



**INDEPENDENT AUDITOR'S REPORT**

**To the Members of PARSVNATH RAIL LAND PROJECT PRIVATE LIMITED**

**Report on the Audit of the Financial Statements**

**Opinion**

We have audited the accompanying financial statements of **PARSVNATH RAIL LAND PROJECT PRIVATE LIMITED** ("the Company"), which comprise the Balance sheet as at 31st March 2022, 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 financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid 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 Standard prescribed under section 133 if the Act read with the Companies (Indian Accounting Standard) Rules, 2015, as amended ("Ind AS"), and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022 and 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 on auditing are further described in the 'Auditor's Responsibilities for the Audit of the Financial Statement' section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('the ICAI) together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion

**Emphasis of Matters Paragraph**

- a) Attention is drawn to note 24 to the financial statements wherein it is stated that these financial statements 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 realized or settled at, to the extent ascertained by management at the time of preparation of these accounts.
- b) Attention is drawn to Note 4 to financial statements, regarding claim of Rs. 6442.62 lakhs recoverable from RLDA relating to matter under arbitration. In the opinion of the management, amount is considered good and recoverable.

Our opinion is not modified in respect of these matters.



T R Chadha & Co., a partnership firm converted into T R Chadha & Co LLP  
(A limited liability partnership with LLP Identification No. AAF-3926) with effect from 28<sup>th</sup> December, 2015

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## **Information other than the Financial Statements and Auditor's Report thereon**

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Directors report, but does not include the Financial Statements and our auditor's report thereon. These Reports are expected to be made available to us after the date of this auditor's report.

Our opinion on the 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 identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the Directors report, Management Discussion and Analysis Report and Corporate Governance Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance as required and take appropriate action as applicable under the relevant laws and regulations.

## **Responsibilities of Management and Those Charged with Governance for the 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 financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the 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.

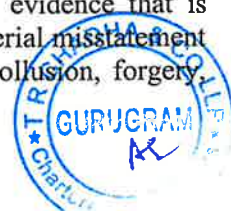
The Board of Directors are responsible for overseeing the Company's financial reporting process.

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

Our objectives are to obtain reasonable assurance about whether the 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 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 financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.



- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system 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 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 financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statement 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 the quantitative and qualitative factor in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the 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.

#### **Other Matters**

- The financial result for the year ended March 31, 2021 were audited by the erstwhile auditor whose report dated June 29, 2021, expressed an unmodified conclusion on those final financial results.

#### **Report on Other Legal and Regulatory Requirements**

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, subject to the matters described in the Basis for Opinion Section of our Report, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
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), the statement of changes in equity and the Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of account

(d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with Companies (India Accounting Standard) Rules, 2015 as amended.

(e) The matters described in the 'Emphasis of Matter' paragraph above, in our opinion, may have an adverse effect on the functioning of the company.

(f) On the basis of the written representations received from the directors as on 31st March, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2022 from being appointed as a director in terms of Section 164 (2) of the Act.

(g) With respect to the adequacy of the internal financial controls over financial reporting 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 Auditor's Report in accordance with the requirements of section 197 (16) of the Act, as amended, 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:

- a. The Company has disclosed the impact of pending litigations on its financial position in its financial statements – **Refer Note 26** to the financial statements.
- b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses – **Refer Note 27** to the financial statements.
- c. There were no amounts which were required to be transferred to the investor's education and protection fund by the company. – **Refer Note 34 (xii)** to the financial statements.
- d. (a) The Management has represented to us and as disclosed in note no. 34(v) to the financial statements, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The Management has represented to us and as disclosed in note no. 34(vi) to the financial statements, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person(s) or entity(ies), including foreign entities (Funding Parties), with the understanding, whether recorded in writing or otherwise, as on the date of this audit report, that the Company shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;



(iii) Based on such audit procedures performed and information and explanation given, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.

e. The company has not paid or declared any dividend during the year.

**For T R Chadha & Co LLP**  
**Chartered Accountants**  
**Firm Regn. No: 006711N / N500028**

*Aashish*

**Aashish Gupta**  
**Partner**

**Membership No. 097343**

**UDIN : 2209A343 ANPKLR 3879**



**Place: Delhi**  
**Date : 30.05.2022**

**ANNEXURE A**  
**PARSVNATH RAIL LAND PROJECT PRIVATE LIMITED**  
**Annexure to Independent Auditors' Report for the period ended March 2022**  
**(Referred to in Paragraph 1 under the Heading of "Report on Other Legal and Regulatory Requirements" of our Report of even date)**

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that;

**(i) Property, Plant and Equipment**

- a)
- A. The Company does not have any Property, plant and Equipment, therefore company is not required to maintain records showing full particulars of property, plant and equipment;
- B. Company does not have any intangible asset, therefore company is not required to maintain records showing full particulars of intangible assets;
- b) As we informed in above clause that company does not have property plant and equipment thus there is no requirement of physical verification of Property, Plant and Equipment.
- c) According to the information and explanations given to us, there are no immovable assets held by the company, hence this clause of paragraph 3 (i) of the order is not applicable to the Company.
- d) As we informed in clause (i) (a), company does not have Property, Plant and Equipment (including Right of Use assets), thus clause of revaluation is not applicable to this company for the year 2021-2022.
- e) As disclosed by the management in note 32(i) of the financial statements, no proceedings have been initiated during the year or are pending against the Company as at March 31, 2022 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) (as amended in 2016) and rules made thereunder.

**(ii) Inventories**

- a) The Company does not have any inventory and hence reporting under clause (ii) of CARO 2016 is not applicable .

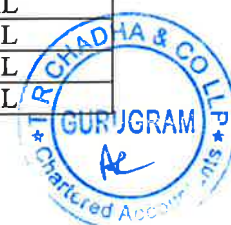
**(iii) Loans, Investments, Guarantees, Securities and Advances in nature of Loan**

The Company has not made any investments and granted loans to its subsidiary companies and other parties during the year which were outstanding at balance sheet date, in respect of which:

- (a) The aggregate amount of loans granted & guarantee given to its subsidiary, Associates & others during the year and the balance outstanding at the balance sheet date with respect to the same, which were outstanding at balance shete date are as under:

(Rs. In Lakhs)

Particulars	Guarantee	Security	Loans	Investment
Aggregate amount granted/provided during the year	NIL	NIL	NIL	NIL
-Subsidiaries	NIL	NIL	NIL	NIL
-Associates	NIL	NIL	NIL	NIL
Holding	NIL	NIL	NIL	NIL
-Others	NIL	NIL	NIL	NIL



<b>Balance outstanding as at balance sheet date</b>	NIL	NIL	NIL	NIL
-Subsidiaries	NIL	NIL	NIL	546.53
-Associates	NIL	NIL	NIL	NIL
Holding	NIL	NIL	NIL	NIL
-Others	NIL	NIL	NIL	NIL

(b) The company has not given loans as well as received loans from relating parties which are interest free and repayable on demand. On overall basis, in our opinion, the terms and conditions of the loans granted, Guarantee given and investments made during the year are, prima facie, not prejudicial to the interest of the Company. Hence company not give any loans to any company, so clause (c) to (f) is not applicable on company

**(iv) Compliance of Sec. 185 & 186**

There is no transaction covered under Section 185 therefore reporting compliance w r to this section is not applicable on the company. Further, compliance related to section 186 of the Companies Act, 2013 in respect of the loans and investments made, and guarantees and security is not applicable as it dealt in real estate business.

(v) The Company has not accepted any deposits or amounts which are deemed to be deposits from the public to which the directives issued by the Reserve Bank of India and the provisions of section 73 to 76 or any other relevant provisions of the Act and the Rules framed there under apply. Accordingly, the provision of paragraph 3(v) of the Order is not applicable to the Company.

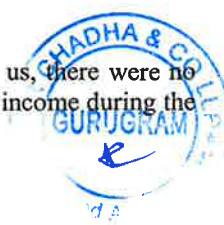
(vi) The maintenance of cost records has been specified by the Central Government under section 148(1) of the Companies Act, 2013. We have broadly reviewed the cost records maintained by the Company pursuant to the Companies (Cost records and Audit) Rules, 2014, as amended and prescribed by the Central Government under section 148(1) of the Companies Act 2013, and are of the opinion that, prima facie, the prescribed cost records have been made and maintained. We have however , not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.

**(vii) Statutory Dues**

- a) The Company has been significant delays in deposit of its undisputed statutory dues including Goods and Service tax, Provident Fund, Employees State insurance, Income-tax, Value added Tax and Goods & Service Tax, Cess and other relevent material statutory dues applicable to it to the appropriate authority.
- a) Undisputed amounts payable in respect of Tax Deducted at Source (TDS), Value Added Tax and Work Contarct Tax in arrears as at 31 March 2022 for a period of more than six months from the date they become payable are as given below:

Name of the statute	Nature of dues	Amount (Rs. In Lakhs.)	Period to which the amount relates	Forum where the dispute is pending
Income Tax Act, 1961	Int on TDS/ Late Fees	0.65	AY 2020-21	AO
Income Tax Act, 1961	Int on TDS/ Late Fees	0.06	AY 2021-22	AO
Income Tax Act, 1961	Int on TDS/ Late Fees	0.01	AY 2022-23	AO
Income Tax Act, 1961	Int on TDS/ Late Fees	0.06	Prior to AY 2020-21	AO
Income Tax Act, 1961	Income tax	185.22	AY 2017-18	AO

(viii) As disclosed by the management in note 34(vii) of the financial statements and as verified by us, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the



year in the tax assessments under the Income Tax Act, 1961 (43 of 1961). Accordingly, the requirement to report on clause 3(viii) is not applicable to the Company

**(ix) Application & Repayment of Loans & Borrowings**

- a) In our opinion and according to the information and explanation given to us, the Company has not defaulted in the repayment of loans or other borrowings or in the payment of interest thereon to any lender.
- b) As disclosed by the management in note 34(viii) of the financial statements, the Company has not been declared as willful defaulter by any bank or financial institution or the other lender.
- c) As disclosed by the management in note 34(xi) of the financial statements, term loans taken from the Bank, Financial Institutions or any other lender were applied for the purpose for which the loans were obtained. During the year Company has not taken any loan. Terms loans were taken earlier years as well as utilised in earlier year itself.
- d) On an overall examination of the balance sheet of the company, we report that, prima facie, funds raised on short-term basis have not been used for long term purposes.
- e) The Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries. Accordingly, the provision of paragraph 3(ix) (e) of the Order is not applicable to the Company. However, there are borrowings from subsidiary companies and loans given to subsidiary companies.
- f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries. Accordingly, the provision of paragraph 3(ix)(f) of the Order is not applicable to the Company.

