

12th November, 2022

To,
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai-400001

Dear Sir/Madam,

Scrip Code: 949440 (NCDs-Rs.112.57 Crores), ISIN Number (INE187007049) and
948645 (NCDs-Rs.3.60 Crores), ISIN Number (INE187007031)

Sub: Outcome of the Board Meeting

The Board of Directors of the Company in its meeting held today i.e. November 12, 2022 has *inter-alia* considered and approved the Un-audited Financial Results of the Company for the quarter and half-year ended September 30, 2022. A copy of the said results along with the Limited Review Report issued by T R Chadha & Co LLP, Statutory Auditors of the Company, is enclosed, in pursuance of Regulation 52 read with Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The Meeting of the Board of Directors concluded at 08:10 p.m.

Kindly take the same on record.

Thanking you,

Yours faithfully,

For **Parsvnath Rail Land Project Private Limited**


Atul Jain
Director
DIN: 00102555





Limited review report on unaudited quarterly and year-to-date financial results under regulation 52 of the securities and exchange board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 of Parsvnath Rail Land Project Private Limited for the period ended 30th September 2022.

To,

The Board of Directors,
Parsvnath Rail Land Project Private Limited
Parsvnath Tower
Near Shahdara Metro Station
Shahdara Delhi-110032
India

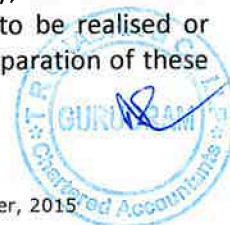
1. We have reviewed the accompanying statement of unaudited financial results of Parsvnath Rail Land Project Private Limited ("the company") for the quarter ended 30 September 2022 and year to date results for the period from 1 April 2022 to 30 September 2022 ("the statement").
2. This Statement, which is the responsibility of the company's management and approved by the Board of Directors has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" (Ind AS 34") prescribed under section 133 of the companies Act 2013, and other accounting principles generally accepted in India and in compliance with Regulation 52 of the securities and exchange board of India(Listing Obligations and Disclosure Requirements) Regulation 2015 as amended ("the Listing Regulations"). Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review of the statement in accordance with the standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information performed by the independent auditor of the entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations, including the manner in which it is to be disclosed or that it contains any material misstatement.

5. Emphasis of Matters

- (a) We draw attention to note 3 to the Statement wherein it is stated that these financial results have been prepared on the basis that the Company does not continue to be a going concern, for the reason stated in the said notes. Accordingly, all assets and liabilities have been measured and stated at the values they expect to be realised or settled at, to the extent ascertained by management at the time of preparation of these accounts.

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(A limited liability partnership with LLP Identification No. AAF-3926) with effect from 28th December, 2015

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- (b) We draw attention to note No. 6 to the Statement, regarding claim of Rs. 6,442.62 lakhs recoverable from Rail Land Development Authority relating to matter under arbitration. In the opinion of the management, amount is considered good and recoverable.

Our conclusion is not modified in respect of this matters.

For T R Chadha & Co LLP
Chartered Accountants
Firm's Reg. No.: 006711N/N500028


Aashish Gupta
(Partner)

Membership No. 097343

UDIN No. 22097343BCYMSf2176

Place: Delhi
Date: 12/11/2022

Statement of financial results for the half year and year ended 30 September, 2022

Serial No.	Particulars	Quarter Ended			6 Months Ended		Year ended
		30-Sep-22	30-Jun-22	30-Sep-21	30-Sep-22	30-Sep-21	31-Mar-22
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	a. Revenue from operations	-	-	-	-	-	-
	b. Other income	-	-	-	-	-	-
	Total income	-	-	-	-	-	-
2	Expenses						
	a. Employee benefit expense	1.26	1.26	1.24	2.52	2.10	4.62
	b. Finance costs	-	0.12	-	0.12	-	0.01
	c. Other expenses	1.13	1.82	4.56	2.95	5.22	16.16
	Total expenses	2.39	3.20	5.80	5.59	7.32	20.79
3	Profit / (Loss) before exceptional Items and Tax (1-2)	(2.39)	(3.20)	(5.80)	(5.59)	(7.32)	(20.79)
4	Exceptional Items - Provision for impairment of Investments	-	-	-	-	-	-
5	Profit / (Loss) before tax	(2.39)	(3.20)	(5.80)	(5.59)	(7.32)	(20.79)
6	Tax expenses	-	-	-	-	-	-
7	Profit / (Loss) for the period/ year	(2.39)	(3.20)	(5.80)	(5.59)	(7.32)	(20.79)
8	Other Comprehensive Income		0	-		-	-
9	Total Comprehensive Income/(loss) for the period / year	(2.39)	(3.20)	(5.80)	(5.59)	(7.32)	(20.79)
10	Earnings per Equity Share (Face value of Rs. 10 each)						
	a. Basic (in Rs.)	(1.69)	(2.27)	(4.12)	(3.96)	(5.19)	(14.74)
	b. Diluted (in Rs.)	(1.69)	(2.27)	(4.12)	(3.96)	(5.19)	(14.74)
11	Paid up equity share capital, Equity share of Rs. 10 each	14.10	14.10	14.10	14.10	14.10	14.10
12	Other equity						(5,075.03)
13	Debenture Redemption Reserve	-	-	-	-	-	-
14	Net Worth						(5,060.93)
15	Debt Equity Ratio (See note 15)	(2.31)	(2.31)	(2.31)	(2.31)	(2.31)	(2.38)
16	Asset Coverage Ratio (See note 15)	0.60	0.54	0.57	0.60	0.57	0.54
17	Debt Service Covergae Ratio (See note 15)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
18	Interest Service Coverage Ratio (See note 15)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.



