

Annual Report 2020-21

Parsvnath Landmark Developers Private Limited

CIN: U45201DL2003PTC122489

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

Phone No: +91-11-43010500, +91-11-43050100; Fax No: +91-11-43050473

Website: www.parsvnath.com/pldpl; E-mail: secretarial@parsvnath.com

BOARD'S REPORT

Dear Shareholders,

Your Directors have pleasure in presenting the 18th Annual Report together with the Audited Financial Statements of the Company for the financial year ended March 31, 2021.

1. FINANCIAL HIGHLIGHTS

Item	[Rs. in Lakhs]	
	FY 2020-21	FY 2019-20
Total Income	1520.53	112.59
Profit/(Loss) before Depreciation and Tax	(670.37)	(2632.49)
Less: Depreciation	6.48	7.44
Profit/(Loss) before Tax	(676.85)	(2639.93)
Less: Current Tax	-	-
Deferred Tax	(0.34)	650.30
Income Tax adjustment for earlier years	8.21	-
Profit/(Loss) after Tax	(684.72)	(3290.23)

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

Your Company is constructing a premium luxury residential project 'La Tropicana' at Khyber Pass, Civil Lines, Delhi having a saleable area of over 22 lakhs square feet. The project is being implemented in three phases, and the first phase is nearing completion. The Company has started offering possession of flats for fit outs.

A Memorandum of Understanding (MOU) was signed with the Resident Welfare Association (RWA) on 30th April, 2019 to settle complaints regarding delay in handing over possession and related matters, on the suggestion of the National Consumer Disputes Redressal Commission (NCDRC). An Amendment to MOU was executed on 27th October, 2020 amending certain conditions of the MOU.

Due to write back of excess provision for interest on debentures, your Company's total income, during the year under review, was higher at Rs. 1520.53 Lakhs as against Rs. 112.59 Lakhs in the previous year. Your Company incurred a loss after tax of Rs. 684.72 Lakhs as against loss after tax of Rs. 3290.23 Lakhs in the previous year.

3. IMPACT OF COVID-19 PANDEMIC

We are in the middle of the biggest crisis we have seen in our lifetimes, the COVID-19 Pandemic. So, far, it has created unprecedented socio-economic disruption, fear and the tragic loss of human life. The collapse in economic activity this time is likely at a level unseen in previous recessions. Each time the suffering has been different but each time we have adapted and bounced back. We are hopeful that like all previous crises, the COVID-19 Pandemic will also pass and in time, a fresh wave of business energy will flow.

Parsvnath Landmark Developers Pvt. Ltd.

(A subsidiary of Parsvnath Developers Ltd.)

CIN: U45201DL2003PTC122489

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

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



4. DIVIDEND AND AMOUNT PROPOSED TO BE CARRIED TO RESERVES, IF ANY

In view of loss incurred by the Company during the year under review, your Directors have not recommended any dividend and have not transferred any amount to reserves.

In terms of the provisions of Section 71 of the Companies Act, 2013 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.

5. FIXED DEPOSITS

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

6. LISTING WITH STOCK EXCHANGE

2000 Non-Convertible Debentures (NCDs) of Rs. 10,00,000/- each aggregating to Rs. 200 Crores continue to remain listed with BSE Limited. The listing fee for the financial year 2021-22 has been paid by the Company to BSE Limited.

BSE Limited Scrip Code: 955060

7. DEBENTURE TRUSTEE

The details of the Debenture Trustee are as under:

Axis Trustee Services Limited
Axis House, 2nd Floor, Wadia International Centre,
Pandurang Budhkar Marg, Worli, Mumbai - 400025
Phone: 022 6226 0054; Fax: 022 2425 3000
Email: debenturetrustee@axistrustee.com; Website: www.axistrustee.com

8. ANNUAL RETURN

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

9. HOLDING COMPANY

Your Company is a wholly owned subsidiary of Parsvnath Developers Limited with effect from November 2, 2016.



10. SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES

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

11. CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES REFERRED TO IN SECTION 188(1) OF COMPANIES ACT, 2013

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

During the year under review, the Company had not entered into any contracts or arrangements with its Related Parties which could be considered material under Section 188 of the Companies Act, 2013.

In view of the above, the requirement of giving particulars of contracts/ arrangement made with related parties, in Form AOC-2 is not applicable for the year under review.

Transactions with related party entered by the Company during the financial year are given in Notes to the Financial Statements annexed to and forming part of the Balance Sheet and the Statement of Profit and Loss of the Company.

12. LOANS, GUARANTEES OR INVESTMENTS UNDER SECTION 186 OF THE COMPANIES ACT, 2013

There was no loan given or guarantee given or investment made or security provided falling within the purview of Section 186 of the Companies Act, 2013 during the year under review.

13. CORPORATE SOCIAL RESPONSIBILITY

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

14. RISK MANAGEMENT

The Company has adopted a Risk Management Policy to identify the risk associated with the business of the Company, to review the risks and concerns and device measures to resolve them with effect from March 30, 2017.

The Board has not come across any element of risk which may threaten the existence of the Company.



15. INTERNAL FINANCIAL CONTROLS

There are adequate internal controls over financial reporting and such internal financial controls were operating effectively as at March 31, 2021, based on the 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.

16. COMPLIANCE OF SECRETARIAL STANDARDS

The Board confirms that, during the year under review, the Company has complied with the applicable Secretarial Standards issued by the Institute of Company Secretaries of India (ICSI), as amended from time to time.

17. DIRECTORS' RESPONSIBILITY STATEMENT

In terms of the provisions of Section 134(5) of the Companies Act, 2013 ('the Act'), your Directors confirm that:

- a) in preparation of the annual accounts for the year ended March 31, 2021, the applicable accounting standards have been followed and that there are no material departures;
- b) the Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the loss of the Company for that year;
- c) the Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013, for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities;
- d) the annual accounts have been prepared on a going concern basis; and
- e) the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

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

18. DIRECTORS AND KEY MANAGERIAL PERSONNEL

Directors

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



At present, the Board of your Company comprises of three Non-Executive Directors viz. Mr. Atul Jain, Mr. Yogesh Jain and Mr. Surya Mani Pandey.

Key Managerial Personnel

Mr. Atul Kumar Gupta, ACS- 20888, was appointed as the Company Secretary and Compliance Officer with effect from 1st April, 2021.

19. INDEPENDENT DIRECTORS

Pursuant to notification dated 19th February, 2021 issued by the Ministry of Corporate Affairs, Companies whose Non -Convertible Debentures issued on private placement basis are listed, are not considered as Listed Companies with effect from 01st April, 2021. Therefore, after 01st April, 2021, there is no statutory requirement of appointing Independent Directors in the Company.

20. COMMITTEES OF THE BOARD

Pursuant to the provisions of Sections 177 and 178 of the Companies Act, 2013 and Rule 6 of the Companies (Meetings of the Board and its Powers) Rules, 2014, the Company constituted two Board Level Committees on 12th August, 2019, namely:

1. Audit Committee
2. Nomination and Remuneration Committee

Pursuant to notification dated 19th February, 2021 issued by the Ministry of Corporate Affairs, Companies whose only privately placed Non -Convertible Debentures are listed, are not considered as Listed Companies with effect from **01st April, 2021**. Therefore, after 01st April, 2021, there is no requirement of having Audit Committee and Nomination and Remuneration Committee in the Company.

In view of the above, the Board has dissolved the Audit Committee and Nomination and Remuneration Committee with effect from 1st April, 2021.

21. COMPANY'S POLICY RELATING TO DIRECTORS APPOINTMENT, PAYMENT OF REMUNERATION AND DISCHARGE OF THEIR DUTIES

The Company is not covered under section 178(1) of the Companies Act, 2013, with effect from 1st April, 2021, therefore Company is no longer required a policy on directors' appointment, payment of remuneration and other matters provided under section 178(3) of the Act.



22. NUMBER OF MEETINGS OF THE BOARD AND ITS COMMITTEES

Board Meeting

The following Board Meetings were held during the year under review:

S. No.	Date of meeting	Total No. of Directors on the Date of Meeting	No. of Directors attended
1	17.07.2020	3	3
2	28.08.2020	3	3
3	12.11.2020	3	3
4	11.02.2021	3	3
5	26.03.2021	3	3

Audit Committee Meeting

During the financial year 2020-21, the Audit Committee of Board of Directors met three (3) times with adequate quorum on 17th July, 2020, 12th November, 2020 and 11th February, 2021.

