reporting period
- There are no event observed after the reported period which have an impact on the Group's operation.
- 88** Figures for the previous year have been regrouped / rearranged wherever necessary.
- 89 Approval of the financial statements**
- The financial statements were approved for issue by Board of Directors on 11th June, 2022.

### For and on behalf of the Board of Directors

**Pradeep Kumar Jain**  
Chairman  
(DIN 00333486)

**M. C. Jain**  
Group Chief Financial Officer  
Place: Delhi  
Date: 11 June, 2022

**Sanjeev Kumar Jain**  
Managing Director & CEO  
(DIN 00333881)

**Mandan Mishra**  
Company Secretary





**FORM AOC - I**  
(Pursuant to Section 129(3) of the Companies Act, 2013 read with Rule 5 of Companies (Accounts) Rules, 2014)  
**Statement containing salient features of the financial statements of subsidiary companies as on March 31, 2022**  
**PART - "A" - Subsidiaries**

Sr. No.	Name of the Subsidiary Company	Date since when subsidiary was acquired	Reporting Period of the subsidiary	Reporting currency and exchange rate as on 31 March, 2022	Share Capital	Reserves & Surplus (adjusted for debit balance in Profit & Loss Account, wherever applicable)	Total Assets (Fixed Assets + Investments + Current assets)	Total Liabilities (Loans + Current Liabilities)	Investments (other than investment in subsidiaries)	Turnover (including Other Income)	Profit / (Loss) before taxation	Provision for taxation	Profit / (Loss) after taxation	Proposed Dividend	% of share-holding
1	Parsvnath Infra Limited	19.09.2006	31.03.2022	INR	2,745.77	2,864.11	5,722.89	113.01	-	0.22	(218.18)	-	(65.42)	-	94.87%
2	Parsvnath Film City Limited	28.02.2007	31.03.2022	INR	175.00	(210.46)	4,825.99	4,861.46	-	-	(9.12)	-	(9.12)	-	100.00%
3	Parsvnath Landmark Developers Private Limited	08.03.2007	31.03.2022	INR	328.21	(17,208.88)	68,508.24	85,388.90	-	8,165.36	(3,963.39)	-	(3,963.39)	-	100.00%
4	Parsvnath Hotels Limited	02.11.2007	31.03.2022	INR	540.00	(185.37)	2,622.48	2,267.86	-	-	(97.98)	-	(97.98)	-	100.00%
5	Parsvnath Developers Pte. Limited	01.11.2007	31.03.2022	1 SGD= INR 54.364	356.77	81.42	2,250.61	1,812.41	-	4.50	(173.85)	-	(173.85)	-	53.32%
6	PDL Assets Limited	03.12.2007	31.03.2022	INR	6.00	(1,902.19)	3,504.23	78.62	-	-	(705.73)	-	(705.73)	-	100.00%
7	Parsvnath Estate Developers Private Limited	27.08.2010	31.03.2022	INR	500.00	(64,562.68)	102,254.68	166,317.35	-	5,701.19	(14,796.31)	-	(14,796.31)	-	100.00%
8	Parsvnath Promoters And Developers Private Limited	19.11.2010	31.03.2022	INR	33.20	1,152.86	1,191.36	5.31	-	-	(4.61)	-	(4.61)	-	5.00%
9	Parsvnath MIDC Pharma SEZ Private Limited (Refer note 1)	29.03.2011	31.03.2022	INR	499.00	(291.94)	207.32	0.26	-	-	(0.18)	-	(0.18)	-	-
10	Parsvnath Rail Land Projects Private Limited	07.05.2018	31.03.2022	INR	42.40	(5,075.03)	7,022.18	12,054.81	-	-	(20.79)	-	(20.79)	-	85.10%
11	Parsvnath HB Projects Private Limited	19.10.2012	31.03.2022	INR	4.90	(987.16)	14,761.36	15,743.62	-	-	(0.41)	-	(0.41)	-	51.00%
12	Parsvnath Hessa Developers Private Limited	02.07.2013	31.03.2022	INR	496.00	2,177.65	11,695.31	9,021.62	-	813.90	(1,521.77)	-	(1,521.77)	-	100.00%
13	Parsvnath Buildwell Private Limited	12.09.2013	31.03.2022	INR	9,953.69	6,259.18	31,430.37	15,217.47	-	117.15	(299.02)	-	(299.02)	-	100.00%
14	Parsvnath Realcon Private Limited (Refer note 2)	12.09.2013	31.03.2022	INR	1.00	(910.67)	9,525.40	10,435.07	-	847.71	(333.46)	-	(333.46)	-	-
15	Parsvnath Realty Ventures Limited	16.07.2016	31.03.2022	INR	5.00	(5,779.06)	11,163.45	215.00	-	210.36	2,061.50	-	2,061.50	-	100.00%
16	Farhad Realtors Private Limited	29.07.2017	31.03.2022	INR	1.00	(2.18)	0.19	1.37	-	-	(0.18)	-	(0.18)	-	100.00%