**(x) Application of fund raise through public offer**

- a) According to the information and explanations given to us and on the basis of our examination of the books of account, the Company has not raised money by way of initial public offer or further public offer (including debt instrument) during the year under audit therefore, paragraph 3 (x) (a) of the order is not applicable to the company.
- b) As per the information and explanations given by the management and based on our examination of the records, company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Accordingly, compliance of section 42 and 62 of the Act does not arise. Therefore paragraph 3 (x)(b) of the order is not applicable to the company.

**(xi) Fraud**

- a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the explanation and information given to us, no fraud by the Company or on the Company has been noticed or reported during the course of our audit.
- b) To the best of our knowledge and according to the information and explanation provided to us, No report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government
- c) Company is not required for establishment of whistle-blower mechanism under section 177(9) of the Act. Therefore paragraph 3 (xi)(c) of the order is not applicable to the company.

**(xii)** In our opinion and according to the information and explanations given to us, the company is not a Nidhi Company. Therefore paragraph 3 (xii)(a), (b) and (c) of the order is not applicable to the company.

**(xiii)** In our opinion and according to information and explanation provided to us, the company is not required to constitute audit committee hence section 177 of The Companies Act, 2013 is not applicable to the Company. The Company has complied with the provision of section 188 of The Companies Act, 2013





and the details have been disclosed in the financial statement as required by the applicable accounting standards.

- (xiv) In our opinion and based on our examination, the company does not have an internal audit system and is not required to have an internal audit system as per provisions of the Companies Act 2013. Therefore paragraph 3 (xiv)(a) and (b) of the order is not applicable to the company.
- (xv) As per the information and explanations given to us, and based on our examination of the records, the company has not entered into any non-cash transaction with directors or persons connected with him. Therefore paragraph 3 (xv) of the order is not applicable to the company.
- (xvi) As per the information and explanations given by the management, company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Therefore paragraph 3 (xvi) of the order is not applicable to the company.
- (xvii) Company has incurred cash losses of Rs.17.92 lakhs during the financial year & in immediate previous financial year cash loss incurred amounting Rs. 10.76 lakhs
- (xviii) There has been no resignation of the statutory auditors during the year and accordingly this clause is not applicable.
- (xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements including note no. 38 to the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, we are of the opinion that a material uncertainty exists with respect to going concern as on the date of audit report as mentioned in Para (a) of Emphasis of matter Paragraph of our Audit Report on the Financial Statements.
- (xx) Section 135(5) of the Act, is not applicable to the company, Accordingly, the provision of paragraph 3(xx)(a) and (b) of the Order is not applicable to the Company.
- (xxi) Company is not required to prepare consolidated financial statement, therefore, the provision of paragraph 3(xxi) of the Order is not applicable to the Company.

**Place: Delhi**  
**Date : 30.05.2022**

**For T R Chadha & Co LLP**  
**Chartered Accountants**  
**Firm Regn. No: 006711N / N500028**

  
**Aashish Gupta**  
**Partner**

**Membership No. 097343**

**UDIN : 220 97343 ANPKLR 3879**



## ANNEXURE B

### THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF PARSVNATH RAIL LAND PROJECT PRIVATE LIMITED

#### Report on the Internal Financial Controls 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 statement of PARSVNATH RAIL LAND PROJECT PRIVATE LIMITED ("the Company") as of 31 March, 2022 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

#### Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on, "the internal control with reference to financial statement criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India". These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

#### Auditors' Responsibility

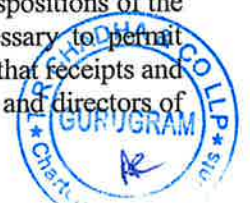
Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statement based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statement was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with reference to financial statement and their operating effectiveness. Our audit of internal financial controls with reference to financial statement included obtaining an understanding of internal financial controls with reference to financial statement, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the 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 statement.

#### Meaning of Internal Financial Controls with reference to Financial Statement

A company's internal financial control with reference to financial statement 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 control with reference to financial statement includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of 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 Statement**

Because of the inherent limitations of internal financial controls with reference to financial statement, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statement to future periods are subject to the risk that the internal financial control with reference to financial statement may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

#### **Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system with reference to financial statement and such internal financial controls with reference to financial statement were operating effectively as at 31 March, 2022, based on, "the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India".

**Place: Delhi**  
**Date : 30.05.2022**

**For T R Chadha & Co LLP**  
**Chartered Accountants**  
**Firm Regn. No: 006711N / N500028**

  
**Aashish Gupta**  
**Partner**

**Membership No. 097343**

**UDIN : 2209 7343 ANPKLR3879**



**PARSVNATH RAIL LAND PROJECT PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022**

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## **1. CORPORATE INFORMATION**

Parsvnath Rail Land Project Private Limited ("the Company") was incorporated on 11 November, 2011 as a subsidiary company of Parsvnath Developers Limited. The Company has been set up for the business of promotion, construction and development of residential projects.

## **2. Significant accounting policies**

### **2.1 Basis of preparation**

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

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 and offer for possession of the unit/NOC received for fitout offer. To estimate the transaction price in a contract, the Company

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- 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. Income from construction contracts is recognised by reference to the stage of completion of the contract activity at the reporting date of the financial statements. The related costs there against are charged to the Statement of Profit and Loss. The stage of completion of the contract is measured by reference to the proportion that contract cost incurred for work performed up to the reporting date bears to the estimated total contract cost for each contract. When the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.
  - vi. The revenue on account of interest on delayed payment / transfer charges / forfeiture income and other associated charges by customers and expenditure on account of compensation / penalty for project delays are accounted for at the time of acceptance / settlement with the customers due to uncertainties with regard to determination of amount receivable / payable.
  - vii. Income from licence fee is recognised on accrual basis in accordance with the terms of agreement with the sub-licensees.
  - viii. Income from rent is recognised on accrual basis in accordance with the terms of agreement with the lessee.
  - ix. Income from maintenance charges is recognised on accrual basis.
  - x. Interest income on bank deposits is recognised on accrual basis on a time proportion basis. Interest income on other financial instruments is recognised using the effective interest rate method.

## **2.4 Leasing**

### **Ind AS 116**

The company has applied Ind AS 116 for recognition of revenue from leasing.

#### **As a lessee**

The company recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property and equipment and intangible assets. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re-measurements of the lease liability.



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The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, company's incremental borrowing rate. Generally, the company uses its incremental borrowing rate as the discount rate.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the company's estimate of the amount expected to be payable under a residual value guarantee, or if company changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

**Short-term leases and leases of low-value assets**

The company has elected not to recognise right-of-use assets and lease liabilities for short term leases that have a lease term of 12 months and low-value asset. The company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

**As lessor**

Receipts from operating leases are recognised in the Statement of Profit and Loss on a straight-line basis over the term of the relevant lease. Where the lease payments are structured to increase in line with expected general inflation to compensate for expected inflationary cost increases, lease income is recognised as per the contractual terms.

**2.5 Borrowing costs**

Borrowing costs directly attributable to the acquisition or construction of qualifying assets are capitalised/inventorised until the time all substantial activities necessary to prepare the qualifying assets for their intended use are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use or sale.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

**2.6 Employee benefits**

**a. Defined contribution plan**

The Company's contribution to provident fund and employee state insurance scheme are considered as defined contribution plans and are charged as an expense based on the amount of contribution required to be made and when services are rendered by the employees.

**b. Defined benefit plan**

For defined benefit plan in the form of gratuity, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each annual reporting period. Remeasurement, comprising actuarial gains and losses, is reflected immediately in the balance sheet with a charge or credit recognised in other comprehensive income in the period in which they occur. Remeasurement recognised in other comprehensive income is not reclassified to profit or loss in subsequent periods. Past service cost is recognised in profit or loss in the period of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Defined benefit costs are categorised as follows:

- service cost comprising current service costs, past service costs, gains and losses on curtailments and settlements;
- net interest expense or income; and



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- remeasurement

**c. Short-term and other long-term employee benefits**

Liabilities recognised in respect of short-term employee benefits in respect of wages and salaries, performance incentives, leaves etc. are measured at the undiscounted amount of the benefits expected to be paid in exchange for the related service.

Accumulated leaves expected to be carried forward beyond twelve months, are treated as long-term employee benefits. Liability for such long term benefit is provided based on the actuarial valuation using the projected unit credit method at year-end.

**2.7 Taxation**

Income tax expense for the year comprises of current tax and deferred tax.

**Current tax**

Current tax is the expected tax payable on the taxable income for the year calculated in accordance with the Income Tax Act and any adjustment to taxes in respect of previous years.

**Deferred tax**

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding amounts used in the computation of taxable income. Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences, the carry forward of unused tax losses and unused tax credits. Deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

**Current and deferred tax for the year**

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

**Minimum Alternate Tax (MAT)**

Minimum Alternate Tax (MAT) is payable when the taxable profit is lower than the book profit. Taxes paid under MAT are available as a set off against regular income tax payable in subsequent years. MAT paid in a year is charged to the Statement of Profit and Loss as current tax. The Company recognises MAT credit available as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period i.e. the period for which MAT credit is allowed to be carried forward. MAT credit is recognised as an asset and is shown as 'MAT Credit Entitlement'. The Company reviews the 'MAT Credit Entitlement' asset at each reporting date and write down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period.

**2.8 Property, plant and equipment**

Property, plant and equipment is stated at their cost of acquisition/construction, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, directly attributable costs for making the asset ready for its intended use, borrowing costs attributable to construction of qualifying asset, up to the date the asset is ready for its intended use.



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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'

## **2.9 Investment properties**

Investment properties are properties held to earn rentals and/or for capital appreciation. Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. The cost includes purchase/construction cost, directly attributable cost and borrowing costs, if the recognition criteria are met. The fair value of investment property is disclosed in the notes.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal.

Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

## **2.10 Depreciation on property, plant and equipment and investment property**

Depreciation on property, plant and equipment and investment property is provided on straight line basis as per the useful life prescribed in Schedule II to the Companies Act, 2013, except in respect of Shuttering and Scaffolding, in which case the life of the asset has been assessed on technical advice, taking into account the nature of asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technology changes and maintenance support etc. Accordingly the useful life of the assets taken is as under:

<b>Asset</b>	<b>Useful life</b>
Buildings	60 years
Plant and equipment	8 years
Shuttering and scaffolding	6 years
Furniture and fixture	8 years
Vehicles	8 years
Office equipment	5 years
Computer	3 years
Investment properties (Buildings)	60 years

Free hold land is not depreciated.