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

S. No.	Name of the Members	Number of Meetings which member was entitled to attend	Number of Meetings attended
1.	Mr. Yogesh Jain	3	3
2.	Mr. Atul Jain	3	3
3.	Mr. Surya Mani Pandey	3	3

Nomination and Remuneration Committee Meeting

During the financial year 2020-21, the Nomination and Remuneration Committee of Board of Directors met once with adequate quorum on February 11, 2021.

The attendance at the Nomination and Remuneration Committee Meeting held during the year under review is as under:



S. No.	Name of the Members	Number of Meeting which member was entitled to attend	Number of Meeting attended
1.	Mr. Yogesh Jain	1	1
2.	Mr. Atul Jain	1	1
3.	Mr. Surya Mani Pandey	1	1

23. BOARD EVALUATION

Pursuant to notification dated 19th February, 2021 issued by the Ministry of Corporate Affairs, the Company is not required to provide a statement for annual evaluation by the Board as it is not considered as a listed Company under the Companies Act, 2013.

24. STATUTORY AUDITORS

M/s S. N. Dhawan & Co. LLP, Chartered Accountants, Statutory Auditors of the Company had been appointed for a period of five consecutive years from the conclusion of the 13th Annual General Meeting held on 30th September, 2016 until the conclusion of the 18th Annual General Meeting for conducting the audit for the Financial Years from 2016-17 to 2020-21.

The first term of M/s S.N. Dhawan & Co. LLP as Statutory Auditors of the Company will expire at the conclusion of the ensuing 10th Annual General Meeting (AGM). However, they have expressed their un-willingness to be re-appointed for second term due to pre-occupation.

The Board of Directors of the Company have recommended to the members the appointment of M/s T R Chadha & Co. LLP, Chartered Accountants (Firm Registration No. 006711N/N500028), as Statutory Auditors from the conclusion of the forthcoming 18th AGM for a term of 5 consecutive years till the conclusion of 23rd AGM for conducting audit for the financial years 2021-22 to 2025-26.

M/s T R Chadha & Co. LLP, Chartered Accountants have confirmed that their appointment, if made, would be in accordance with the conditions, criteria and limits as prescribed under the Companies Act, 2013.

The operations of the Company do not require maintenance of cost records and cost audit, in terms of the provisions of the Companies Act, 2013 read with the rules made thereunder.

25. AUDITORS' REPORT

There are no qualifications, reservations or adverse remarks in the Auditors' Report for the financial year ended 31st March 2021.



However, the Auditors have drawn attention to the matter in Note 19 of the Ind-As financial statements regarding utilization of Deferred Tax Assets amounting to Rs. 7,730.33 Lakhs, in respect of which their opinion is not modified. The response of Directors in respect thereof is given below:

Based on the management assumptions and business plan, the management is confident about realization of these assets in coming years since taxable profits are expected to arise on completion of the project.

Further, Auditors have made an observation in sub-clause b. of clause vii of Annexure A to their Report to which response of your Directors is given below:

Undisputed amount of Tax Deducted at source (TDS) and interest on late deposit of TDS amounting to Rs. 152.99 lakhs and Provident Fund and Employee State Insurance contribution amounting to Rs. 1.34 lakhs has remained outstanding as at 31 March, 2021 for a period exceeding six months form the date it became payable: On account of the tight liquidity condition faced by the Company amount of Tax Deducted at source (TDS) and Interest on late deposit of TDS amounting to Rs. 152.99 lakhs could not be deposited. The Company shall endeavour to deposit the same at the earliest.

26. SECRETARIAL AUDITORS

The Company had appointed M/s Sonal J & Associates, Company Secretaries, to conduct the Secretarial Audit of the Company for the financial year 2020-21. The Secretarial Audit report for the financial year ended March 31, 2021 is annexed hereto as **Annexure I** to this Report. The Secretarial Auditors in their report to the Members have made certain observations, and the response of your Directors is as follows:

On account of the losses faced by the Company, the Company found it difficult to appoint suitable Woman Director, Independent Directors, Internal Auditor and whole time Key Managerial Personnel.

Mr. Atul Kumar Gupta, ACS- 20888, was appointed as the Company Secretary and Compliance Officer with effect from 1st April, 2021.

Further pursuant to notification dated 19th February, 2021 issued by the Ministry of Corporate Affairs, the Company is not considered as Listed Company under the Companies Act, 2013 with effect from 1st April, 2021. Therefore, after 1st April, 2021, there is no requirement of having Key Managerial Personnel, Woman Director, Independent Directors, Internal Auditor, Audit Committee and Nomination and Remuneration Committee.

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

All efforts are being made by the Company for conservation of energy. The Capital investment on this cannot be assessed. The nature of operations of the Company does not



involve technology absorption and as such no disclosures are required to be made in this regard.

There were no earnings and outgo in foreign currency during the financial year ended March 31, 2021.

**28.DETAILS OF SIGNIFICANT MATERIAL ORDERS PASSED BY THE REGULATORS/
COURTS/TRIBUNAL IMPACTING THE GOING CONCERN STATUS AND COMPANY'S
OPERATIONS IN FUTURE**

There are no orders passed by the Regulators/Courts/Tribunal which would impact the going concern status of the Company and its future operations.

29.GENERAL

Your Directors state that no disclosure or reporting is required in respect of the following items as there were no transactions on these items during the year under review:

1. Issue of equity shares with differential rights as to dividend, voting or otherwise;
2. Issue of shares (including sweat equity shares) to the employees of the Company under any scheme;
3. The Company has no Managing Director or Whole-time Director and none of the Non-executive Directors of the Company receive any remuneration or commission from its holding or subsidiary Company.
4. There is no change in the nature of the business of the Company during the year.
5. 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.
6. There is no requirement for Constitution of Internal Complaints Committee under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and Rules made thereunder as the number of employees are less than ten. During the year under review, there were no cases filed/ reported pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.
7. There is no application made or any proceeding pending under the Insolvency and Bankruptcy Code, 2016 (31 of 2016) during the year under review.



ACKNOWLEDGEMENT

Your Directors wish to place on record their sincere gratitude and appreciation to the shareholders, Investors, customers, bankers, vendors, the concerned government authorities and agencies and all other business associates for the support provided by them to the Company.

**By order of the Board of Directors
For Parsvnath Landmark Developers Pvt. Ltd.**



Surya Mani Pandey
Director
DIN: 08250346
1/4291, Ramnagar
Extension, Mandoli
Road Shahdara,
Delhi-110032



Atul Jain
Director
DIN: 00102555
B-4, First Floor, Guru Ram
Dass Nagar, Laxmi Nagar,
Delhi-110092

Place : Delhi
Date : 11.08.2021

SONAL J & ASSOCIATES

Company Secretaries

Form No. MR-3 SECRETARIAL AUDIT REPORT

(FOR THE FINANCIAL YEAR ENDING 31st March, 2021)

[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 LANDMARK 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 Landmark 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 31st March, 2021 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 Landmark Developers Private Limited** ("Company") for the financial year ended on **31st March, 2021** 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 thereunder;



D-501, Rishabh Cloud-9, Ahinsa Khand-2, Indrapuram, Ghaziabad-201014
Email: jainsonalcs@gmail.com, Ph:9711511559

SONAL J & ASSOCIATES

Company Secretaries

- iii. The Depositories Act, 1996 and the Regulations and Bye-laws framed there under to the extent applicable.
- iv. 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; **(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; **(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 for the period under review)**
- (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; **(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);**



D-501, Rishabh Cloud-9, Ahinsa Khand-2, Indrapuram , Ghaziabad-201014
Email: jainsonalcs@gmail.com, Ph:9711511559

SONAL J & ASSOCIATES

Company Secretaries

- (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) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

I further report that, having regard to the compliance system prevailing in the Company and on examination of the relevant documents and records in pursuance thereof on test-check basis, the Company has complied with the following laws applicable specifically to the Company along with *subject to below mentioned observations* . :

RERA (Real Estate Regulatory Authority) Act, 2016.