Sr. No.	Name of the Subsidiary Company	Date since when subsidiary was acquired	Reporting Period of the subsidiary and exchange rate as on 31 March, 2022	Share Capital	Reserves & Surplus (adjusted for debit balance in Profit & Loss Account, wherever applicable)	Total Assets (Fixed Assets + Investments + Current assets)	Total Liabilities (Loans + Current Laibilities)	Investments (other than investment in subsidiaries)	Turnover (including Other Income)	Profit / (Loss) before taxation	Provision for taxation	Profit / (Loss) after taxation	Proposed Dividend	% of share-holding
17	Jarul Promoters & Developers Private Limited	16.03.2019	31.03.2022	INR	10.00	(1,890.51)	3,510.17	5,390.69	-	(648.26)	-	(648.26)	-	100.00%
18	Suksma Buildtech Private Limited	16.03.2019	31.03.2022	INR	1.00	(527.75)	1,742.66	2,269.42	-	(300.08)	-	(300.08)	-	100.00%
19	Snigdha Buildwell Private Limited	14.12.2019	31.03.2022	INR	1.00	2.05	301.15	298.10	-	(0.11)	-	(0.11)	-	100.00%
20	Generous Buildwell Private Limited (Refer note 2)	07.12.2019	31.03.2022	INR	200.00	(3.71)	1,799.84	1,603.27	-	0.27	-	0.27	-	100.00%
21	Evergreen Realtors Private Limited (Refer note 2)	06.02.2020	31.03.2022	INR	100.00	(2.20)	97.94	0.14	-	(0.11)	-	(0.11)	-	100.00%

**Note:**

- Subsidiary in terms of Section 2(87)(ii) of the Companies Act, 2013, since 100% of the equity capital is held by Parsvnath Infra Limited, a subsidiary of Parsvnath Developers Limited.
- Subsidiary in terms of Section 2(87)(iii) of the Companies Act, 2013, since 100% of the equity capital is held by Snigdha Buildwell Private Limited, a subsidiary of Parsvnath Developers Limited.

**3 Names of subsidiaries which are yet to commence operations**

- Parsvnath Film City Limited
- Parsvnath Telecom Private Limited
- Parsvnath Developers Pte. Limited
- PDL Assets Limited
- Parsvnath Promoters And Developers Private Limited
- Parsvnath MIDC Pharma SEZ Private Limited
- Parsvnath Realty Ventures P Ltd
- Farhad Realtors Private Limited
- Jarul Promoters & Developers Private Limited
- Suksma Buildtech Private Limited

**4 Names of subsidiaries which have been liquidated during the year** NIL

For and on behalf of the Board of Directors

Sd/-

**Pradeep Kumar Jain**  
Chairman  
(DIN 00333486)

Sd/-

**Sanjeev Kumar Jain**  
Managing Director & CEO  
(DIN 00333881)

Sd/-

**M. C. Jain**  
Group Chief Financial Officer

Sd/-

**Mandan Mishra**  
Company Secretary

Date : 11.06.2022  
Place: New Delhi



## FORM AOC - I

(Pursuant to Section 129(3) of the Companies Act, 2013 read with Rule 5 of Companies (Accounts) Rules, 2014)

### Statement containing salient features of the financial statements of associates/joint ventures as on March 31, 2022

#### PART - "B" - Associates and Joint Ventures

(₹ In lakhs)

Sr. No.	Name of Associates / Joint Ventures	Latest unaudited Balance Sheet Date	Date on which the Associate or Joint Venture was associated or acquired	Shares of Associate / Joint Venture held by the company on year end			Description of how there is significant influence	Reason why the associate / joint venture is not consolidated	Net worth attributable to share-holding as on 31.03.2022	Profit/ Loss for the period	
				Number	Amount of investment	Extent of holding %				Considered in consolidation	Not considered in consolidation
1	Amazon India Limited	31.03.2022	02.04.2004	25,000	212.50	48.31%	Holding more than 20 % of voting power	NA	42.87	(0.16)	-
2	Vardaan Buildtech Pvt Ltd	31.03.2022	19.03.2007	16,000	1.60	33.33%	Holding more than 20 % of voting power	NA	4.31	(0.15)	-
3	Homelife Real Estates Pvt Ltd	31.03.2022	12.01.2005	775,000	77.50	50.00%	Holding more than 20 % of voting power	NA	112.02	1.56	-

Note:

#### 1 Names of associates/ joint ventures which are yet to commence operations

- i. Unity Parsvnath LLP

#### 2 Names of associates/ joint ventures which have been liquidated during the year

NIL

#### For and on behalf of the Board of Directors

Sd/-  
**Pradeep Kumar Jain**  
Chairman  
(DIN 00333486)

Sd/-  
**Sanjeev Kumar Jain**  
Managing Director & CEO  
(DIN 00333881)

Date : 11.06.2022  
Place: New Delhi

Sd/-  
**M.C.Jain**  
Group Chief Financial Officer

Sd/-  
**Mandan Mishra**  
Company Secretary