## **2.11 Intangible assets and Intangible asset under development**

Intangible assets comprises buildings constructed on 'Build-operate-Transfer' (BOT) basis. The company has unconditional right to use/lease such assets during the specified period. After expiry of specified period, these assets will get transferred to licensor without any consideration. Since, the Company has no ownership rights over these assets and has limited right of use during the specified period, these assets are classified as intangible assets. These intangible assets are initially recognised at their cost of construction. The cost comprises purchase price, directly attributable costs for making the asset ready for its intended use, borrowing costs attributable to construction of qualifying asset, upto the date the asset is ready for its intended use.

Subsequent to initial recognition, intangible assets are carried at cost less accumulated amortisation and accumulated impairment losses, if any.





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Intangible assets which are not ready for intended use as on the date of Balance Sheet are disclosed as 'Intangible assets under development'

Intangible assets are amortised on a straight line basis over the licence period (right to use) which ranges from 20 to 44 years.

### **2.12 Impairment of tangible and intangible assets**

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

### **2.13 Investment in equity instrument of subsidiaries (including partnership firm) and associates**

Investment in equity instrument of subsidiaries and associates are stated at cost as per Ind AS 27 'Separate Financial Statements'. Where the carrying amount of an investment is greater than its estimated recoverable amount, it is assessed for recoverability and in case of permanent diminution provision for impairment is recorded in statement of Profit and Loss. On disposal of investment, the difference between the net disposal proceeds and carrying amount is charged or credited to the statement of Profit and Loss.

### **2.14 Inventories**

Inventory comprises completed property for sale and property under construction (work-in-progress),

Land cost, construction cost, direct expenditure relating to construction activity and borrowing cost during construction period is inventorised to the extent the expenditure is directly attributable to bring the asset to its working condition for its intended use. Costs incurred/items purchased specifically for projects are taken as consumed as and when incurred/received.

- i. Completed unsold inventory is valued at lower of cost and net realisable value. Cost of inventories are determined by including cost of land (including development rights), internal development cost, external development charges, materials, services, related overheads and apportioned borrowing costs.
- ii. Work in progress is valued at lower of cost and net realisable value. Work-in-progress represents costs incurred in respect of unsold area of the real estate projects or costs incurred on projects where the revenue is yet to be recognised. Cost comprises cost of land (including development charges), internal development cost, external development charges, materials, services, overhead related to projects under construction and apportioned borrowing costs.



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## **2.15 Provisions**

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation.

If the effect of the time value of money is material, provisions are discounted to reflect its present value using a current pre-tax rate that reflects the current market assessment of the time value of money and the risks specific to the obligation. When discounting is used the increase in the provisions due to the passage of time is recognised as finance cost.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

### **Onerous contracts**

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Company has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

## **2.16 Contingent liabilities and Contingent assets**

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made. The Company does not recognise a contingent liability, but discloses its existence in the financial statements.

Contingent assets are neither recognised nor disclosed except when realisation of income is virtually certain, related asset is disclosed.

## **2.17 Cash and cash equivalents**

Cash and cash equivalents for the purpose of Cash Flow Statement comprises cash on hand, cash at bank and short-term deposits with banks with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

## **2.18 Cost of revenue**

Cost of constructed properties includes cost of land/development rights, construction and development costs, borrowing costs and direct overheads, which is charged to the statement of profit and loss based on the corresponding revenue recognized from sale of unit on proportionate basis.

## **2.19 Earnings per share**

Basic earnings per share is computed by dividing the net profit for the year attributable to the equity shareholders of the Company by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the period and for all period presented is adjusted for events, such as bonus shares, that have changed the number of equity shares outstanding without a corresponding change in resources.

Diluted earnings per share is computed by dividing the net profit for the year attributable to equity shareholders as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares.



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Potential equity shares are deemed to be dilutive only if their conversion to equity shares would decrease the net profit per share from continuing ordinary operations.

**2.20 Foreign currency translations**

The financial statements are presented in Indian Rupee, the functional and presentation currency of the Company.

Transactions in foreign currencies entered into by the Company are recorded at the exchange rates prevailing on the date of the transaction or at rates that closely approximate the rate at the date of the transaction.

Foreign currency monetary items of the Company, outstanding at the reporting date are restated at the exchange rates prevailing at the reporting date. Non-monetary items denominated in foreign currency, are reported using the exchange rate at the date of the transaction.

Exchange differences arising on settlement / restatement of foreign currency monetary assets and liabilities of the Company are recognised as income or expense in the Statement of Profit and Loss.

**2.21 Current/non-current classification**

The Company presents assets and liabilities in the balance sheet based on current / non-current classification. 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.

**2.22 Operating cycle**

The operating cycle is the time gap between the acquisition of the asset for processing and their realization in cash and cash equivalents. Based on the nature of products / activities of the Company and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the Company has determined its operating cycle as 48 months for real estate projects and 12 months for others for the purpose of classification of its assets and liabilities as current and non-current.

**2.23 Optionally convertible redeemable preference shares and compulsorily convertible debentures**

**i) Optionally convertible redeemable preference shares**

Optionally convertible redeemable preference share issued by wholly owned subsidiaries are accounted as investment carried at cost. In such instruments, preference shares are convertible with the option of company at any time before expiry of stipulated period from the date of issue



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into such number as defined in the agreement. This share shall be mandatorily redeemed by subsidiaries companies on expiry of defined period from the date of issue. Amount is fixed at upfront and conversion will be into fixed number of shares.

**ii) Compulsorily convertible debentures**

Compulsorily convertible debentures issued by wholly owned subsidiaries are accounted as equity instrument carried at cost based upon the terms of the contract. These instruments are convertible into fixed number of equity shares within the term stipulated in contract at the option of holder. Amount is fixed at upfront and conversion will be into fixed number of shares.

**2.24 Financial instruments**

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

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

**2.25 Financial assets**

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

**Classification of financial assets**

Debt instruments that meet the following conditions are subsequently measured at amortised cost (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All other financial assets are subsequently measured at fair value.

**Effective interest method**

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the gross carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognised in profit or loss and is included in the "Other income" line item.

**Investments in equity instruments at FVTOCI**

On initial recognition, the Company can make an irrevocable election (on an instrument-by-instrument basis) to present the subsequent changes in fair value in other comprehensive income pertaining to investments in equity instruments. This election is not permitted if the equity investment is held for



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trading. These elected investments are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the 'Reserve for equity instruments through other comprehensive income'. The cumulative gain or loss is not reclassified to profit or loss on disposal of the investments.

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument or a financial guarantee.

Dividends on these investments in equity instruments are recognised in profit or loss when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably. Dividends recognised in profit or loss are included in the 'Other income' line item.

**Financial assets at fair value through profit or loss (FVTPL)**

Investments in equity instruments are classified as at FVTPL, unless the Company irrevocably elects on initial recognition to present subsequent changes in fair value in other comprehensive income for investments in equity instruments which are not held for trading

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

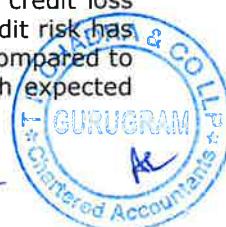
**Impairment of financial assets**

The Company applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, lease receivables, trade receivables, other contractual rights to receive cash or other financial asset, and financial guarantees not designated as at FVTPL.

Expected credit losses are the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive (i.e. all cash shortfalls), discounted at the original effective interest rate (or credit -adjusted effective interest rate for purchased or originated credit-impaired financial assets). The Company estimates cash flows by considering all contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) through the expected life of that financial instrument.

The Company measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses. 12-month expected credit losses are portion of the life-time expected credit losses and represent the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and thus, are not cash shortfalls that are predicted over the next 12 months.

If the Company's measured loss allowance for a financial instrument at lifetime expected credit loss model in the previous period, but determines at the end of a reporting period that the credit risk has not increased significantly since initial recognition due to improvement in credit quality as compared to the previous period, the Company again measures the loss allowance based on 12-month expected credit losses.



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When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the Company uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the Company compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 11 and Ind AS 18, the Company always measures the loss allowance at an amount equal to lifetime expected credit losses.

Further, for the purpose of measuring lifetime expected credit loss allowance for trade receivables, the Company has used a practical expedient as permitted under Ind AS 109. This expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

#### **Derecognition of financial assets**

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety (e.g. when the Company retains an option to repurchase part of a transferred asset), the Company allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

#### **Foreign exchange gains and losses**

The fair value of financial assets denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period.

- For foreign currency denominated financial assets measured at amortised cost and FVTPL, the exchange differences are recognised in profit or loss except for those which are designated as hedging instruments in a hedging relationship.
- Changes in the carrying amount of investments in equity instruments at FVTOCI relating to changes in foreign currency rates are recognised in other comprehensive income.
- For the purposes of recognising foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in profit or loss and other changes in the fair value of FVTOCI financial assets are recognised in other comprehensive income.

#### **2.26 Financial liabilities and equity instruments**



**PARSVNATH RAIL LAND PROJECT PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022**

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**Classification as debt or equity**

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

**Equity instruments**

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

**Financial liabilities**

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Company, and commitments issued by the Company to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

**Financial liabilities at FVTPL**

Financial liabilities are classified as at FVTPL when the financial liability is either contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies or is held for trading or it is designated as at FVTPL.

A financial liability is classified as held for trading if:

- it has been incurred principally for the purpose of repurchasing it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument.

A financial liability other than a financial liability held for trading or contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies, may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
- the financial liability forms part of a group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Company's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
- it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL in accordance with Ind AS 109.

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any interest paid on the financial liability and is included in the 'Other income' line item.

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



**PARSVNATH RAIL LAND PROJECT PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022**

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mismatch in profit or loss, in which case these effects of changes in credit risk are recognised in profit or loss. The remaining amount of change in the fair value of liability is always recognised in profit or loss. Changes in fair value attributable to a financial liability's credit risk that are recognised in other comprehensive income are reflected immediately in retained earnings and are not subsequently reclassified to profit or loss.

Gains or losses on financial guarantee contracts and loan commitments issued by the Company that are designated by the Company as at fair value through profit or loss are recognised in profit or loss.