- 1. With regards to compliance of RERA (Real Estate Regulatory Authority) Act, 2016, as per information given by Management of the Company an Application for registration has been made under RERA and the certificate is awaited. The Project is under implementation and Completion Certificate is yet to be received.***

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

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

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



D-501, Rishabh Cloud-9, Ahinsa Khand-2, Indrapuram, Ghaziabad-201014

Email: jainsonalcs@gmail.com, Ph: 9711511559

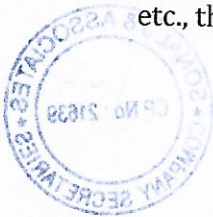
SONAL J & ASSOCIATES

Company Secretaries

1. *The Company has not complied with the provisions of second proviso to Section 149(1) of the Companies Act 2013, relating to the appointment of having at least one-woman director.*
2. *The Company has not complied with the provisions of Section 134 (2)(d) regarding a statement on declaration given by independent Directors under sub -section (7) read with sub-section (6) of section 149; of the Companies Act 2013. (The statement on declaration was not given as per Section 134(2)(d) as there was no Independent Director appointed in the Company).*
3. *The Company has not complied with the provisions of Section 138(1) of the Companies Act 2013, relating to the appointment of Internal Auditor who can be a chartered accountant or a cost accountant or such other professional to be decided by the Board.*
4. *The Company has not complied with the provisions of Section 203(2) of the Companies Act 2013, relating to the appointment of Whole Time Key Managerial Personnel.*
5. *Clause VII of Schedule IV to the Companies Act, 2013 provides that a separate meeting of Independent Directors should be held at least once in a year.
(The Separate Meeting of the Independent Directors was not convened during the period under review as no Independent director was appointed.)*

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;



D-501, Rishabh Cloud-9, Ahinsa Khand-2, Indirapuram , Ghaziabad-201014
Email: jainsonalcs@gmail.com, Ph:9711511559

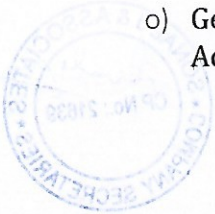
SONAL J & ASSOCIATES

Company Secretaries

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 28th September, 2020.;
- g) Minutes of proceedings of General Meetings and of the Board.
- 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, and the government authorities, wherever required;
- j) Appointment and remuneration of Auditors;
- k) Investment of the Company's funds including investments and loans to others;
- l) 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;
- m) Board Report;
- n) Contracts, common seal, registered office and publication of name of the Company; and
- o) Generally, all other applicable provisions of the Act and the Rules made under the Act.



SONAL J & ASSOCIATES

Company Secretaries

I further report that:

- The Board of Directors of the Company is duly constituted. The changes, if any, 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 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.



D-501, Rishabh Cloud-9, Ahinsa Khand-2, Indrapuram, Ghaziabad-201014
Email: jainsonalcs@gmail.com, Ph: 9711511559

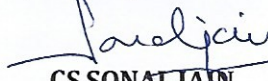
SONAL J & ASSOCIATES

Company Secretaries

Place: Delhi

Date: 08th August, 2021

FOR SONAL J & ASSOCIATES
(Company Secretaries)


CS SONAL JAIN
FCS 11278
COP NO 21639



ICSI UDIN: F011278C000753791

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



SONAL J & ASSOCIATES

Company Secretaries

Annexure -A

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

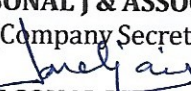
My report of even date is to be read along with this letter.

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: Delhi

Date: 08th August, 2021

FOR SONAL J & ASSOCIATES
(Company Secretaries)


CS SONAL JAIN
FCS 11278
COP NO 21639



ICSI UDIN: F011278C000753791

D-501, Rishabh Cloud-9, Ahinsa Khand-2, Indrapuram, Ghaziabad-201014
Email: jainsonalcs@gmail.com, Ph:9711511559

INDEPENDENT AUDITOR'S REPORT

**TO THE MEMBERS OF PARSVNATH LANDMARK DEVELOPERS
PRIVATE LIMITED**

Report on the Ind AS Financial Statements

Opinion

We have audited the Ind AS financial statements of **Parsvnath Landmark Developers Private Limited** ("the Company"), which comprise the balance sheet as at 31 March 2021, and the statement of Profit and Loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year then ended, and notes to the Ind AS 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 Ind AS financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2021, and its loss, total comprehensive loss, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Ind AS financial statements' 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 Ind AS 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 ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

We draw attention to Note 19 to the financial statements regarding utilisation of Deferred Tax Assets amounting to Rs. 7,730.33 lacs as at 31 March, 2021. Based on the management assumptions and business plan, management is certain about realization of these assets in coming years.

Our opinion is not modified in respect of this matter.

Information Other than the Ind AS Standalone 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 Director's Report but does not include financial statements and our auditor's report thereon. This report is expected to be made available to us after the date of this auditor's report.
- Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.



- In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.
- When we read Director's 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 under SA 720 'The Auditors Responsibilities relating to other information'.

Management's Responsibility for the Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Ind AS 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 Ind AS Financial Statements

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

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Ind AS 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 adequate internal



financial controls system 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 Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS 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 Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Ind AS financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order/CARO 2016"), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in the **Annexure A**, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the books of account.
 - (d) In our opinion, the aforesaid Ind AS financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.



- (e) On the basis of the written representations received from the directors as on 31 March, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2021 from being appointed as a director in terms of Section 164 (2) of the Act.
- (f) 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**."
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of Section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the company has not paid any remuneration to its directors during the year.

- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its Ind AS financial statements – Refer Notes 28 and 30 to the Ind AS 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 31 to the Ind AS financial statements;
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For **S.N. Dhawan & Co LLP**
Chartered Accountants
Firm's Registration No.:000050N/A500045


Vinesh Jain
Partner
Membership No.: 087701
UDIN: 21087701AAAAED8492



Place: Delhi
Date: 29 June, 2021

"ANNEXURE A" TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date to the members of **Parsvnath Landmark Developers Private Limited** on the Ind AS financial statements as at and for the year ended 31 March, 2021)

- i. a. The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets comprising Property, Plant and Equipment.
- b. The fixed assets were physically verified during the year by the Management in accordance with a regular programme of verification which, in our opinion, provides for physical verification of all the fixed assets at reasonable intervals. According to information and explanations given to us, no material discrepancies were noticed on such verification.
- c. The Company does not have any immovable properties of freehold or leasehold land and building included under fixed assets, and hence reporting under clause (i) (c) of the CARO 2016 is not applicable.
- ii. 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.
- iii. The Company has not granted any loans, secured or unsecured to Companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013.
- iv. The Company has not granted any loans, made investments or provided guarantees and hence reporting under clause (iv) of CARO 2016 is not applicable.
- v. According to the information and explanations given to us, the Company has not accepted any deposits from the public.
- vi. The Company is not required to maintain cost records and hence reporting under clause (vi) of CARO 2016 is not applicable.
- vii. According to the information and explanations given to us in respect of statutory dues:
 - a. There have been delays in deposit of Income Tax and Goods and Service Tax with the appropriate authorities during the year. The operations of the Company during the year, did not give rise to any liability for Sales Tax, Service Tax, value Added Tax, Excise Duty and Customs Duty.
 - b. Undisputed amount of interest on late deposit of tax deducted at source (TDS) amounting to Rs. 135.03 lakhs has remained outstanding as at 31 March, 2021 for a period exceeding six months from the date it became payable. There were no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Sales Tax, Service Tax, Value Added Tax, Goods and Service Tax, Customs Duty, Excise Duty, Cess and other material statutory dues in arrears as at 31 March, 2021 for a period of more than six months from the date they became payable.
 - c. There are no dues in respect of Income Tax, Sales Tax, Value Added Tax, Goods and Service Tax, Service Tax, Excise Duty and Customs Duty, which have not been deposited as on 31 March, 2021 on account of disputes.



- viii. In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of dues to debenture holders. The Company has not taken any loans or borrowings from financial institutions, banks and government.
- ix. The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) or term loans during the year and hence reporting under clause (ix) of the CARO 2016 Order is not applicable.
- x. To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no material fraud on the Company by its officers or employees has been noticed or reported during the year.
- xi. The Company has not paid / provided any managerial remuneration and hence reporting under clause (xi) of the CARO 2016 is not applicable.
- xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of the CARO 2016 is not applicable.
- xiii. In our opinion and according to the information and explanations given to us the Company is in compliance with Section 188 and 177 of the Companies Act, 2013, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements etc. as required by the applicable accounting standards.
- xiv. During the year the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures and hence reporting under clause (xiv) of CARO 2016 is not applicable to the Company.
- xv. In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its directors or directors of its subsidiary or associate company or persons connected with them and hence provisions of section 192 of the Companies Act, 2013 are not applicable.
- xvi. The Company is not required to be registered under section 45-I of the Reserve Bank of India Act, 1934.