BALANCE SHEET AS AT 30 SEPTEMBER, 2022

Particulars	As at 30-September-2022	As at 31-March-22
	Unaudited	Audited
Assets		
Non current assets		
a. Financial assets		
i. Investments	546.53	546.53
ii. Other financial assets	6,442.62	6,442.62
b. Tax assets (net)	32.14	32.14
Total non-current assets	7,021.29	7,021.29
Current assets		
a. Financial assets		
i. Cash and cash equivalents	0.90	0.59
b. Other current assets	-	0.30
Total current assets	0.90	0.89
Total assets	7,022.19	7,022.18
Equity and liabilities		
Equity		
a. Equity share capital	14.10	14.10
b. Convertible preference shares	28.30	28.30
c. Other equity	(5,080.62)	(5,075.03)
Total equity	(5,038.22)	(5,032.63)
Liabilities		
Non-current liabilities		
a. Financial liabilities		
a. Borrowings	11,617.49	11,257.49
Total non current liabilities	11,617.49	11,257.49
Current liabilities		
a. Financial liabilities		
i. Borrowings	6.28	362.03
ii. Trade payable		
- Outstanding dues of micro enterprises and small enterprises	-	-
- Outstanding dues of creditors other than micro enterprises and small enterprises	79.15	78.05
iii. Other financial liabilities	357.31	356.89
b. Other current liabilities	0.18	0.35
Total current liabilities	442.92	797.31
Total liabilities	12,060.41	12,054.81
Total equity and liabilities	7,022.19	7,022.18



Parsvnath Rail Land Project Private Limited
Statement of Cash Flows for the Half Year ended 30 Sept, 2022

Notes	Half Year ended 30 Sep, 2022	Year ended 31 March, 2022
	Rs. In lakhs	Rs. In lakhs
Cash flows from operating activities		
Profit/(loss) for the year	(5.59)	(20.79)
Adjustments for :		
Finance costs recognised in statement of profit and loss	0.12	0.01
TDS Written back	-	1.38
Amortization of Deposit	-	1.16
Diminution in Investment	-	2.87
	(5.47)	(15.37)
Movements in working capital:		
(Increase)/decrease in other current assets	0.30	(0.30)
Increase/(decrease) in trade payables	1.11	(0.98)
Increase/(decrease) in provisions	-	0.10
Increase/(decrease) in other financial liabilities	0.42	3.06
Increase/(decrease) in Borrowing	4.26	-
Increase/(decrease) in other current liabilities	(0.18)	0.08
Cash generated from operations	0.43	(13.41)
Income tax paid (net)	-	-
Net cash flow from/(used in) operating activities	0.43	(13.41)
Cash flows from investing activities		
Purchase of investments	-	(0.00)
Net Cash flow from/(used in) investing activities	-	(0.00)
Cash flows from financing activities		
Interest paid	(0.12)	(0.01)
Proceeds from borrowings	-	1.97
Net Cash flow from/(used in) financing activities	(0.12)	1.96
Net increase in Cash and cash equivalents	0.31	(11.45)
Cash and cash equivalents at the beginning of the year	0.59	12.04
Cash and cash equivalents at the end of the year	0.90	0.59



Notes :