**Financial liabilities subsequently measured at amortised cost**

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability or (where appropriate) a shorter period, to the gross carrying amount on initial recognition.

**Financial guarantee contracts**

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued by the Company are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 18.

**Commitments to provide a loan at a below-market interest rate**

Commitments to provide a loan at a below-market interest rate are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 18.

**Foreign exchange gains and losses**

For financial liabilities that are denominated in a foreign currency and are measured at amortised cost at the end of each reporting period, the foreign exchange gains and losses are determined based on the amortised cost of the instruments and are recognised in 'Other income'.

The fair value of financial liabilities denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of the reporting period. For financial liabilities that are measured as at FVTPL, the foreign exchange component forms part of the fair value gains or losses and is recognised in profit or loss.

**Derecognition of financial liabilities**

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between with a lender of debt instruments with





**PARSVNATH RAIL LAND PROJECT PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022**

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substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

### **3. Significant accounting judgements, estimates and assumptions**

The preparation of the financial statements in conformity 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. The effect of changes is recognised in the financial statements during the period in which such changes are determined.

#### **3.3 Deferred tax assets**

Recognition of deferred tax assets is based on estimates of taxable profits in future years. The Company prepares detailed cash flow and profitability projections, which are reviewed by audit committee and the board of directors of the Company.

#### **3.4 Valuation of investments in subsidiaries**

Investments in subsidiaries are carried at cost. The management estimates the indicators of impairment of such investments. This requires assessment of key assumptions used in calculation of cash flows, sale price, discount rate etc., which may effect the estimation of impairment in value of investments.

#### **3.5 Others**

Significant judgements and other estimates and assumptions that may have the significant effect on the carrying amount of assets and liabilities in future years are:

- a. Classification of property as investment property or inventory
- b. Measurement of defined benefit obligations
- c. Useful life of property, plant and equipment
- d. Measurement of contingent liabilities and expected cash outflows
- e. Provision for diminution in value of long-term investments
- f. Provision for expected credit losses
- g. Impairment provision for intangible assets

### **4. Recent accounting pronouncements**



**PARSVNATH RAIL LAND PROJECT PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2022**

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**4.1** On 24 March, 2021, the Ministry of Corporate Affairs (MCA) through a notification amended Schedule III of the Companies Act, 2013. The amendments revise Division I, II and III of schedule III and are applicable from 1 April 2021.

Key amendments relating to Division II which relate to companies whose financial statements are required to comply with companies (Indian Accounting Standards) Rule 2015 are:

**(i) Balance Sheet:**

- Lease liabilities should be separately disclosed under the head 'financial liabilities', duly distinguished as current or non-current.
- Certain additional disclosures in the statement of change in equity such as change in equity share capital due to prior period errors and restated balances at the beginning of the reporting period.
- Specified format for disclosure of shareholding of promoters.
- Specified format for ageing schedule of trade receivables, trade payables, capital work in progress and intangible assets under development.
- If a company has not used funds for the specific purpose for which it was borrowed from banks and financial institutions, then disclosure of detail of where it has been used.
- Specific disclosure under 'additional regulatory requirement' such as compliance with approved schemes of arrangements, compliance with number of layers of companies, title deeds of immovable property not held in name of company, loans and advances to promoters, directors, key managerial personnel (KMP) and related parties, details of benami property held, etc.



**(ii) Statement of profit and loss:**

Additional disclosures relating to Corporate Social Responsibility (CSR), undisclosed income and crypto or virtual currency specified under the head 'additional information' in the note forming part of financial statements.

The above disclosure amendments were extensive and the appropriate effect (to the extent applicable) to them, as required by law has been given in the financial statements of the company.

**4.2 New and amended standards, not yet effective**

The Ministry of Corporate Affairs (MCA) in consultation with National Financial Reporting Authority (NFRA) vide its notification dated 23 March, 2022, has made certain amendments in the Companies (Indian Accounting Standards) Rules, 2015. Such amendments shall come into force with effect from 1 April, 2022. The amendments are extensive, and the company will evaluate the same to give effect to these.

**Parsvnath Rail Land Project Private Limited**  
**Balance Sheet as at 31 March,2022**

	Notes	As at 31-March-22 Rs. In lakhs	As at 31-March-21 Rs. In lakhs
<b>Assets</b>			
<b>1. Non-current assets</b>			
a. Financial assets			
i. Investments	3	546.53	549.40
ii. Other financial assets	4	6,442.62	6,442.62
b. Tax assets (Net)	5	32.14	33.51
<b>Total non-current assets</b>		<b>7,021.29</b>	<b>7,025.53</b>
<b>2. Current assets</b>			
a. Financial assets			
i. Cash and cash equivalents	6	0.59	12.04
ii. Other financial assets	4	-	1.16
b. Other current assets	7	0.30	-
Total current assets		0.89	13.20
<b>Total assets</b>		<b>7,022.18</b>	<b>7,038.73</b>
<b>Equity and Liabilities</b>			
<b>1. Equity</b>			
a. Equity share capital	8	14.10	14.10
b. Convertible preference share capital	9	28.30	28.30
c. Other equity	10	(5,075.03)	(5,054.24)
Total Equity		<b>(5,032.63)</b>	<b>(5,011.84)</b>
<b>2. Liabilities</b>			
<b>Non-current liabilities</b>			
a. Financial liabilities			
i. Borrowings	11	11,257.49	11,617.49
Total non-current liabilities		<b>11,257.49</b>	<b>11,617.49</b>
<b>Current liabilities</b>			
a. Financial liabilities			
i. Borrowings	11	362.03	0.06
ii. Trade Payables	12		
a. Total outstanding dues of micro enterprises and small enterprises		78.05	79.03
b. Total outstanding dues of creditors other than micro enterprises and small enterprises			
iii. Other financial liabilities	13	356.89	353.83
b. Other current liabilities	14	0.35	0.16
Total current liabilities		797.32	433.08
<b>Total liabilities</b>		<b>12,054.81</b>	<b>12,050.57</b>
<b>Total equity and liabilities</b>		<b>7,022.18</b>	<b>7,038.73</b>

See accompanying notes to the financial statements

1-44

In terms of our report attached

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

*Aashish Gupta*  
**Aashish Gupta**  
Partner  
Membership No. 097343



Place: Delhi  
Date:-30 May 2022

**For and on behalf of the Board of Directors**

*Rahul Kumar Srivastav*  
**Rahul Kumar Srivastav**  
Director  
DIN: 08250331

*Arvind Kumar Mishra*  
**Arvind Kumar Mishra**  
Director  
DIN -08250280

*Rakesh*  
**Rakesh**  
Company Secretary  
A-57773

**Parsvnath Rail Land Project Private Limited**  
**Statement of Changes in Equity for the Year ended 31 March, 2022**

**a Equity Share Capital**

Particulars	Rs. In lakhs
<b>Balance as at 31 March, 2020</b>	14.10
Changes in equity share capital during the year	-
<b>Balance as at 31 March, 2021</b>	<b>14.10</b>
Changes in equity share capital during the year	-
<b>Balance as at 31 March, 2022</b>	<b>14.10</b>

**b Preference share capital**

Particulars	Rs. In lakhs
<b>Balance as at 31 March, 2020</b>	28.30
Changes in preference share capital during the year	-
<b>Balance as at 31 March, 2021</b>	28.30
Changes in preference share capital during the year	-
<b>Balance as at 31 March, 2022</b>	<b>28.30</b>

**c Other Equity (Refer Note No-10)**

Particulars	Reserves and Surplus		
	Securities premium reserve	Retained earnings	Total
	Rs. In lakhs	Rs. In lakhs	Rs. In lakhs
<b>Balance as at 31 March, 2020</b>	<b>4,264.05</b>	<b>(9,307.53)</b>	<b>(5,043.49)</b>
Profit/(loss) for the year	-	(10.76)	(10.76)
Other comprehensive income for the year	-	-	-
<b>Balance as at 31 March, 2021</b>	<b>4,264.05</b>	<b>(9,318.29)</b>	<b>(5,054.25)</b>
Profit/(loss) for the year	-	(20.79)	(20.79)
Other comprehensive income for the year	-	-	-
<b>Balance as at 31 March, 2022</b>	<b>4,264.05</b>	<b>(9,339.08)</b>	<b>(5,075.04)</b>

See accompanying notes to the financial statements

1-44

In terms of our report attached

**For T R Chadha & Co. LLP**

Chartered Accountants  
 Firm's Registration No. 006711N/N500028

*Aashish*

**Aashish Gupta**

Partner

Membership No. 097343



Place: Delhi

Date: -30 May 2022

**For and on behalf of the Board of Directors**

*Rahul Kumar Srivastav*

**Rahul Kumar Srivastav**

Director

DIN: 08250331

*Arvind Kumar Mishra*

**Arvind Kumar Mishra**

Director

DIN -08250280

*Rakesh*

**Rakesh**

Company Secretary

A-57773

**Parsvnath Rail Land Project Private Limited**  
**Statement of Changes in Equity for the Year ended 31 March, 2022**

Notes	Year ended 31 March, 2022 Rs. In lakhs	Year ended 31 March, 2021 Rs. In lakhs
<b>Cash flows from operating activities</b>		
Profit/(loss) for the year	(20.79)	(10.76)
Adjustments for :		
Finance costs recognised in statement of profit and loss	0.01	0.11
TDS Written back	1.38	-
Amortization of Deposit	1.16	-
Diminution in Investment	2.87	-
Interest income recognised in statement of profit and loss	-	(1.67)
	<u>(15.37)</u>	<u>(12.32)</u>
<b>Movements in working capital:</b>		
(Increase)/decrease in other current financial assets	-	(5.16)
(Increase)/decrease in other current assets	(0.30)	0.58
Increase/(decrease) in trade payables	(0.98)	1.10
Increase/(decrease) in provisions	0.10	-
Increase/(decrease) in other financial liabilities	3.06	-
Increase/(decrease) in other current liabilities	0.08	(0.14)
<b>Cash generated from operations</b>	<u>(13.41)</u>	<u>(15.95)</u>
Income tax paid (net)	-	25.67
<b>Net cash flow from/(used in) operating activities</b>	<u>(13.41)</u>	<u>9.73</u>
<b>Cash flows from investing activities</b>		
Interest received	-	1.67
<b>Net Cash flow from/(used in) investing activities</b>	<u>-</u>	<u>1.67</u>
<b>Cash flows from financing activities</b>		
Interest paid	(0.01)	(0.11)
Proceeds from borrowings	1.97	-
<b>Net Cash flow from/(used in) financing activities</b>	<u>1.96</u>	<u>(0.11)</u>
<b>Net increase in Cash and cash equivalents</b>	<u>(11.45)</u>	<u>11.28</u>
<b>Cash and cash equivalents at the beginning of the year</b>	<u>12.04</u>	<u>0.76</u>
<b>Cash and cash equivalents at the end of the year</b>	<u><b>0.59</b></u>	<u><b>12.04</b></u>

- 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 T R Chadha & Co. LLP**  
Chartered Accountants  
Firm's Registration No. 006711N/N500028

*Aashish Gupta*

**Aashish Gupta**  
Partner  
Membership No. 097343



Place: Delhi  
Date:-30 May 2022

**For and on behalf of the Board of Directors**

*Rahul Kumar Srivastav*

**Rahul Kumar Srivastav**  
Director  
DIN: 08250331

*Arvind Kumar Mishra*

**Arvind Kumar Mishra**  
Director  
DIN -08250280

*Rakesh*

**Rakesh**  
Company Secretary  
A-57773

**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the year ended 31 March, 2022**

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## **1. Corporate Information**

Parsvnath Rail Land Project Private Limited ('the Company') was incorporated on 11 November, 2011 as a wholly owned Subsidiary Company of Parsvnath Developers Limited. The Company has been set up for the business of promotion, construction and development of residential projects.