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



Vinesh Jain

Partner

Membership No.: 087701

UDIN: 21087701AAAAED8492



Place: Delhi

Date: 29 June, 2021

'Annexure B' to the Independent Auditor's Report

(Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' section of the Independent Auditor's Report of even date to the members of **Parsvnath Landmark Developers Private Limited** on the Ind AS financial statements as at and for the year ended 31 March 2021)

Independent Auditor's report on the Internal Financial Controls with reference to financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to financial statements of **Parsvnath Landmark Developers Private Limited** ("the Company") as of 31 March 2021 in conjunction with our audit of the 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 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. 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 the company's 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 Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements 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 the Institute of Chartered Accountants of India (ICAI) and deemed to be prescribed under section 143(10) of the Act, 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 financial statements were established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to 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 financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system with reference to financial statements.



Meaning of Internal Financial Controls with reference to Financial Statements

A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to 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 financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

Because of the inherent limitations of internal financial controls with reference to 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 financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements 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, adequate internal financial controls system with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at 31 March 2021, based on 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 **S.N. Dhawan & Co LLP**
Chartered Accountants
Firm's Registration No.:000050N/N500045

Vinesh Jain

Vinesh Jain

Partner

Membership No.: 087701

UDIN: 21087701AAAAED8492



Place: Delhi

Date: 29 June, 2021

Parsvnath Landmark Developers Private Limited
Balance Sheet as at 31 March, 2021

	Notes	As at 31-March-21	As at 31-March-20
		Rs. in lakhs	Rs. in lakhs
Assets			
1. Non-current assets			
a. Property, plant and equipment	5	33.50	39.98
b. Financial assets:			
i. Other financial assets	6	3,959.50	3,959.50
c. Deferred tax assets (net)	19	7,330.33	7,330.00
d. Other non-current assets	11	5.58	5.56
Total non-current assets		<u>11,328.91</u>	<u>11,335.04</u>
2. Current assets			
a. Inventories	7	63,064.90	61,738.41
b. Financial assets:			
i. Trade receivables	8	17.76	50.27
ii. Cash and cash equivalents	9	345.36	42.84
iii. Other financial assets	6	8.84	8.84
c. Current tax assets (net)	10	58.83	66.41
d. Other current assets	11	620.57	1,287.09
Total current assets		<u>64,116.26</u>	<u>63,193.86</u>
Total assets		<u>75,445.17</u>	<u>74,528.90</u>
Equity and Liabilities			
1. Equity			
a. Equity share capital	12	328.21	328.21
b. Other equity	13	(13,245.50)	(12,560.78)
Total Equity		<u>(12,917.29)</u>	<u>(12,232.57)</u>
2. Liabilities			
Non-current liabilities			
a. Financial liabilities:			
i. Borrowings	14	-	-
Total non-current liabilities		<u>-</u>	<u>-</u>
Current liabilities			
a. Financial liabilities:			
i. Trade Payables	15		
- Total outstanding dues of micro enterprises and small enterprises		4.23	4.23
- Total outstanding dues of creditors other than micro enterprises and small enterprises		704.33	1,187.35
ii. Other financial liabilities	16	34,519.39	32,646.44
b. Other current liabilities	17	53,125.86	52,916.13
c. Provisions	18	8.65	7.32
Total current liabilities		<u>88,362.46</u>	<u>86,761.47</u>
Total liabilities		<u>88,362.46</u>	<u>86,761.47</u>
Total equity and liabilities		<u>75,445.17</u>	<u>74,528.90</u>

See accompanying notes to the financial statements

1-44

In terms of our report attached
For **S. N. Dhawan & Co. LLP**
Chartered Accountants
Firm's Registration No. 000050/N/2015/00045

Vinesh Jain
Vinesh Jain
Partner
Membership No. 087701



For and on behalf of the Board of Directors

Atul Jain
Atul Jain
Director
DIN: 00102555

Surya Mani Pandey
Surya Mani Pandey
Director
DIN: 08250346

Place: Delhi
Dated: June 29, 2021

Atul Kumar Gupta
(ATUL KUMAR GUPTA)
Company Secretary

Parsvnath Landmark Developers Private Limited
Statement of Profit and Loss for the year ended 31 March, 2021

PARTICULARS	Notes	Year ended	Year ended
		31 March, 2021	31 March, 2020
		Rs. in lakhs	Rs. in lakhs
I Revenue from operations	20	24.30	34.51
II Other income	21	1,496.23	78.08
III Total income (I + II)		1,520.53	112.59
IV Expenses			
a. Cost of materials consumed		376.44	426.51
b. Contract cost, labour and other charges		363.78	450.33
c. Purchases of stock-in-trade		(49.50)	(681.68)
d. Changes in inventories of work-in-progress, stock-in-trade and finished goods	22	(1,002.04)	(338.35)
e. Employee benefits expense	23	61.88	68.12
f. Finance costs	24	1,853.46	2,017.46
g. Depreciation and amortisation expense	25	6.48	7.44
h. Other expenses	26	586.88	802.69
Total expenses (IV)		2,197.38	2,752.52
V Profit/(loss) before tax (III-IV)		(676.85)	(2,639.93)
VI Tax expense/(benefit):			
a. Current tax	27	-	-
b. Tax adjustment for earlier years		8.21	-
c. Deferred tax charge/(credit)	19	(0.34)	650.30
		7.87	650.30
VII Profit/(loss) for the year (V - VI)		(684.72)	(3,290.23)
VIII Other comprehensive income		-	-
IX Total comprehensive income for the year (VII + VIII)		(684.72)	(3,290.23)
X. Earnings per equity share (face value Rs. 10 per share)	35		
a. Basic (in Rs.)		(20.86)	(100.25)
b. Diluted (in Rs.)		(20.86)	(100.25)

See accompanying notes to the financial statements

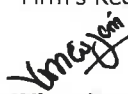
1-44

In terms of our report attached

For S. N. Dhawan & Co. LLP

Chartered Accountants

Firm's Registration No. 000050N/N500045


Vinesh Jain

Partner

Membership No. 087701



Place: Delhi

Dated: June 29, 2021

For and on behalf of the Board of Directors


Atul Jain

Director

DIN: 00102555


Surya Mani Pandey

Director

DIN: 08250346


(ATUL KUMAR GUPTA)
 Company Secretary

Parsvnath Landmark Developers Private Limited
Statement of changes in equity for the year ended 31 March, 2021

A. Equity Share Capital

Particulars	Rs. in lakhs
Balance as at 31 March, 2019	328.21
Changes in equity share capital during the year	-
Balance as at 31 March, 2020	328.21
Changes in equity share capital during the year	-
Balance as at 31 March, 2021	328.21

B Other Equity

Particulars	Reserves and surplus				Total
	Securities premium	General Reserve	Debenture redemption reserve	Retained earnings	
Balance as at 31 March, 2019	3,849.52	1,350.00	5,000.00	(19,470.07)	(9,270.55)
Profit/(Loss) for the year	-	-	-	(3,290.23)	(3,290.23)
Other comprehensive income for the year	-	-	-	-	-
Balance as at 31 March, 2020	3,849.52	1,350.00	5,000.00	(22,760.30)	(12,560.78)
Profit/(Loss) for the year	-	-	-	(684.72)	(684.72)
Other comprehensive income for the year	-	-	-	-	-
Balance as at 31 March, 2021	3,849.52	1,350.00	5,000.00	(23,445.02)	(13,245.50)

Note:

The Company has issued redeemable debentures amounting to Rs. 20,000 lakhs during the financial year 2016-17. In accordance with 'The Companies (Share Capital and debenture) Rules, 2014', the Company has created "Debenture Redemption Reserves" equivalent to 25% of the value of debentures issued. Due to negative retained earnings, no further "Debenture Redemption Reserves" has been created.