- 1 These financial results for the quarter and half year ended 30 September 2022, were approved by the Board of Directors in their meetings held on 12 November 2022.
- 2 The financial results of the Company have been prepared in accordance with the recognition and measurement principles laid down in India Accounting Standard ("Ind AS") specified under section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other accounting principles generally in India
- 3 The Financial results have been prepared on the basis that the Company does not continue to be a going concern, since the company has surrendered its project. Accordingly, all assets and liabilities have been measured and stated at the values they expect to be realized or settled at, to the extent ascertained by management at the time of preparation of these accounts.
- 4 Figures for the quarter ended 30 September 2022 represent the balancing figures derived by deducting the reviewed year-to-date figures for the first six months ended 30 September 2022 and year to date figures up to the end of quarter ended 30 June 2022.
- 5 The company has only one operating segment, hence disclosure under Ind AS 108 on 'Operating Segments' is not applicable.
- 6 The Company was awarded a project for development of residential project at Sarai Rohilla, Delhi ('the project') by Rail Land Development Authority (RLDA). Due to disputes regarding the development agreement, inability to achieve financial closure the development agreement got terminated & the company invoked arbitration clauses in the development agreement for recovery of amount paid to RLDA together with interest thereon. As well as for recompense for losses & damages etc. Pursuant to the Arbitration Award dated 25 November, 2017 Passes in Arbitration II and subsequent dismissal of RLDA's Objection & appeals by Hon'ble High court of Delhi and by Hon'ble Supreme Court of India on 8th July, 2019, The Company has received the award amount Under Arbitration II.

 In case of Arbitration I (with respect to RLDA's liability for payment of Interest to the Company on installment's received in excess of and prior to RLDA's entitlement), the Arbitral Tribunal by award dated 1 June, 2018 rejected the Company's claims. The Company has filed Objections against the said arbitral award Before the Hon'ble Delhi High Court & the matter is Pending at jurisdiction.

 The Company has also initiated other Arbitration Proceedings, where in the Company and PDL inter-alia sought refund of the amounts retained as alleged losses, losses incurred on account of RLDA's breach of its representations and warranties in respect of the land sought to be leased and delayed release of Bank Guarantee & other matters. These arbitration Proceedings are also in process.
 Based on the legal advice received, the claim of Rs.6442.62 lakhs from RLDA is considered Good & reflected under 'Other Non-Current financial assets'.
- 7 Brickwork rating has reaffirmed the rating of companies NCDs series of A of Rs 36 Lacs and NCDs Series B of Rs 11257.49 Lacs at BWR B+ / Credit watch with Developing implications (reaffirmed). Vide its letter dated 03 October 2022.
- 8 The Company has not received any complaint from the investor during the half year ended September 30, 2022 and there was no complaint pending at the beginning of the year.
- 9 The holder of non-convertible debentures and the Company by way of Board Resolution have decided to waive the interest of debentures and the Company has accordingly not accrued any liability for interest on these debentures for the half year ended 30 September, 2022
- 10 The debentures of the company are secured for the following:

 Both redeemable NCD are secured by first & second charges respectively by way of hypothecation of assets, contracts receivables, all present and future book debts, outstandings, monies receivable together with all and any interest accruing thereon and exclusive charge respectively in favour of the debenture Trustee in respect of the leasehold rights of the company over such site parcels leased by the RLDA to the Company upon payment of the second lease installment and in respect of the remaining site parcels by execution of the subsequent Indenture of mortgage.
- 11 Redemption of Debentures series A amounting to Rs. 360.00 lakh is due on 31-12-2024 and series B amounting to Rs. 11,257.49 lakh is due on 31-12-2024.
- 12 In the absence of available profits, the company has not created Debenture Redemption reserve during the year.
- 13 Pursuant to Regulation 52(7A), the Company confirms that there have been no material deviations in the use of proceeds of issue of Non-convertible Debentures from the objects stated in the offer document.
 In terms of SEBI Circular CIR/CFD/CMD/56/2016 dated May 27, 2016, the Company hereby declares that the auditors have issued Limited Review report with unqualified conclusion on Reviewed financial result for the quarter.
- 14 Additional disclosure as per Regulation 52(4) of SEBI (LODR) Regulation 2015 are as under:

Particulars	Quarter ended		Year ended	
	September 30, 2022		31.03.2022	
	Unaudited		Audited	
Interest service coverage ratio		N.A.		0.01
Operating margin (%)		N.A.		N.A.
Net Profit margin (%)		N.A.		N.A.