The company is engaged in the business of promotion, construction and development of a residential project.

## **2. Significant accounting policies**

### **2.1 Basis of preparation**

The financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the Ind AS) as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016, and presentation requirement of Division II of schedule III to the Companies Act, 2013 (IND AS Compliant Schedule III), as applicable to the financial statement

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.

These financial statements have been prepared on the basis that the Company does not continue to be a going concern, and 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.

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.

### **2.3 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.

### **2.4 Employee benefits**

#### **Short-term employee benefits**

Liabilities recognised in respect of short-term employee benefits in respect of wages and salaries, performance incentives, leaves etc. are measured at the undiscounted amount of the benefits expected to be paid in exchange for the related service.


## 2.5 Taxation

Income tax expense for the year comprises of current tax and deferred tax.

### Current tax

Current tax is the expected tax payable on the taxable income for the year calculated in accordance with the Income Tax Act and any adjustment to taxes in respect of previous years.

### Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding amounts used in the computation of taxable income. Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences, the carry forward of unused tax losses and unused tax credits. Deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

### Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

### Minimum Alternate Tax ( MAT )

Minimum Alternate Tax (MAT) is payable when the taxable profit is lower than the book profit. Taxes paid under MAT are available as a set off against regular income tax payable in subsequent years. MAT paid in a year is charged to the standalone Statement of Profit and Loss as current tax. The Company recognises MAT credit available as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period i.e the period for which MAT credit is allowed to be carried forward. MAT credit is recognised as an asset and is shown as 'MAT Credit Entitlement'. The Company reviews the 'MAT Credit Entitlement' asset at each reporting date and write down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period.

## 2.6 Inventories

Inventory comprises property under construction (work-in-progress) and is valued at lower of cost and net relisable value. Cost includes cost of land, development rights, materials, services, overhead related to projects under construction and apportioned borrowing costs.

## 2.7 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. Provisions are determined based on management estimates required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current management estimate.

### Onerous contracts



**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the year ended 31 March, 2022**

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Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Company has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

## **2.8 Contingent liabilities and Contingent Assets**

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made. The Company does not recognise a contingent liability, but discloses its existence in the notes to the financial statements.

Contingent assets are neither recognised nor disclosed except when realisation of income is virtually certain, related asset is disclosed.

## **2.9 Cash and cash equivalents**

Cash and cash equivalents for the purpose of Cash Flow Statement comprises cash on hand, cash at bank and short-term deposits with banks with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

## **2.10 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.

## **2.11 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 :





**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the year ended 31 March, 2022**

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- 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.

### **2.12 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.

### **2.13 Financial instruments**

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

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

### **2.14 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 :

- 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.

### **2.15 Financial liabilities and equity instruments**

#### **Classification as debt or equity**

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.



### **Equity instruments**

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

### **Financial liabilities**

All financial liabilities are measured at amortised cost at the end of subsequent accounting period.

### **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.

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. Measurement of contingent liabilities and expected cash outflows
- b. Provision for expected credit losses

### **Recent accounting pronouncements**

**2.16** On 24 March 2021, the Ministry of Corporate Affairs("MCA") through a notification amended Schedule III of the Companies Act ,2013. The amendments revise Division I, II and III of schedule III and are applicable from 1 April 2021.

Key amendments relating to Division II which relate to companies whose financial statements are required to comply with companies (Indian Accounting Standards) Rule 2015 are:

#### **(I) Balance Sheet:**

- Lease liabilities should be separately disclosed under the head 'financial liabilities ', duly distinguished as current or non-current.
- Certain additional disclosures in the standalone statement of change in equity such as change in equity share capital due to prior period errors and restated balances at the beginning of the reporting period.
- Specified format for disclosure of shareholding of promoters.
- Specified format for ageing schedule of trade receivables, trade payables, capital work in progress and intangible asset under development
- If a company has not used funds for the specific purpose for which it was borrowed from banks and financial institutions, then disclosure of detail of where it has been used.
- Specific disclosure under 'additional regulatory requirement' such as compliance with approved schemes of arrangements, compliance with number of layers of companies, title deeds of immovable property not held in name of company, loan and advances to promoters, directors, key managerial personnel (KMP) and related parties ,detail of benami property held etc.

#### **(ii) Statement of profit and loss:**

Additional disclosures relating to Corporate Social Responsibility (CSR), undisclosed income and crypto or virtual currency specified under the head 'additional information' in the note forming part of standalone financial statements.



**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the year ended 31 March, 2022**

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The above disclosure amendments were extensive and the appropriate effect (to the extent applicable) to them, as required by law has been given in the standalone financial statement of the company.

**2.17 New and amended standards, not yet effective**

The Ministry of Corporate Affairs (MCA) in consultation with National Financial Reporting Authority (NFRA) vide its notification dated 23 March 2022, has been made certain amendments in companies (Indian Accounting Standard Rule), 2015. Such amendments shall come into force with effect from 1 April 2022. The amendments are extensive, and the company will evaluate the same to give effect to these. During the year and subsequent to year end, the Ministry of Corporate Affairs ("MCA") has not notified new standard or amendments to the existing standards which may have material impact on the financial statements in current year and in subsequent financial year.

**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2022**

	As at 31-March-22		As at 31-March-21	
	No.	Rs. In lakhs	No.	Rs. In lakhs
<b>3 . Investments</b>				
<b>Non current, unquoted</b>				
<b>A. Subsidiary company at cost</b>				
a. Equity instruments	1,53,190	5,775.26	1,53,190	5,775.26
Parsvnath Promoters & Developers P Ltd				
Less provision for dimunition of investments		(5,228.73)		(5,225.86)
	<b>1,53,190</b>	<b>546.53</b>	<b>1,53,190</b>	<b>549.40</b>

*(Handwritten signature)*



**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2022**

	<u>As at</u> <u>31-March-22</u> <u>Rs. In lakhs</u>	<u>As at</u> <u>31-March-21</u> <u>Rs. In lakhs</u>
<b>4 . Other financial assets</b>		
(Unsecured, Considered good unless stated otherwise)		
<b>Non-Current</b>		
a. Claim with RLDA on deemed cancellation of project (see note 22)	6,442.62 <u>6,442.62</u>	6,442.62 <u>6,442.62</u>
<b>Current</b>		
a. Security Deposit	- <u>-</u>	1.16 <u>1.16</u>
<b>5 . Tax assets (net)</b>		
a. Tax refund receivable	32.14 <u>32.14</u>	33.51 <u>33.51</u>
<b>6. Cash and cash equivalents</b>		
a. Balances with banks in current account	0.39	11.79
b. Cash on hand	0.20 <u>0.59</u>	0.25 <u>12.04</u>
<b>7. Other assets</b>		
(Unsecured, Considered good unless stated otherwise)		
<b>Current</b>		
a. Advances to suppliers	0.30 <u>0.30</u>	- <u>-</u>



**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the Year ended 31 March ,2022**

	As at 31-March-22 Rs. in lakhs	As at 31-March-21 Rs. in lakhs
<b>8. Equity share capital</b>		
<b>Authorised share capital</b>		
2,90,50,000 fully paid equity shares of Rs. 10 each (as at 31 March, 2022: 2,90,50,000)	2,905.00	2,905
2,90,50,000 fully paid equity shares of Rs. 10 each (as at 31 March, 2021: 2,90,50,000)		
<b>Issued, subscribed and fully paid share capital</b>		
1,41,011 fully paid equity shares of Rs 10 each (as at 31 March, 2022: 1.41.011)	14.10	14.10
1,41,011 fully paid equity shares of Rs 10 each (as at 31 March, 2021: 1.41.011)	<b>14.10</b>	<b>14.10</b>

	As at 31-March-22	
	Number of Shares	Share Capital Rs. In lakhs
Balance as at 31 March, 2020	1,41,011	14.10
Movements during the year	-	-
Balance as at 31 March, 2021	1,41,011	14.10
Movements during the year	-	-
Balance as at 31 March, 2022	<b>1,41,011</b>	<b>14.10</b>

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

The Company has issued only one class of equity shares having a par value of ₹ 10 per share. Each shareholder is entitled to one vote per share. The dividend proposed by the Board of Directors is subject to approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

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

	As at 31-March-22 No. of shares	As at 31-March-21 No. of shares
<b>Holding company</b>		
Parsvnath Developers Limited (PDL)	1,20,000	1,20,000

**8.4- Details of shares held by each shareholder holding more than 5%**

	As at March 31, 2022		As at March 31, 2021	
	Number of shares held	% holding	Number of shares held	% holding
<b>Fully paid equity shares</b>				
Parsvnath Developers Limited	1,20,000	85%	1,20,000	85%
Tango Investment Holdings Ltd.	21,011	15%	21,011	15%

**8.5 Shareholding of Promoters as below:  
Promoters as on 31.03.2022**

Sr. N	Name of Promoter	No. of Shares	% of total shares	As on 31.03.22	As on 31.03.21	% Change during year
1	Parsvnath Developers Limited	1,19,995	84.95%	84.95%	84.95%	0%
2	Mr.Pradeep Kumar Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
3	Mr.Praveen Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
4	Mr.Sanjeev Kumar Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
5	Dr. Rajeev Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
6	Mr. Yogesh Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
7	Tango Investment Holdings Ltd.,Mauritius	21,011	15.00%	15.0%	15.0%	0%
	<b>Total</b>	<b>1,41,011</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	-