See accompanying notes to the financial statements

1-44

In terms of our report attached

For S. N. Dhawan & Co. LLP

Chartered Accountants

Firm's Registration No. 000050N/V500045

Vinesh Jain

Partner

Membership No. 087701

Place: Delhi

Dated: June 29, 2021



For and on behalf of the Board of Directors

Atul Jain

Director

DIN: 00102555

Surva Mani Pandey

Director

DIN: 08250346

Atul Kumar Gupta
(ATUL KUMAR GUPTA)
 Company Secretary

Parsvnath Landmark Developers Private Limited
Statement of Cash Flows for the year ended 31 March, 2021

Particulars	Year ended 31 March, 2021 Rs. in lakhs	Year ended 31 March, 2020 Rs. in lakhs
A. Cash flows from operating activities		
Profit/(loss) before tax	(676.85)	(2,639.93)
Adjustments for :		
Finance costs	3,524.43	3,637.85
Excess provision written back	(1,481.21)	-
Depreciation and amortisation expense	6.48	7.44
	1,372.86	1,005.36
Adjustments for:		
(Increase)/decrease in inventories	(1,975.77)	(2,084.52)
(Increase)/decrease in trade receivables	32.51	754.40
(Increase)/decrease in other non-current assets	(0.02)	0.01
(Increase)/decrease in other current assets	666.52	(67.55)
Increase/(decrease) in trade payables	(483.02)	(41.83)
Increase/(decrease) in other financial liabilities	1,197.01	(270.85)
Increase/(decrease) in other liabilities	209.73	1,031.92
Increase/(decrease) in provisions	1.33	6.96
Cash generated from operations	1,021.15	333.90
Income taxes paid (net)	0.63	6.96
Net cash flow from/(used in) operating activities	1,020.52	326.94
B. Cash flows from investing activities		
Purchase of property, plant and equipment	(0.00)	(35.00)
Decrease/(increase) in bank balances not considered as Cash and cash equivalents	-	(4.42)
Net Cash flow from/(used in) investing activities	(0.00)	(39.42)
C. Cash flows from financing activities		
Proceeds from borrowings	-	250.97
Interest paid	(717.99)	(541.37)
Net Cash flow from/(used in) financing activities	(717.99)	(290.40)
Net increase in Cash and cash equivalents (A+B+C)	302.52	(2.88)
Cash and cash equivalents at the beginning of the year	42.84	45.72
Cash and cash equivalents at the end of the year	345.36	42.84

1) The statement of cash flows has been prepared under the 'Indirect method' as set out in Ind AS 7 on 'Statements of cash flows'.

2) Figures in brackets indicate cash outflows.

See accompanying notes to the financial statements

1-44

In terms of our report attached

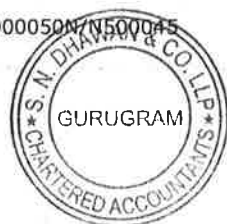
For S. N. Dhawan & Co. LLP

Chartered Accountants

Firm's Registration No. 000050/N/500045

Vinesh Jain

Vinesh Jain
Partner
Membership No. 087701



Place: Delhi
Dated: June 29, 2021

For and on behalf of the Board of Directors

Atul Jain
Atul Jain
Director
DIN: 00102555

Surva Mani Pandey
Surva Mani Pandey
Director
DIN: 08250346

Atul Kumar Gupta
(ATUL KUMAR GUPTA)
Company Secretary

PARSVNATH LANDMARK DEVELOPERS PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

1. CORPORATE INFORMATION

Parsvnath Landmark Developers Private Limited ("the Company") was incorporated on 6 October, 2003 and became a subsidiary of Parsvnath Developers Limited with effect from 5 March, 2007. During the financial year 2017-18, the Company became wholly owned subsidiary of Parsvnath Developers Limited. The Company is primarily engaged in the business of promotion, construction, development of residential buildings, flats, apartments, integrated township etc.

2. Significant accounting policies

2.1 Basis of preparation

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

Upto the year ended 31 March, 2016, the Company 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 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 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 of the unit. To estimate the



PARSVNATH LANDMARK DEVELOPERS PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

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.

- 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. The revenue on account of interest on delayed payment 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.
- vi. 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 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.

2.5 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.

Gratuity to employees and liability for balance of unavailed earned leave due to employees is provided as per management estimate of the liability based on period of service and last salary drawn.

2.6 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



ALP

[Handwritten signature]

PARSVNATH LANDMARK DEVELOPERS PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

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.

2.7 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'

2.8 Depreciation on property, plant and equipment and investment property

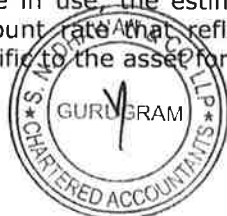
Depreciation on property, plant and equipment is provided on straight line basis as per the useful life prescribed in Schedule II to the Companies Act, 2013. Accordingly the useful life of the assets taken is as under:

Asset	Useful life
Plant and equipment	8 years
Furniture and fixture	8 years
Vehicles	8 years

2.9 Impairment of tangible assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible 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.

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.



Handwritten signature in blue ink.

Handwritten signature in blue ink.

Handwritten signature in blue ink.

PARSVNATH LANDMARK DEVELOPERS PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

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.

2.10 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.

2.11 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.

2.12 Contingent liabilities

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 financial statements.

2.13 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.



Abh

[Signature]

[Signature]

PARSVNATH LANDMARK DEVELOPERS PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

2.14 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.

2.15 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.

2.16 Current/non-current classification

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

- Expected to be realised or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realised within twelve months after the reporting period;
- 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.

2.17 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.

2.18 Financial instruments

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



ALL

[Handwritten signature]

[Handwritten signature]

PARSVNATH LANDMARK DEVELOPERS PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

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.

2.19 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.

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.

Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, 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 thus, are not cash shortfalls that are predicted over the next 12 months.



ASL

→

→

PARSVNATH LANDMARK DEVELOPERS PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

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.

2.20 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

ASH

[Signature]

A

PARSVNATH LANDMARK DEVELOPERS PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

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.

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



Abh

[Handwritten signature]

[Handwritten signature]

PARSVNATH LANDMARK DEVELOPERS PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

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.

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 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.



AR

AJ

[Signature]

PARSVNATH LANDMARK DEVELOPERS PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2021

3. Significant accounting judgements, estimates and assumptions

The preparation of the 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 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.

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 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. Useful life of property, plant and equipment
- b. Measurement of contingent liabilities and expected cash outflows
- c. Provision for expected credit losses

4. Recent accounting pronouncements

On March 24, 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 April 1, 2021.

The amendments are extensive, and the Company will evaluate the same to give effect to them as required by law.



ASh

[Signature]

[Signature]

Parsvnath Landmark Developers Private Limited
Notes to the financial Statements for the year ended 31 March, 2021

5. Property, plant and equipment

	As at 31-March-21	As at 31-March-20
	Rs. in lakhs	Rs. in lakhs
Net Carrying amounts of :		
a. Plant and equipment	30.83	36.62
b. Furniture and fixture	2.17	2.50
c. Vehicles	-	0.03
d. Computers	0.50	0.83
Total	33.50	39.98

	Plant and equipment	Furniture and fixture	Vehicles	Computers	Total
	Rs. in lakhs	Rs. in lakhs	Rs. in lakhs	Rs. in lakhs	Rs. in lakhs
Cost or deemed cost					
Balance as at 31 March, 2019	33.06	0.26	2.38	-	35.70
Additions	31.33	2.68	-	0.99	35.00
Disposals	-	-	-	-	-
Balance as at 31 March, 2020	64.39	2.94	2.38	0.99	70.70
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Balance as at 31 March, 2021	64.39	2.94	2.38	0.99	70.70

Accumulated depreciation

Balance as at 31 March, 2019	21.08	0.26	1.94	-	23.28
Depreciation expense	6.69	0.18	0.41	0.16	7.44
Balance as at 31 March, 2020	27.77	0.44	2.35	0.16	30.72
Depreciation expense	5.79	0.33	0.03	0.33	6.48
Balance as at 31 March, 2021	33.56	0.77	2.38	0.49	37.20

Net Carrying amount

Balance as at 31 March, 2019	11.98	-0.00	0.44	-	12.42
Balance as at 31 March, 2020	36.62	2.50	0.03	0.83	39.98
Balance as at 31 March, 2021	30.83	2.17	-	0.50	33.50



Abh

A

sm

Parsvnath Landmark Developers Private Limited
Notes to the financial Statements for the year ended 31 March, 2021