Particulars	Half Year ended September 30, 2022	Year ended March 31, 2022
	Unaudited	Audited
Debt Equity ratio	(2.31)	(2.38)
Debt service coverage ratio	N.A.	N.A.
Debenture Redemption reserve	N.A.	N.A.
Capital Redemption reserve	N.A.	N.A.
Net Worth	(5066.52)	(5060.93)
Net Profit after tax	(5.59)	(20.79)
Earnings per share	(3.96)	(14.74)
Current ratio	0.002	0.001
Long term debt to working capital	(26.28)	(14.14)
Bad debts to accounts receivable ratio	N.A.	N.A.
Current liability ratio	0.06	0.11
Total Debts to Total assets	1.72	1.72
Asset coverage Ratio	0.60	0.60
Debtor's turnover	0.00	0.00
Gross NPA ratio	N.A.	N.A.
Net NPA ratio	N.A.	N.A.
Provision Coverage ratio	N.A.	N.A.
Outstanding redeemable preference shares	N.A.	N.A.
Outstanding redemption reserve/ Debenture redemption reserve	N.A.	N.A.
Inventory turnover	N.A.	N.A.

15 Figures for the previous periods have been regrouped wherever necessary in order to make them comparable

15 Formula used:

- (i) Interest service coverage ratio = Earnings before interest, depreciation and tax / Interest expenses
- (ii) Operating margins = (Profit before tax + Finance costs) / Revenue from operations
- (iii) Net Profit margin : Net profit for the period / year / Revenue from operations
- (iv) Debt service coverage ratio = Earnings before depreciation, interest and tax / (Interest expense + Principal repayments made during the period for long term Loans)
- (v) Debt equity ratio = Total debt / Equity (excluding debenture redemption reserve)
- (vi) Net worth = Equity Share capital + Reserves and surplus
- (vii) Current Ratio : Current Assets / Current Liabilities
- (viii) Long term debt to working capital : Long term borrowings / (Current Assets - Current Liabilities)
- (ix) Bad debts to accounts receivable ratio : Bad debts / Average Trade Receivables
- (x) Total Debts to total assets : Debt / Total assets
- (xi) Debtors' turnover = Revenue from operations / Average Trade Receivables
- (xii) Earnings per share = Net Profit / No. of shares
- (xiii) Net worth = Share capital + Reserves and surplus
- (xiv) Interest service coverage ratio = Earnings before interest, tax and depreciation / Interest expenses
- (xv) Current liability Ratio = Current Liabilities / (Total Equity + Total Liabilities)
- (xvi) Asset Coverage Ratio = (Total Assets - Intangible Assets) / Total Debt
- (xvii) Debt equity ratio = Total debt / Equity (excluding debenture redemption reserve)

Place: New Delhi

Date:- 12 November, 2022

For and on behalf of the Board of Directors of
 Parsvnath Rail Land Project Private Limited

ATUL JAIN

Director
 PAN: 00102553

To
The Board of Directors
Parsvnath Rail Land Project Private Limited
Parsvnath Tower, Near Shahdara Metro Station,
Shahdara, Delhi – 110032

12th November, 2022

Sub: Independent Auditor's Certificate pursuant to clause (d) of sub-regulation (1) of Regulation 56 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

1. This certificate is issued in accordance with the terms of our engagement letter dated 01 November 2022 with Parsvnath Rail Land Project Private Limited ('the Company').
2. The accompanying Statement containing details of listed non-convertible debt securities ('NCDs') of the Company outstanding as at 30 September 2022, asset cover maintained against such securities, the covenants criteria as per the terms of debenture trust deeds (read with amendment thereon), and the Company's compliance with such covenants ('the Statement') has been prepared by the Company's management pursuant to the requirements of clause (d) of sub-regulation (1) of Regulation 56 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('the Regulations'), for the purpose of submission of the Statement along with this certificate to the Debenture Trustee of the Company. A copy of the Statement signed by the management and initialed by us is attached herewith for identification purposes only as **Annexure 1**.

Management's Responsibility for the Statement

3. The preparation of the Statement, including the preparation and maintenance of all accounting and other relevant supporting records and documents, is solely the responsibility of the management of the Company. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The Management is also responsible for ensuring the compliance with the requirements of the Regulations and the debenture trust deeds (read with amendment thereon) for the purpose of furnishing this Statement and for providing all relevant information to the Debenture Trustee.

Auditor's Responsibility

5. Pursuant to requirement of the Regulations, it is our responsibility to express limited assurance in the form of the conclusion as to whether any matter has come to our attention that cause us to believe that the accompanying Statement, containing details regarding maintenance of hundred percent asset cover or asset cover as per the terms of debenture trust deeds (read with amendment thereon) and compliance with all the covenants stated in

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such debenture trust deeds (read with amendment thereon) in respect of listed NCDs of the Company outstanding as at 30 September 2022, as mentioned in the Statement, is not, in all material respects, in agreement with the unaudited Half Yearly financial statements of the Company prepared and submitted pursuant to the Regulation 52 of the Regulations, underlying books of account and other relevant records and documents maintained by the Company for the half year ended 30 September 2022, and that the calculation thereof is not arithmetically accurate.

6. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) ('the Guidance Note') issued by the ICAI. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements, issued by the ICAI.
8. The procedure we performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for a reasonable assurance engagement; and consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been performed had a reasonable assurance engagement been performed. The procedure selected depend on the auditor's judgement, including the assessment of the areas where a material misstatement of the subject matter information is likely to arise. We have performed the following procedures in relation to the Statement:
 - a) Obtained the unaudited financial statement of the company for the half year ended 30th September 2022.
 - b) Verified the total assets as per balance sheet and borrowing as on 30th September 2022 as mentioned in computation of asset coverage ratio in Annexure 1.
 - c) Obtained necessary written representations from the Management of the Company.

Conclusion

9. Based on our review as above, and according to the information, explanations and representations provided to us by the Management of the Company nothing has come to our attention that causes us to believe that the information in the Statement are not in agreement with the unaudited books of account and are arithmetically inaccurate.

Restriction on distribution or use

10. Our work was performed solely to assist you in meeting your responsibilities in relation to your compliance with the Regulations. Our obligations in respect of this certificate are entirely separate from, and our responsibility and liability is in no way changed by, any other role we may have as the statutory auditors of the Company or otherwise. Nothing in this certificate, nor anything said or done in the course of or in connection with the services that are the subject of this certificate, will extend any duty of care we may have in our capacity as statutory auditors of the Company.

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11. The certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose of enabling it to comply with the requirements of the Regulations, which inter alia, require it to submit this certificate along with the Statement to the Debenture Trustee of the Company, and therefore, this certificate should not be used, referred to or distributed for any other purpose or to any other party without our prior written consent. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

Yours faithfully
For T R Chadha & Co LLP
Chartered Accountants
Firm's Regn No.: 006711N/N500028



Aashish Gupta
(Partner)
Membership No.: 097343
UDIN: 22097343BCYWAH9912

Place: Delhi
Date : 12th November, 2022

Annexure 1**Certificate for asset cover by debenture trustee in respect of listed debt securities of the listed entity**

To,
Stock Exchange (s)

Based on examination of books of accounts and other relevant records/documents, we hereby certify that:

- a) The listed entity has vide its Board Resolution and information memorandum/ offer document and under various Debenture Trust Deeds, has issued the following listed debt securities:

ISIN	Private /Public Placement	Secured/ Unsecured	Sanctioned Amount (Rs. In Crores)
INE187O07031	Private Placement	Secured	3.60
INE187O07049	Private Placement	Secured	244.39

b) **Asset Cover for listed debt securities:**

- i. The financial information as on 30-9-2022 has been extracted from the books of accounts for the half year ended 30-09-2022 and other relevant records of the listed entity;
- ii. The assets of the listed entity provide coverage of **0.60** times of the interest and principal amount, which is in accordance with the terms of issue/ debenture trust deed (calculation as per statement of asset cover ratio for the Secured debt securities - table – I)

Table – I:


Sr. No.	Particulars		Amount (Rs in Crores)
i.	Total assets available for secured Debt Securities' – (secured by exclusive charge on assets)	A	70.22
	• Property Plant & Equipment (Fixed assets) - movable/immovable property etc		-
	• Loans /advances given (net of provisions, NPAs and sell down portfolio),Debt Securities, other credit extended etc		-
	• Receivables including interest accrued on Term loan/ Debt Securities etc		-
	• Investment(s)		5.47
	• Cash and cash equivalents and other current/ Non-current assets		64.76
ii.	Total borrowing through issue of secured Debt Securities (secured by either pari passu or exclusive charge on assets)	B	116.17
	• Debt Securities (Provide details as per table below)		116.17
	• IND - AS adjustment for effective Interest rate on secured Debt Securities		-
	• Interest accrued/payable on secured Debt Securities		-
iii.	Asset Coverage Ratio (100% or higher as per the terms of offer document/information memorandum/ debenture trust deed)	A/B	0.60



ISIN wise details

							Amt in Crs.
S. No.	ISIN	Facility	Type of Charge	Sanctioned amount	Outstanding as on 31-03-2022	Cover required	Assets required
1	INE187O07031	Non-convertible Debentures	Exclusive	3.60	3.60	1	3.60
2	INE187O07049	Non-convertible Debentures	Exclusive	244.39	112.57	1	112.57
	Grand Total				116.17		

For Parsvnath Rail Land Project Private Limited


Authorised signatory
Place : Delhi
Date: 12.11.2022