**Promoters as on 31.03.2021**

Sr. N	Name of Promoter	No. of Shares	% of total shares	As on 31.03.21	As on 31.03.20	% Change during year
1	Parsvnath Developers Limited	1,19,995	84.95%	84.95%	84.95%	0%
2	Mr.Pradeep Kumar Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
3	Mr.Praveen Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
4	Mr.Sanjeev Kumar Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
5	Dr. Rajeev Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
6	Mr. Yogesh Jain (Nominee of PDL)	1	0.01%	0.01%	0.01%	0%
7	Tango Investment Holdings Ltd.,Mauritius	21,011	15.00%	15.00%	15.00%	0%
	<b>Total</b>	<b>1,41,011</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	-






**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the Year ended 31 March ,2022**

**9. Convertible preference share capital**

	<u>As at 31-March-22</u>	<u>As at 31-March-21</u>
	Rs.in lakhs	Rs.in lakhs
<b>Authorised share capital</b>		
3,00,000 Class A -Cumulative convertible preference share of Rs. 10 each (as at 31 March, 2022: 300,000 shares)	30.00	30.00
<b>Issued and subscribed capital</b>		
282,974 Class A -Cumulative convertible preference share of Rs. 10 each (as at 31 March, 2022: 282,974 shares)	28.30	28.30
	<u><b>28.30</b></u>	<u><b>28.30</b></u>

**9.1- Reconciliation of share capital**

	<u>As at 31-March-22</u>	
	<u>Number of shares</u>	<u>Share Capital Rs. In lakhs</u>
Balance as at 31 March, 2020	2,82,974	28.30
Movements during the year	-	-
Balance as at 31 March, 2021	<u>2,82,974</u>	<u>28.30</u>
Movements during the year	-	-
Balance as at 31 March, 2022	<u><b>2,82,974</b></u>	<u><b>28.30</b></u>

**9.2 - Rights, preferences and restrictions attached to each class of preferences shares**

Each Compulsorily convertable preference share (CCPS) shall compulsorily convert at the Conversion Price of the CCPS at the end of 18 years from the allotment, date into equity shares as per terms of the Amended and Restated Investors and Security Holders Agreement dated 21 August 2013. The holders of Class A CCPS can also seek conversion into Equity shares prior to the end of the term as set out in the agreement.

**9.3 -Details of shares held by each shareholder holding more than 5% shares**

	<u>As at 31-March-22</u>		<u>As at 31-March-21</u>	
	<u>Number of Shares held</u>	<u>% holding of this class of shares</u>	<u>Number of Shares held</u>	<u>% holding of this class of shares</u>
Tango Investment Holdings Ltd	2,82,974	100%	2,82,974	100%





**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the Year ended 31 March ,2022**

	<u>As at</u> <u>31-March-22</u> <u>Rs. In lakhs</u>	<u>As at</u> <u>31-March-21</u> <u>Rs. In lakhs</u>
<b>10. Other equity</b>		
a. Securities premium reserve	4,264.05	4,264.05
b. Retained earnings	(9,339.08)	(9,318.29)
	<u>(5,075.03)</u>	<u>(5,054.24)</u>
<b>a. Securities premium</b>		
Balance at the beginning of the year	4,264.05	4264.05
Movements	-	-
Balance at the end of the year	<u>4,264.05</u>	<u>4264.05</u>
<b>b. Retained earnings</b>		
Balance at the beginning of the year	(9,318.29)	(9,307.53)
Profit/(Loss) for the year	(20.79)	(10.76)
Balance at the end of the year	<u>(9,339.08)</u>	<u>(9,318.29)</u>

**Nature and purpose of Reserves**

- a. Securities premium - The amount received in excess of the face value of the equity shares and convertible preference shares issued by the Company is recognised in securities premium.
- b. Retained earnings - Retained earnings are profits/losses of the Company earned till date.






**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the Year ended 31 March ,2022**

	<b>As at 31-March-22 Rs. In lakhs</b>	<b>As at 31-March-21 Rs. In lakhs</b>
<b>11. Borrowings</b>		
<b>i. Non current</b>		
<b>Secured - at amortised cost</b>		
a. 15% Redeemable non convertible debentures Series A of Rs. 1 lakh each (31 March,2022: 360; 31 March 2021: 360;) redeemable non convertible debentures of Rs 1 lakh each)	-	360.00
b. 15% Redeemable non convertible debentures Series B of Rs. 1 lakh each (31 March,2022: 24,439; 31 March 2021:24,439 debentures)	11,257.49	11,257.49
	<b>11,257.49</b>	<b>11,617.49</b>

15% Redeemable Non convertible debenture (NCD) are secured by an exclusive charge all current assets and fixed assets both present and future including hypothecation of all booked debts, operating cash flows, receivables, commissions, intangible and revenues of what so ever nature and were arising, present and future including but not limited to refunds due to the borrower.

Interest is compounded annually and payable on 31 March every year subject to availability of surplus operating cash flow or on before redemption anytime out of operating surplus cash flows on or redemption date. However interest was waive by the lender up to 30th June 2022.

Debentures are redeemable after the expiry of a period of 36 months but before the expiry of 120 months from the date of allotment i.e. 21 August, 2013 respectively.

**Borrowings**

**ii. Current**

**Secured - at amortised Cost**

a. 15% Redeemable non convertible debentures Series A of Rs. 1 lakh each (31 March,2022: 360; 31 March 2021: 360;) redeemable non convertible debentures of Rs 1 lakh each)	360.00	-
	<b>360.00</b>	<b>-</b>

15% Redeemable Non convertible debenture (NCD), a first sole and exclusive charge by way of hypothecation over all properties of the Companies till over all moveable assets and right of the Company including all tangible moveable fixed assets (both present and future) and including, without limitation, receivables from the project and the escrow accounts including any fixed deposit created in accordance with the escrow agreement and/or the supplementary escrow agreement, out of monies lying in the escrow accounts from time to time together with all and any interest accruing in respect thereof, any development rights arising out of any agreement, all present and future book debts, outstandings, monies receivable, claims and bills which are now due and owing or which may at any time during the continuance of the security become due and owing to the company from any person in relation to the Project.

Interest is compounded annually and payable on 31 March every year subject to availability of surplus operating cash flow or on before redemption anytime out of operating surplus cash flows on or redemption date. However interest was waive by the lender up to 30th June 2022.

Debentures are redeemable after the expiry of a period of 36 months but before the expiry of 120 months from the date of allotment i.e. 20 December, 2012 respectively.

**Unsecured**

a. From related Party (Refer note No.-30)	2.03	-
	<b>2.03</b>	<b>-</b>





**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the Year ended 31 March ,2022**

**12. Trade payables \***

**Current**

Total outstanding dues of micro enterprises and small enterprises

Total outstanding dues of creditors other than micro enterprises and small enterprises

	78.05	79.03
	<b>78.05</b>	<b>79.03</b>

\* Refer Note No. 39 for Trade payables Ageing

**Note:**

As per the information available with the Company, trade payables do not include any 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 or payable in terms of MSMED Act, 2006.

**13. Other financial liabilities \***

**Current**

- a. Payables on assignment
- b. Employees Dues

	353.83	353.83
	3.06	-
	<b>356.89</b>	<b>353.83</b>

\* Carrying amount of these financial liabilities are reasonable approximation of their values.

**14. Other liabilities**

**Current**

- a. Statutory liabilities
- b. Employee benefits

	0.24	0.16
	0.11	-
	<b>0.35</b>	<b>0.16</b>



**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2022**

	Year ended 31 March, 2022	Year ended 31 March, 2021
	Rs. In lakhs	Rs. In lakhs
<b>15. Other income</b>		
a. Interest Income :		
i. on income tax refund	-	1.67
	<b>-</b>	<b>1.67</b>
<b>16. Employee benefits expense</b>		
a. Salaries and Wages	4.62	-
	<b>4.62</b>	<b>-</b>
<b>17. Finance costs</b>		
a. Interest expenses:		
i. Other borrowing cost	0.01	0.11
	<b>0.01</b>	<b>0.11</b>
<b>18. Other expenses</b>		
a. Rates and taxes	0.03	-
b. Bank charges	0.29	0.02
c. Printing and stationery	0.01	0.07
d. Advertisement and business promotion	0.98	0.65
e. Legal and professional charges	5.45	7.95
f. Payment to auditors (See note below)	3.07	3.18
g. Miscellaneous expenses	0.50	0.45
h. Penalty & Fine	0.41	-
i. Amortisation expenses	1.16	-
j. Loss on impairment of investments	2.87	-
k. Tds Receivable written back	1.38	-
	<b>16.16</b>	<b>12.32</b>
<b>Note:-</b>		
<b>Payment to auditors</b>		
i. Statutory audit fee (Current Auditors)	0.59	-
ii. Special purpose Audit (Current Auditors)	0.94	-
iii. Statutory audit fee (Previous Auditors)	1.54	2.00
iv. Limited review fee	-	1.00
iv. GST on above	-	0.18
	<b>3.07</b>	<b>3.18</b>



**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2022**

	<b>Year ended 31 March, 2022 Rs.in lakhs</b>	<b>Year ended 31 March, 2021 Rs.in lakhs</b>
<b>19. Income taxes</b>		
<b>A. Income tax expense recognised in statement of profit and loss</b>		
<b>Current tax</b>		
i. In respect of the current year	-	-
ii. In respect of the previous years	-	-
<b>Deferred tax</b>		
i. In respect of the current year	-	-
Total income tax expense / ( benefit ) recognised in the Profit and Loss	-	-
<b>B. Reconciliation of income tax expense with accounting profit</b>		
i. Profit/ (loss ) before tax	(20.79)	(10.76)
ii. Income tax expense calculated at 26% (2020-21: 26%)	(5.40)	(2.37)
iii. Adjustments recognised in the current year in relation to the current tax of previous years	-	-
iv. Adjustment on account of deferred tax and not recognised on prudence basis.	-5.40	2.37
v. Total income tax expense recognised in profit or loss	-	<b>0.00</b>

The tax rate used for the years 2021-2022 reconciliations above is the corporate tax rate of 26%, payable by corporate entities in India on taxable profits under the Indian tax laws.