	As at 31-March-21	As at 31-March-20
	Rs. in lakhs	Rs. in lakhs
6. Other financial assets		
Non-Current		
a. Security deposits to related party	3,959.50	3,959.50
	3,959.50	3,959.50
Current		
a. Security deposits	8.84	8.84
	8.84	8.84
7. Inventories (lower of cost and net realisable value)		
a. Work-in-progress	59,091.13	57,715.14
b. Finished goods - plots of land	3,973.77	4,023.27
	63,064.90	61,738.41
Note:		
The Company has classified its inventory of work-in-progress and finished properties as current.		
Details of inventory expected to be realised after more than 12 months from the reporting date is as under:		
Less than 12 months	63,064.90	61,738.41
More than 12 months	63,064.90	61,738.41
8. Trade receivable		
Current		
a. Unsecured, considered good	17.76	50.27
	17.76	50.27
Notes:		
1. The average credit period is 30 days. For payments, beyond credit period, interest is charged at 18% per annum on outstanding balances.		
2. The real estate sales 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.		
3. Sales are generally made to individual customers and there is no concentration of credit to a single customer or group of customers		
9. Cash and cash equivalents		
a. Balances with banks	266.71	38.25
b. Fixed deposits with bank	75.35	-
c. Cash on hand	3.30	4.59
	345.36	42.84
10. Current tax assets (net)		
a. Tax refund receivable	58.83	66.41
	58.83	66.41
11. Other assets		
Non-Current		
a. Fixed deposits under lien	4.95	4.95
b. Interest accrued on deposits	0.63	0.61
	5.58	5.56
Current		
a. Prepaid expenses	0.02	3.35
b. Balances with government authorities	-	-
c. GST input credit receivable	-	0.59
d. Advances to suppliers	620.55	1,283.15
	620.57	1,287.09



ABP

Handwritten signature

Handwritten signature

Parsvnath Landmark Developers Private Limited
Notes to the financial Statements for the year ended 31 March, 2021

12. Equity Share Capital

	As at 31-March-21	As at 31-March-20
	Rs. in lakhs	Rs. in lakhs
Authorised Share Capital		
CLASS A - 27,20,101 equity shares of Rs. 10 each (as at 31 March, 2020: 27,20,101)	272.01	272.01
CLASS B - 7,40,000 equity shares of Rs. 10 each (as at 31 March, 2020: 7,40,000)	74.00	74.00
	346.01	346.01
Issued, subscribed and fully-paid share capital		
CLASS A - 27,20,101 fully paid equity shares of Rs. 10 each (as at 31 March, 2020: 27,20,101)	272.01	272.01
CLASS B - 5,61,951 fully paid equity shares of Rs. 10 each (as at 31 March, 2020: 5,61,951)	56.20	56.20
	328.21	328.21

12.1 - Reconciliation of share capital

	Number of Shares	Amount (Rs. In lakhs)
Balance as at March 31, 2019	32,82,052	32,82,052
Movements during the year		
Balance as at March 31, 2020	32,82,052	32,82,052
Movements during the year		
Balance as at March 31, 2021	32,82,052	32,82,052

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

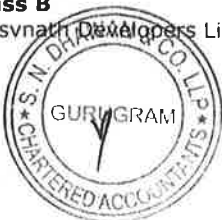
- i. Each equity holder of each class is entitled to one vote per share.
- ii. Class B Shares are entitled to a dividend in preference to Class A shares as provided in the Shareholders Agreement dated January 6, 2011.

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

	As at 31-March-21	As at 31-March-20
	No. of shares	No. of shares
Parsvnath Developers Limited, the Holding Company		
a. Class A Equity shares	27,20,101	27,20,101
b. Class B Equity Shares	5,61,951	5,61,951
	32,82,052	32,82,052
Subsidiaries of the holding Company	-	-
Associates of the holding company	-	-

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

	As at March 31, 2021		As at March 31, 2020	
	Number of shares held	% holding of equity shares	Number of shares held	% holding of equity shares
Fully paid equity shares				
Class A				
Parsvnath Developers Limited	27,20,101	100.00%	27,20,101	100.00%
Class B				
Parsvnath Developers Limited	5,61,951	100.00%	5,61,951	100.00%



Abh

Jur

AJ

Parsvnath Landmark Developers Private Limited
Notes to the financial Statements for the year ended 31 March, 2021

	As at 31-March-21 Rs. in lakhs	As at 31-March-20 Rs. in lakhs
13. Other equity		
a. General reserve	1,350.00	1,350.00
b. Securities premium reserve	3,849.52	3,849.52
c. Debenture redemption reserve	5,000.00	5,000.00
d. Retained earnings	(23,445.02)	(22,760.30)
	(13,245.50)	(12,560.78)
a. General reserve		
Balance at the beginning of the year	1,350.00	1,350.00
Movement during the year	-	-
Balance at the end of the year	1,350.00	1,350.00
b. Securities premium		
Balance at the beginning of the year	3,849.52	3,849.52
Movement during the year	-	-
Balance at the end of the year	3,849.52	3,849.52
c. Debenture redemption reserve		
Balance at the beginning of the year	5,000.00	5,000.00
Movement during the year	-	-
Balance at the end of the year	5,000.00	5,000.00
d. Retained earnings		
Balance at the beginning of the year	(22,760.30)	(19,470.07)
Adjustment due to application of Ind AS 115 (Refer Note 41)	-	-
Profit/(loss) for the year	(684.72)	(3,290.23)
Balance at the end of the year	(23,445.02)	(22,760.30)

Nature and purpose of reserves:

- General reserve - The Company had transferred a part of the net profit of the Company to general reserve.
- 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 amount has recognised debenture redemption reserve from its retained earnings. The amount of reserve is equivalent to 25% of the value of redeemable debentures issued by the Company. The reserve is to be utilised for the purpose of redemption of debentures.
- Retained earnings - Retained earnings are profits of the Company earned till date less transfer to general reserve and debenture redemption reserve.



Ahl

[Signature]

A

Parsvnath Landmark Developers Private Limited
Notes to the financial Statements for the year ended 31 March, 2021

	As at 31-March-21 Rs. in lakhs	As at 31-March-20 Rs. in lakhs
14. Borrowings		
Non current		
Secured - at amortised cost		
a. 16% Non-convertible Debentures 2,000 (31 March, 2020: 2,000) Non-Convertible debentures of Rs. 10.00 lakhs each	20,000.00	22,130.50
	20,000.00	22,130.50
Less: Current maturities (see note 16)	20,000.00	22,130.50
	-	-

2000 16% Listed Redeemable Non –Convertible Debentures of face value Rs. 10.00 lakhs for cash aggregating to Rs. 20,000.00 lakhs were issued on 13th October, 2016.

The rate of Interest is 16% per annum for a period of 36 months from the date of issue and 18% per annum for the period starting from the expiry of 36 months from the date of issue and ending on the final settlement date.

There is a moratorium period of 12 months from the date of issue on the payment of interest.

The maturity date shall be on the expiry of 36 months from the date of issue and can be at the option of the Debenture Holders. The maturity date has been extended to 30 June, 2021.

The NCD is secured by (a) First charge over Company's assets, present and future, including underlying land of the project and specific units of Jodhpur project of Parsvnath Developers Limited (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 Company and all monies, securities, instruments and/or cash equivalents deposited or required to be deposited in the bank accounts of the Company; and (c) First charge over all receivables of the Project and Jodhpur Project (specified units) (d) First charge over (i) all shareholder loans advanced to the Company; (ii) the Company's rights and interests under all approvals, insurance contracts, project documents and any completion guarantees provided in relation to project documents; (iii) pledge over all shares of the Company held by Parsvnath Developers Limited; (iv) guarantees given by Parsvnath Developers Limited and Mr. Pradeep Jain, Chairman of Parsvnath Developers Limited.

The Company's management is in active discussion with the debenture holders for reschedulement of redemption of debentures and payment of interest thereon. As per ongoing discussion with the debenture holders, the rescheduling of the same is principally approved by the debenture holders, however documentation for reschedulement is under process.

The terms of the debentures have been renegotiated with the debenture trustee and interest rate has been revised to 13% payable from the date of issue of debentures and premium payable on redemption of debentures has been waived.

Debentures are redeemable in various installments starting from 31 March 2023. The Company has an option for early redemption.



Abh

Sm

AS

Parsvnath Landmark Developers Private Limited
Notes to the financial Statements for the year ended 31 March, 2021

	As at 31-March-21 Rs. in lakhs	As at 31-March-20 Rs. in lakhs
15. Trade payables		
Current		
a. Trade Payables		
i. Total outstanding due to Micro and Small Enterprises	4.23	4.23
ii. Total outstanding due to other than Micro and Small Enterprises	704.33	1,187.35
	708.56	1,191.58

Note:

As per the information available with the Company, except as disclosed above, trade payables do not include any other amount due to Micro and Small Enterprises as defined under 'Micro, Small and Medium Enterprises Developments Act, 2006' (MSMED Act, 2006) and no interest has been paid in terms of MSMED Act, 2006.

16. Other financial liabilities

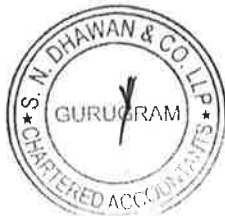
Current		
a. Current maturities of long term debt (see note 14)	20,000.00	22,130.50
b. Interest accrued:		
i. Interest accrued but not due on borrowings	12,947.33	10,140.89
c. Others:		
i. Due to related parties	1,246.22	56.25
ii. Refund due to customers	159.05	174.71
iii. Security deposits received	166.79	144.09
	34,519.39	32,646.44

17. Other liabilities

Current		
a. Advances from customers	52,955.03	52,709.39
b. Statutory dues (Withholding tax etc.)	170.83	206.74
	53,125.86	52,916.13

18. Provisions

Current		
a. Employee benefits	8.65	7.32
	8.65	7.32
i. Gratuity	3.41	1.93
ii. Leave compensation	5.24	5.39
	8.65	7.32



AM

[Signature]

[Signature]

Parsvnath Landmark Developers Private Limited
Notes to the financial Statements for the year ended 31 March, 2021

	As at 31-March-21 Rs. In lakhs	As at 31-March-20 Rs. In lakhs		
19. Deferred tax assets (net)				
Deferred tax assets	7,330.33	7,330.00		
Deferred tax liabilities	-	-		
Net	7,330.33	7,330.00		
	Opening balance	Recognised in Profit and loss	Recognised in retained earnings (see note 41)	Closing balance
Year ended 31 March, 2021				
Deferred tax assets in relation to:				
Property, plant and equipment	4.08	(0.54)	-	3.54
Employee benefits	4.85	0.88	-	5.73
	8.93	0.34	-	9.27
Tax losses	2,396.46	-	-	2,396.46
Others - Revenue recognition deferred in books	4,924.61	-	-	4,924.61
	7,330.00	0.34	-	7,330.33
Year ended 31 March, 2020				
Deferred tax assets in relation to:				
Property, plant and equipment	0.29	3.79	-	4.08
Employee benefits	6.61	(1.76)	-	4.85
	6.89	2.03	-	8.93
Tax losses	2,153.32	243.14	-	2,396.46
Others - Revenue recognition deferred in books	5,820.08	(895.47)	-	4,924.61
	7,980.29	(650.30)	-	7,330.00

Notes:

1. The Company has tax losses of Rs. 11,426.34 lakhs (31 March, 2020 - Rs. 10,749.49 lakhs) that are available for offsetting for eight years against future taxable income of the Company. The losses will expire as under:

	Rs. in lakhs
Year ending 31 March, 2022	139.32
Year ending 31 March, 2023	1,285.08
Year ending 31 March, 2024	29.21
Year ending 31 March, 2025	690.89
Year ending 31 March, 2026	3,773.90
Year ending 31 March, 2027	2,313.85
Year ending 31 March, 2028	2,517.24
Year ending 31 March, 2029	676.85

2. 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 17 of the financial statements. Revenue in respect of such sale agreements will get recognised in future years on completion method. 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.

3. The recognition of deferred tax assets on tax losses is based on detailed budgets prepared by the Company has have been approved by the board of directors



Abt

ju

AJ

Parsvnath Landmark Developers Private Limited
Notes to the financial Statements for the year ended 31 March, 2021

	Year ended 31 March, 2021	Year ended 31 March, 2020
	Rs. in lakhs	Rs. in lakhs
20. Revenue from Operations		
a. Revenue from operations	-	-
b. Other operating revenue:		
i. Scrap Sales	0.25	16.55
ii. Miscellaneous income	24.05	17.96
Total	24.30	34.51
Note:		
Revenue from sale of properties comprise revenue recognised on Real Estate Projects on completion method		
21. Other income		
a. Interest income:		
i. From customers	1.42	10.60
ii. On fixed deposits with bank	1.73	3.33
b. Excess provisions written back (see note 35)	1,481.21	-
c. Other receipts from customers	11.87	64.15
Total	1,496.23	78.08
22. Changes in inventories of work-in-progress, stock-in-trade and finished goods		
a. Inventories at the beginning of the year		
i. Work-in-progress	57,715.14	54,948.94
ii. Finished goods	4,023.27	4,704.95
	61,738.41	59,653.89
b. Add: Finance cost allocated to inventory of work-in-progress	1,691.72	1,746.17
c. Less: excess provision written back	(1367.27)	-
d. Inventories at the closing of the year		
i. Work-in-progress	59,091.13	57,715.14
ii. Finished goods	3,973.77	4,023.27
	63,064.90	61,738.41
Net (increase)/decrease	(1002.04)	(338.35)
23. Employee benefits expense		
a. Salaries and wages	61.88	68.12
	61.88	68.12
24. Finance costs		
a. Interest expenses:		
i. On borrowings	3,524.43	3,637.85
ii. On delayed payment of statutory dues	18.97	120.49
	3,543.40	3,758.34
Less: Finance cost allocated to inventory of work-in-progress	1,691.72	1,746.17
b. Other borrowing cost	1.78	5.29
	1,853.46	2,017.46
25. Depreciation and amortisation expense		
a. Depreciation on property, plant and equipment	6.48	7.44
	6.48	7.44
26. Other expenses		
a. Power and fuel	80.15	90.52
b. Travelling and conveyance	0.67	0.83
c. Repair and maintenance	2.40	4.14
d. Insurance	3.43	5.78
e. Rates and Taxes	76.73	30.05
f. Postage and telegram	0.17	0.06
g. Printing and stationery	0.80	1.23
h. Compensation to customers	17.70	511.20
i. Advertisement and publicity	7.93	0.40
j. Payment to auditors (see note below)	8.26	8.26
k. Legal and professional charges	229.41	69.27
l. Project consultancy fee	17.58	4.72
m. Rent-office	1.64	0.91
n. Balances written off	80.63	10.39
o. Miscellaneous expenses	59.38	64.93
	586.88	802.69
Payment to auditors (Net of GST input credit)		
i. Statutory audit fee	8.26	8.26
	8.26	8.26

Payment to auditors (Net of GST input credit)

i. Statutory audit fee



ASD

[Signature]

[Signature]

Parsvnath Landmark Developers Private Limited
Notes to the financial Statements for the year ended 31 March, 2021

	Year ended 31 March, 2021	Year ended 31 March, 2020
	Rs. in lakhs	Rs. in lakhs
27. Income taxes		
A. Income tax recognised in profit and loss		
Current tax		
In respect of the current year	-	-
Tax adjustment of previous year	8.21	-
	8.21	-
Deferred tax		
In respect of the current year	(0.34)	650.30
	(0.34)	650.30
Total income tax expense recognised in the Profit and loss	7.87	650.30
B. Reconciliation of income tax expense with accounting profit		
i. Profit/(loss) before tax	(676.85)	(2,639.93)
i. Income tax expense calculated at 22%	(148.91)	(580.78)
ii. Effect of expenses that are not deductible in determining taxable income	-	7.08
iii. Effect due to change in tax rate	148.57	1,224.00
iv. Adjustments recognised in the current year in relation to the previous years	8.21	-
Total income tax expense recognised in the Statement of Profit and Loss (i to iv)	7.87	650.30

The tax rate used for the years 2020-2021 is 22% and for 2019-2020 22%, payable by corporate entities in India on taxable profits under the Indian tax laws.



AM

A

[Signature]

Parsvnath Landmark Developers Private Limited
Notes to the financial Statements for the year ended 31 March, 2021

	As at 31 March, 2021	As at 31 March, 2020
	Rs. in lakhs	Rs. in lakhs
28. Contingent liabilities		
Claims against the Company not acknowledged as debts		
- Customers complaints pending in consumer court	15,306.32	8,694.25
	15,306.32	8,694.25

Note:

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 judgement/ decision pending with various forums/authorities/court.

29 Commitments

The Company does not have any significant financial commitments.

30. 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. The company had paid the compensation in accordance with the interim order and the amount paid was 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 .