**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the year ended 31 March, 2022**

	<u>As at 31-March-22 Rs in lakhs</u>	<u>As at 31-March-21 Rs in lakhs</u>
<b>20. Deferred tax assets (net)</b>		
Deferred tax assets	-	-
Deferred tax liabilities	-	-
<b>Net</b>	-	-
	<u>Opening balance</u>	<u>Recognised in Profit or loss</u>
	<u>Rs in lakhs</u>	<u>Rs in lakhs</u>
		<u>Closing balance</u>
		<u>Rs in lakhs</u>
<b>Year ended 31 March, 2022</b>		
Deferred Tax (liabilities)/assets in relation to Property, Plant and Equipment	-	-
Deferred tax assets:		
Tax losses	-	-
	-	-
<b>Year ended 31 March, 2021</b>		
Deferred Tax (liabilities)/assets in relation to Property, Plant and Equipment	-	-
Deferred tax assets:		
Tax losses	-	-
	-	-

**Notes:**

- 1 The Company has tax losses of Rs. 8959.33 lakhs up to 31.03.2022 ( 31 March, 2021 - Rs. 8957.17 lakhs) that are available for off setting for eight years against future taxable income of the Company. The losses will expire as under:

	<u>Current Year Rs. in lakhs</u>	<u>Previous Year Rs. in lakhs</u>
Year ending 31 March, 2022		<b>18.63</b>
Year ending 31 March, 2023	<b>2.90</b>	<b>2.90</b>
Year ending 31 March, 2024	<b>324.98</b>	<b>324.98</b>
Year ending 31 March, 2025	<b>937.64</b>	<b>937.64</b>
Year ending 31 March, 2026	<b>940.88</b>	<b>940.88</b>
Year ending 31 March, 2027	<b>1,207.85</b>	<b>1,207.85</b>
Year ending 31 March, 2028	<b>5,513.64</b>	<b>5,513.64</b>
Year ending 31 March, 2029	<b>10.65</b>	<b>10.65</b>
Year ending 31 March, 2030	<b>20.79</b>	
<b>Total</b>	<b>8,959.33</b>	<b>8,938.54</b>

2. On a prudence basis, the group has not recognised deferred tax assets(DTA) on current year's losses and other items. Unrecognised DTA on current year's losses is approximately Rs. 2,329.43 Lakhs.
3. The Company has recognised deferred tax assets on its unabsorbed depreciation and business losses carried forward. The Company has executed long term lease agreements with its tenants. Based on these lease 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.
4. The recognition of deferred tax assets on tax losses is based on detailed budgets prepared by the Company.



**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the year ended 31 March, 2022**

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21. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
22. Parsvnath Developers Limited (PDL), the holding Company was selected as bidder for grant of lease for development of residential, commercial and other related infrastructure facilities on plot of land at Sarai Rohilla, Kishanganj by Rail Land Development Authority (RLDA) vide its 'Letter of Acceptance' (LOA) dated 26 November, 2010. Parsvnath Promoters and Developers Private Limited (PPDPL) was identified as a Special Purpose Vehicle (SPV) Company for the purposes of implementation of the project and RLDA accorded its in principle approval on 7 February, 2011.

Subsequently as per the requirement of RLDA and their subsequent approvals vide letter dated 3 August, 2012, PDL incorporated a new company Parsvnath Rail Land Project Private Limited (PRLPPL) for the development and implementation of the project and accordingly all assets and liabilities were transferred by PPDPL to the Company.

Due to multifarious reasons, PRLPPL was not able to achieve Financial Closure as per Article 7 of the Development Agreement which resulted in deemed termination of the agreement. PRLPPL invoked the arbitration clause in the development agreement for recovery of amount paid to RLDA together with interest thereon on deemed termination of agreement by way of instituting three Arbitration proceedings namely Arbitration I, II and III. In Arbitration I, PRLPPL and PDL claimed interest on instalments demanded and received in advance by RLDA since necessary legislation was passed only later. The Arbitral Tribunal by majority judgment dated May 31, 2018 rejected the Company's claim and directed the Company vide its Award dated June 1, 2018, to pay the cost incurred in the proceedings amounting to Rs. 97.00 lakhs to RLDA. However, the Company has appealed against the decision before the Delhi High Court and the Hon'ble Court's decision is awaited (OMP (Comm) 395/2018 & IA 1250/2018). The Arbitral Tribunal announced its award in respect of the Arbitration II on 25th November, 2017 directing RLDA to refund the amount of Rs.103,453.78 lacs along with 4% interest per annum payable with effect from the 15th July, 2015 till the date of recovery. RLDA challenged the award before the Hon'ble Delhi High Court, which upheld the decision of the Arbitral Tribunal vide its order dated 3 April, 2018. Thereafter, RLDA filed an appeal before the Division Bench of the Delhi High Court, which was dismissed vide judgment dated 14 March, 2019. Subsequently, the Special Leave Petition filed by RLDA before the Hon'ble Supreme Court of India, was also dismissed on 08 July, 2019.

PRLPPL has subsequently received the due amount during July, 2019.

Dispute regarding alleged misrepresentation under the Development Agreement has been referred to arbitration ("Arbitration III") and is pending adjudication.

Considering the facts and based on discussions with legal counsel, the management considers the due from RLDA as good and fully recoverable.

The Company entered into a Master Settlement Agreement (MSA) on 29th July, 2019 with its investors, PPDPL and its investors and PDL under which a scheme of settlement including distribution of amounts available amongst the parties was agreed upon. An addendum to the MSA was executed on 24 October, 2019 making certain changes in the MSA. The Agreement also laid down the manner in which the amount received by the Company would be utilized.

On 29 July, 2019 the Company also executed an amendment agreement to Investment and Security Holders' Agreement (ISHA) to record inter alia the revised terms and conditions for distribution of the amounts available and make certain changes in the ISHA. Amendment/ addendum were also made to the Debenture Trust Deeds and Debenture Subscription Agreements for non-convertible debentures, debenture subscription agreement for optionally convertible debentures for series B, X and Y to record the revised terms and conditions.

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'.

23. The holders of non convertible debentures and the Company by way of board's resolution have decided that interest on these debentures will accrue on the date on which the Company achieves the target sale and if sales target is not achieved by the specified date or such other date as unanimously approved, no interest shall be paid to the debenture holders. Accordingly, the Company has not accrued any liability for interest on these debentures for the year.

Non-convertible debentures (NCDs) Series B were partially redeemed on 26.07.2019 and 24.10.2019. Amount of NCDs Series B after partial redemption is Rs. 11,257.49 lakhs.

Non-convertible debentures (NCDs) Series A were partially redeemed on 26.07.2019 and the amount after partial redemption stands Rs. 360 lakhs.

Optionally convertible debentures Series B, Series X and Series Y held by Parsvnath Developers Limited, Three C Infra Pvt. Ltd. and Solace Projects Pvt. Ltd respectively, aggregating to Rs. 25,770.19 lakhs were redeemed in full during the year 2020-21.


**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the year ended 31 March, 2022**

24. As mentioned in Note 22 above, the Company has surrendered its project to RLDA and has received the award amount during the year. The Company has also partly redeemed its debentures out of award money received. The Company does not have any project in hand, therefore these financial statements have been prepared on the basis that the Company does not continue to be a going concern, and 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.

**25. Employee benefit plan**

The Company does not have any permanent employee during the year, hence no provision for gratuity has been made.

26. The Company does not have any pending litigations which would impact its financial position except the following :-

	<u>Year ended</u> <u>31 March, 2022</u>	<u>Year ended</u> <u>31 March, 2021</u>
i. Pending cases with Income Tax Authorities ( A Y 207-18 )	185.22	-
ii. TDS default	0.79	-
	<b>186.01</b>	<b>-</b>

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

**28. Segment reporting**

The chief operating decision maker ( 'CODM' ) for the purpose of resource allocation and assessment of segments performance focuses on Real Estate, thus operates in a single business segment. The Company is operating in India, which is considered as single geographical segment. Accordingly, the reporting requirements for segment disclosure as prescribed by Ind AS 108 are not applicable.

**29. Earnings per share**

		<u>Year ended</u> <u>31 March, 2022</u>	<u>Year ended</u> <u>31 March, 2021</u>
i. Net loss for calculation of basic and diluted earnings per share	Rs. in lakhs	(20.79)	(10.76)
ii. Weighted average number of equity shares outstanding during the year	Numbers	1,41,011	1,41,011
iii. Basic and diluted earnings per share	Rs.	(14.74)	(7.63)
iv. Nominal value of equity shares	Rs.	10.00	10.00




**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the year ended 31 March, 2022**

**30. Related party disclosures**

**i. List of related parties (with whom the Company has transactions during the year)**

**(a) Holding Company**

- Parsvnath Developers Limited (PDL)

**(b) Fellow subsidiaries**

- Parsvnath Promoters and Developers Private Limited (PPDPL)

**ii. Balances outstanding/transactions with related parties**

	<u>PDL</u>		<u>PPDPL</u>	
	₹ in Lakhs		₹ in Lakhs	
	Current Year	Previous Year	Current Year	Previous Year
<b>(a) Transactions during the year</b>				
Advance received	2.65	-	-	-
Advances repaid	0.69	-	-	-
Advances received back	-	0.22	-	-
<b>(b) Balances at year-end</b>				
Short-term Advances	2.03	0.06	-	-
Investment in equity shares (Net of provision and diminution)	-	-	546.53	549.40
Payables	-	-	353.83	353.83
<b>(c) Maximum amount outstanding during the year</b>				
Short-term Advances				
Short-term Advances	2.03	0.06	-	-
Investment in equity shares (Net of provision and diminution)	-	-	546.53	549.40
Payables	-	-	353.83	353.83

**Notes:**

1 Related party transactions entered during the year were in ordinary course of business and are on arm's length basis

**Terms and conditions of transactions with related parties**

All related party transactions entered during the year were in ordinary course of business and are on arm's length basis. For the year ended 31 March, 2022, the Company has recorded diminution value of investment in subsidiary company of Rs. 2.87 lakhs during the year. 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.

**31. Corporate social responsibility**

In terms of provisions of section 135 of the Companies Act, 2013, the Company was not required to spend on Corporate Social Responsibility ( CSR ) during the year in view of the continuing losses during the last three years and there is no unspent amount towards Corporate Social Responsibilities (CSR) under section ( 5) of Section 135 of the Act pursuant to any project.