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

32. Details of borrowing cost capitalised/inventorised during the year:

	As at 31 March, 2021	As at 31 March, 2020
	Rs. in lakhs	Rs. in lakhs
Inventory	1,691.72	1,746.17

33. Employee 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 following table sets out the amount recognised in respect of gratuity in the financial statements:

	As at 31 March, 2021	As at 31 March, 2020
	Rs. in lakhs	Rs. in lakhs
Liability at the beginning of the year	1.93	0.30
Current service cost	1.48	1.93
Paid during the year	-	0.30
Liability at the end of the year	3.41	1.93
Expensed recognised in the Statement of Profit and Loss	1.48	1.93

34. Segment reporting

The Company is engaged in the business of 'Real Estate'. For management purposes, there is single reportable segment. Accordingly disclosure required by Ind AS 108 'Operating Segment' have not been provided in the financial statements.



A.L.J.

J

Parsvnath Landmark Developers Private Limited
Notes to the financial Statements for the year ended 31 March, 2021

The Company operates in single geographical area of India. Accordingly, geographical information has not been reported.

There is no single customer contributed 10% or more to the Company's revenue during the year 2020-21 and 2019-20.

- 35.** The debentureholders have agreed for reduction of interest payable on debentures, retrospectively from the date of original issue of debentures. Accordingly, interest payable on debentures has been revised as per agreed reduced rates and excess provision for earlier year's amounting to Rs. 1,481.21 lakhs has been reversed and taken to 'Other Income' in the statement of profit and loss.

36. Earnings per share

		<u>As at</u> <u>31 March, 2021</u>	<u>As at</u> <u>31 March, 2020</u>
i.	Net loss for calculation of basic and diluted earnings per share	Rs. In lakhs (684.72)	(3,290.23)
ii.	Weighted average number of equity shares outstanding during the year	Numbers 32,82,052	32,82,052
iii.	Basic and diluted earnings per share	Rs. (20.86)	(100.25)
iv.	Nominal value of equity shares	Rs. 10	10

37. Corporate social responsibility

In terms of 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).



AS I

A

Handwritten signature in blue ink.

Parsvnath Landmark Developers Private Limited
Notes to the financial Statements for the year ended 31 March, 2021

38. Related party disclosures

a. List of related parties

- i. Holding Company**
 - Parsvnath Developers limited (PDL)
- ii. Fellow Subsidiary Company (with whom the Company has transactions during the year)**
 The Company has no transaction with fellow subsidiaries during the current and previous year

b. Balances outstanding/transactions with related parties

	<u>Holding Company</u> Rs. in lakhs
i. Transactions during the year	
Short-term loan repaid	-
	(986.86)
Advance received	1,246.22
	(1,043.11)
Purchase return (including service tax)	49.50
	(681.68)
Security Deposit given	-
	(0.35)
Rent paid	1.64
	(0.91)
Purchase of goods	-
	(0.54)
ii. Balances at year-end	
Trade payable	2.18
	(-)
Other current liabilities	1,246.22
	(-)
Trade Receivables	-
	(-)
Security Deposit	3,959.50
	(3,959.50)
Security Deposit (Rent)	0.35
	(0.35)
Financial Guarantees	20,000.00
	(20,000.00)

Notes:

- 1 Related party transactions entered during the year were in ordinary course of business and are on arm's length basis
- 2 Figures in brackets represent figures as at and for the year ended 31 March, 2020.

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, 2021, the Company has not recorded any impairment of receivables from related parties (31 March, 2020 - Nil). 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.



ALL

[Handwritten signature]

[Handwritten signature]

Parsvnath Landmark Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2021

39 Financial Instruments

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

		As at 31-March-21				As at 31-March-20			
		Total	Amortised Cost	At cost	FVTPL	Total	Amortised Cost	At cost	FVTPL
Financial assets									
i.	Trade receivables	17.76	17.76	-	-	50.27	50.27	-	-
ii.	Cash and cash equivalents	345.36	345.36	-	-	42.84	42.84	-	-
iii.	Other financial assets	3,968.34	3,968.34	-	-	3,968.34	3,968.34	-	-
Total financial assets		4,331.46	4,331.46	-	-	4,061.45	4,061.45	-	-
Financial liabilities									
i.	Borrowings	-	-	-	-	-	-	-	-
ii.	Trade Payables	708.56	708.56	-	-	1,191.58	1,191.58	-	-
iii.	Other financial liabilities	34,519.39	34,519.39	-	-	32,646.44	32,646.44	-	-
Total financial liabilities		35,227.95	35,227.95	-	-	33,838.02	33,838.02	-	-

The Company has disclosed financial instruments such as trade receivables, other financial assets, trade payables, borrowings and other financial liabilities at carrying value because their carrying amounts are reasonable approximation of the fair values.



Parsvnath Landmark Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2021

40 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 and other financial assets.

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:

	Carrying amount	Payable within 1 year	Payable in 1-3 years	Rs. in lakhs Payable more than 3 years
As at 31 March, 2021				
Borrowings	-	-	-	-
Trade payables	708.56	708.56	-	-
Other financial liabilities	34,519.39	34,519.39	-	-
	35,227.95	35,227.95	-	-
As at 31 March, 2020				
Borrowings	-	-	-	-
Trade payables	1,191.58	1,191.58	-	-
Other financial liabilities	32,646.44	32,646.44	-	-
	33,838.02	33,838.02	-	-

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 fixed rate borrowings. The Company does not enter into any interest rate swaps.



Handwritten signature

Handwritten signature

Handwritten signature

Interest rate sensitivity analysis

The exposure of the company's borrowing to interest rate change at the end of the reporting periods are as follows :

	As at 31 March, 2021	As at 31 March, 2020
	Rs. in lakhs	Rs. in lakhs
Variable rate borrowings		
Long Term	-	-
Short Term	-	-
Total Variable rate Borrowing	-	-
Fixed Rate Borrowings		
Long Term	20,000.00	22,130.50
Short Term	-	-
Total Fixed rate Borrowing	20,000.00	22,130.50
Total Borrowing	20,000.00	22,130.50

Sensitivity

Variable Interest rate loans are exposed to interest rate risk, the impact on profit or loss before tax maybe as follows :

	Year ended 31 March, 2021	Year ended 31 March, 2020
	Rs. in lakhs	Rs. in lakhs
Increase in interest rate by 1 %	-200.00	-221.31
Decrease in interest rate by 1 %	200.00	221.31

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.

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:

	As at 31 March, 2021	As at 31 March, 2020
	Rs. in lakhs	Rs. in lakhs
Outstanding for more than 6 months	17.76	50.27
Outstanding for 6 months or less	-	-
	17.76	50.27



Abh

A

or

41 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:

	As at 31 March, 2021 Rs. in lakhs	As at 31 March, 2020 Rs. in lakhs
Borrowings:		
- Long term	-	-
- Short term	-	-
- Current maturities of long term borrowings	20,000.00	22,130.50
Total borrowings - A	20,000.00	22,130.50
Equity		
- Share capital	328.21	328.21
- Other equity	(13,245.50)	(12,560.78)
Total Equity - B	(12,917.29)	(12,232.57)
Debt to equity ratio (A/B)	(1.55)	(1.81)

42 First time adoption of Ind AS 115, Revenue from Contract with customers

Ind AS 115, Revenue from Contract with customers was effective from accounting period beginning on or after April 1, 2018, accordingly the Company had applied Ind AS 115 as on the transition date of April 1, 2018. The Company had applied modified retrospective approach to its real estate projects that were not completed as at April 1, 2018, accordingly profit recognised on such projects uptill March 1, 2018 amounting to Rs. 16,564.43 lakhs (Net of Deferred Tax Assets of Rs. 5,820.08 lacs), as per the existing revenue recognition standards was de-recognised and debited to retained earnings as at April 1, 2018. 'Cost of goods sold' amounting to Rs. 40,379.00 lacs was added to opening inventory with corresponding adjustment of revenue recognised in earlier year to trade receivables/advances from customers.

43. Events after the reporting period

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

44. Approval of the financial statements

The financial statements were approved for issue by Board of Directors on 29th June, 2021.



For and on behalf of the Board of Directors

Atul Jain
Atul Jain
Director
DIN: 00102555

Atul Kumar Gupta
(ATUL KUMAR GUPTA)
Company Secretary

Surya Mani Pandey
Surya Mani Pandey
Director
DIN: 08250346

Place: Delhi
Date: 29 June, 2021