**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the year ended 31 March, 2020**

**32. Financial Instruments**

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

	Rs. in lakhs							
	As at 31-March-22				As at 31-March-21			
	Total	Amortised Cost	At cost	FVTPL	Total	Amortised Cost	At cost	FVTPL
<b>Financial assets</b>								
i. Investment	546.53	-	546.53	-	549.40	-	549.40	-
ii. Cash and cash equivalents	0.59	0.59	-	-	12.04	12.04	-	-
iii. Other financial assets	6,442.62	6,442.62	-	-	6,442.62	6,442.62	-	-
<b>Total financial assets</b>	<b>6,989.74</b>	<b>6,443.21</b>	<b>546.53</b>	<b>-</b>	<b>7,004.06</b>	<b>6,454.66</b>	<b>549.40</b>	<b>-</b>
<b>Financial liabilities</b>								
i. Borrowings	11,619.52	11,619.52	-	-	11,617.55	11,617.55	-	-
ii. Trade Payables	78.05	78.05	-	-	79.03	79.03	-	-
iii. Other financial liabilities	356.89	356.89	-	-	353.83	353.83	-	-
<b>Total financial liabilities</b>	<b>12,054.45</b>	<b>12,054.45</b>	<b>-</b>	<b>-</b>	<b>12,050.41</b>	<b>12,050.41</b>	<b>-</b>	<b>-</b>

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 Rail Land Project Private Limited**  
**Notes to the financial statements for the year ended 31 March, 2022**

**33. 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 claim receivable from RLDA.

The Company has a system based approach to financial risk management. 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 does not have any significant financial liabilities, accordingly no liquidity risk is anticipated.

The following table summarises the maturity analysis of the Company's financial liabilities based on contractual undiscounted cash outflows:

	<b>Rs. in lakhs</b>			
	<b>Carrying amount</b>	<b>Payable within 1 year</b>	<b>Payable in 1-3 years</b>	<b>Payable more than 3 years</b>
<b>As at 31 March, 2022</b>				
Borrowings	11,619.52	362.03	11,257.49	-
Trade payables	78.05	78.05	-	-
Other financial liabilities	356.89	356.89	-	-
	<b>12,054.45</b>	<b>796.96</b>	<b>11,257.49</b>	<b>-</b>
<b>As at 31 March, 2021</b>				
Borrowings	11,617.55	0.06	11,617.49	-
Trade payables	79.03	79.03	-	-
Other financial liabilities	353.83	353.83	-	-
	<b>12,050.41</b>	<b>432.92</b>	<b>11,617.49</b>	<b>-</b>

**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 has fixed rate borrowings, hence interest risk is not applicable.

**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 :

	<b>As at 31 March, 2022</b>		<b>As at 31 March, 2021</b>	
	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>	<b>Rs. in lakhs</b>
<b>Variable rate borrowings</b>				
Long Term	-	-	-	-
Short Term	-	-	-	-
	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Variable rate Borrowing</b>				
<b>Fixed Rate Borrowings</b>				
Long Term	11,257.49	11,617.49	11,617.49	11,617.49
Short Term	360.00	-	-	-
	<b>11,617.49</b>	<b>11,617.49</b>	<b>11,617.49</b>	<b>11,617.49</b>
<b>Total Fixed rate Borrowing</b>				
<b>Total Borrowing</b>				
	<b>11,617.49</b>	<b>11,617.49</b>	<b>11,617.49</b>	<b>11,617.49</b>

**Sensitivity**

Since the Company does not have any variable rate borrowings, there is no impact on profit and loss before tax due to change in interest rate.

**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 has not yet started its operations and has no credit risk for receivables.

*(Handwritten signatures and initials)*



**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2022**

**34. OTHER STATUTORY INFORMATION FOR THE YEAR ENDED 31 MARCH 2022 AND 31 MARCH 2021:**

- (i) The Company do not have any benami property , where any proceeding has been initiated or pending against the Company for holding any benami property under the Benanmi Transactions ( prohibition ) Act, 1988 ( 45 of 1988 ) and reules made thereunder.
- (ii) The Company does not have any transaction with companies struck off under Section 248 of the Companies Act, 2013
- (iii) The Company does not have any charge or satisfaction which is yet to be registered with Registrar of Companies beyond the statutory period.
- (iv) The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (v) The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
  - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries); or
  - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- (vi) The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
  - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries); or
  - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (vii) The Company do not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income in the tax assessments under the Income-tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income-tax Act, 1961).
- (viii) The Company has not been declared wilful defaulter by any bank or financial institution or ) Government or any Government authority or other lender, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.
- (ix) The Company has compiled with number of layers prescribed under Clause (87) of Section 2 of the Companies Act, 2013 read with the Companies (Restriction on number of Layers) Rules, 2017 from the date of their implementation.
- (x) The Company has not taken any over draft facility during the year, therefore disclosure regarding discrepancies between balance as per books and quarterly statement sent to Bank is not applicable.
- (xi) Term loan taken from Bank, Financial Institutes or any Lender were utilised for the purpose for which taken.

**35.** The Company has not provided and paid any remuneration to Directors during the year.

**36.** The Company does not have operations, therefore the outbreak of Coronavirus ( Covid-19 ) pandemic have not adversely impacted the business.

**37.** In the opinion of the Board of directors, Current and non current assets do have a value on realisation in the ordinary course of business at least equal to the amount at which they are stated.




**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2022**

**38. Ratios.**

S. No.	Particulars	Numerator	Denominator	As on 31.03.22	As on 31.03.21	% Changes In ratio	Remarks (Explanation shall be provided for any change in the ratio by more than 25% as compared to the preceding year.)
1	Current ratio (in times)	Current assets	Current liabilities	0.00	0.03	-96.34	Decrease in ratio due to increase in borrowing
2	Debt-equity ratio (in times)	Total debt	Total equity	(2.31)	(2.32)	-0.41	Not applicable
3	Debt service coverage ratio (in times)	Earnings before exceptional items, interest and tax (EBIT)+ Finance cost charged to inventory	[Finance cost + principal repayments made during the period for non-current borrowings (including current maturities)]	Not applicable	Not applicable	Not applicable	Not applicable as there is loss
4	Return on equity ratio (%)	Net profit after tax	Total equity excluding DRR	(0.41)	(0.21)	95.24	Decrease in ratio due to increase in losses.
5	Inventory turnover ratio (in times)	Cost of goods sold	Average inventories	Not applicable	Not applicable	Not applicable	Not applicable
6	Trade receivable turnover ratio (in times)	Revenue from operations	Average trade receivables	Not applicable	Not applicable	Not applicable	Not applicable
7	Trade payable turnover ratio (in times)	Cost of goods sold	Average trade payables	Not applicable	Not applicable	Not applicable	Not applicable
8	Net capital turnover ratio (in times)	Revenue from operations	Working capital\$	Not applicable	Not applicable	Not applicable	Not applicable
9	Net profit ratio (in %)	Net profit after tax	Revenue from operations	Not applicable	Not applicable	Not applicable	Not applicable
10	Return on capital employed (%)	Earnings before exceptional items, interest and tax (EBIT)+ Finance cost charged to inventory	Capital employed@	0.004	0.002	92.39	Increase in ratio due to increase in losses.
11	Return on investment (%)						
	(i) Fixed income investments	Interest income	Average investment in fixed income investments	Not applicable	Not applicable	Not applicable	Not applicable

\$ Working capital = Total current assets less Total current liabilities.

@ Capital employed has been considered as 'Total equity excluding DRR , total debts excluding interest accrued net of cash and cash equivalents.



**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2022**

**39. Ageing of Trade Payables**

Rs in lakhs

As on 31-03-2022						
Particulars	Unbilled dues	Less than 1 Year	1 - 2 Years	2 - 3 Years	More than 3 Yrs	Total
(i) MSME	-	-	-	-	-	-
(ii) Others	76.65	1.40	-	-	-	78.05
(iii) Disputed Dues - MSME	-	-	-	-	-	-
(iv) Disputed Dues - Others	-	-	-	-	-	-
<b>Total</b>	<b>76.65</b>	<b>1.40</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>78.05</b>

Rs in lakhs

As on 31-03-2021						
Particulars	Unbilled dues	Less than 1 Year	1 - 2 Years	2 - 3 Years	More than 3 Yrs	Total
(i) MSME	-	-	-	-	-	-
(ii) Others	78.91	0.12	-	-	-	79.03
(iii) Disputed Dues - MSME	-	-	-	-	-	-
(iv) Disputed Dues - Others	-	-	-	-	-	-
<b>Total</b>	<b>78.91</b>	<b>0.12</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>79.03</b>







**Parsvnath Rail Land Project Private Limited**  
**Notes to the financial statements for the year ended 31 March, 2022**

**40. Capital Management**

For the purpose of capital management, capital includes equity capital, share premium and retained earnings. The

The debt-equity ratio at the end of the reporting period is as follows:

	As at 31 March, 2022	As at 31 March, 2021
	Rs. in lakhs	Rs. in lakhs
<b>Borrowings:</b>		
- Long term	11,257.49	11,617.49
- Short term	360.00	-
- Current maturities of long term borrowings	-	-
<b>Total borrowings - A</b>	<b>11,617.49</b>	<b>11,617.49</b>
<b>Equity</b>		
- Equity share capital	14.10	14.10
- Preference share capital	28.30	28.30
- Other equity	-5,075.03	-5,054.24
<b>Total Equity - B</b>	<b>-5,032.63</b>	<b>-5,011.84</b>
Debt to equity ratio (A/B)	-2.31	-2.32

**41. Events after the reporting period**

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

**42.** Previous year figures have been regrouped / reclassified wherever necessary, to make them comparable with current year figures.


**43.** The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified and the final rules/ interpretation have not yet been issued. The Company will assess the impact of the Code when it comes into effect and will record any related impact in the period the Code becomes effective. Based on the preliminary assessment the entity believes the impact of the change will not be significant

**44. Approval of the financial statements**

The financial statements were approved for issue by Board of Directors on 30th May 2022.

**For T R Chadha & Co. LLP**

Chartered Accountants  
 Firm's Registration No. 006711N/N500028

  
**Aashish Gupta**  
 Partner

Membership No. 097343



Place: Delhi  
 Date:-30 May 2022

**For and on behalf of the Board of Directors**



**Rahul Kumar Srivastav**  
 Director  
 DIN: 08250331



**Arvind Kumar Mishra**  
 Director  
 DIN -08250280



**Rakesh**  
 Company Secretary  
 A-57773