



**INDEPENDENT AUDITOR'S REPORT**

**To the Members of PARSVNATH BUILDWELL PRIVATE LIMITED**

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

**Qualified Opinion**

We have audited the accompanying financial Statements of **PARSVNATH BUILDWELL PRIVATE LIMITED ('the Company')**, which comprise the Balance Sheet as at March 31, 2023, the statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and Statement of Cash Flows for the year ended on that date, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "financial statements").

In our opinion and to the best of our information and according to the explanations given to us, except for the possible effects of the matter described in the *Basis for Qualified Opinion* section of our report, the aforesaid financial statements give a true and fair view in conformity with the Indian Accounting Standard prescribed under section 133 in 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, 2023 and loss, total comprehensive loss, changes in equity and its cash flows for the year ended on that date.

**Basis for Qualified Opinion**

We draw attention to Note No. 31, the Company had entered into an 'Assignment of Development Rights Agreement' dated 28 December, 2010 with a wholly owned subsidiary company (subsidiary company) of the company and Collaborators (land owners) in terms of which the Company has assigned Development Rights of one of its project to subsidiary company on terms and conditions contained therein. The project has been delayed and certain disputes arose with the collaborators (land owners) who sought cancellation of the Development Agreement and other related agreements and have taken legal steps in this regard. The Id. Sole Arbitrator pronounced the Arbitral Award on 18<sup>th</sup> April 2023 and restored the physical possession of the Project Land in favour of the land owners, subject to payment of Rs. 1,570.91 lakhs along with interest as awarded under the Arbitral Award to subsidiary company. The subsidiary company has filed an appeal with the Commercial Court challenging the Arbitration Award on 19<sup>th</sup> August, 2023. The management is of the view that the termination of the agreement will be set aside and the project will be restored. Hence, the company has not considered making any provision towards the value of Inventory of Rs. 28,585.82 lakhs.

Considering the uncertainty in restoration of the project and ultimate recovery towards investment and loans as the matter in sub-judice, we are unable to comment on the resultant impact on the same on the financial statements.

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 qualified opinion.

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

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

Our opinion on the Standalone financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the Standalone financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

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

**Responsibilities of Management and Those Charged with Governance for the 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.

### **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 Companies Act, 2013, 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 except for the matters referred in Basis of Qualified Opinion paragraph above, 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, except for the indeterminate effects of the matters referred to in Basis for Qualified opinion paragraph above, 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) Except for the indeterminate effects of the matters referred to in Basis for Qualified opinion paragraph above, 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 Basis for Qualified opinion Section, '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, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 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".
- (h) 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.
- (i) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- a. The Company has disclosed the impact of pending litigations on its financial position in its financial statements - Refer Note 28 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 30 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 39 (xiii) to the financial statements;
  - d. (i) Management has represented as disclosed in note no. 39 (v) to the financial statements, that to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the 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, whether, 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;
  - (ii) The Management has represented to us and as disclosed in note no. 39 (vi) to the financial statements, that, to the best of its knowledge and belief,, no funds 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, that the company shall, whether, 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; and
  - (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.
- f. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company with effect from April 1, 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

Place: Delhi  
Date : 25-08-2023

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



Aashish Gupta  
Partner

Membership No. 097343

UDIN : 23097343B49JBT6498



**ANNEXURE A**  
**PARSVNATH BUILDWELL PRIVATE LIMITED**  
**Annexure to Independent Auditors' Report for the period ended March 2023**  
**(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 is in the process of updation of proper records showing full particulars including quantitative details and situation 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 informed to us, there is regular periodic programme of physical verification to cover Property, Plant and Equipment. In our opinion, the periodicity of the physical verification is reasonable having regard to the size of the Company and the nature of its assets. The Company is under preparation of reconciliation of assets physically verified with books of accounts and in the opinion of the management discrepancies would not be material. However in the absence of reconciliation we are unable to comment upon whether the discrepancies are material.

c) 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) The Company has not revalued its Property and Plant and Equipment (Including Right to use) or Intangible assets during the year.

e) As disclosed by the management in note 39 (i) of the financial statements, no proceedings have been initiated during the year or are pending against the Company as at March 31, 2023 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 physical verification by way of verification of title deeds, site visits by the management and certification of extent of work completion by competent persons, are at reasonable intervals and no material discrepancies were noticed on physical verification.

b) According to the information and explanations given to us and as verified by us, during any point of time of the year, the company has not been sanctioned working capital limits, hence paragraph 3 (ii) (b) of the order is not applicable to the company.





**(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 during the year and the balance outstanding at the balance sheet date with respect to the same, which were outstanding at balance sheet date are as under:

(Rs. in Lakhs)				
Particulars	Guarantee	Security	Loans	Investment
<b>Aggregate amount granted/provided during the year</b>	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	NIL
-Associates	NIL	NIL	NIL	NIL
Holding	NIL	0.14	NIL	NIL
-Others	NIL	NIL	NIL	NIL

- (b) The company has not given any loans and advances in the nature of loan, therefore reporting under paragraph 3 (iii) (c) to (f) of the order is not applicable on company.

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

There is no transaction covered under Section 185 and Section 186 therefore reporting under paragraph 3 (iv) of the order is not applicable on the company.

**(v) Public Deposit**

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

**(vi) Cost Records**

In our opinion and according to information and explanation given to us, the turnover and networth of the company is not above the threshold limit as prescribed by the Central Government under Section 148(1) of the Companies Act, 2013 for maintainance of cost records, therefore provisions of paragraph 3 (vi) of the order is not applicable.







**(vii) Statutory Dues**

- a) The Company has not been regular in depositing its undisputed statutory dues including income-tax, Goods and Services Tax and Cess etc. and there have been serious delays in large number of cases. There are no undisputed dues payable, outstanding as on 31<sup>st</sup> March, 2023 for a period of more than six months from the date they became payable except as under:

Name of the statute	Nature of dues	Amount (Rs. In Lakhs.)	Period to which the amount relates
TDS 194A	TDS Payable	1.39	April 2022 to August 2022
TDS 194J	TDS Payable	0.53	April 2022 to August 2022
Goods & Services Tax	GST Payable	17.45	April 2021 to August 2022
Income Tax Act, 1961	Int on TDS/ Late Fees	0.008	AY 2020-21
Income Tax Act, 1961	Int on TDS/ Late Fees	0.07	AY 2021-22
Income Tax Act, 1961	Int on TDS/ Late Fees	3.73	AY 2022-23
Income Tax Act, 1961	Int on TDS/ Late Fees	0.06	AY 2023-24
Income Tax Act, 1961	Int on TDS/ Late Fees	251.84	Prior to AY 2020-21

- b) There are no amounts in respect of Income Tax, Goods and Services Tax etc. that have not been deposited with the appropriate authorities on account of any dispute.

(viii) 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 39 (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 39 (xii) 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 in earlier years was appeared to be utilised in earlier year for the purpose for which same were obtained.
  - d) On an overall examination of the balance sheet of the company, we report that, prima facie, funds raised on short-term basis have not been used for long term purposes.
  - e) The Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries. Accordingly, the reporting under paragraph 3 (ix) (e) of the Order is not applicable to the Company.
  - f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries. Accordingly, the reporting under paragraph 3 (ix) (f) of the Order is not applicable to the Company.
- (x) Application of fund raise through public offer**
- a) 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, reporting under paragraph 3 (x) (a) of the order is not applicable to the company.
  - b) The company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under audit. Therefore reporting under paragraph 3 (x) (b) of the order is not applicable to the company..
- (xi) Fraud**
- a) No fraud by the Company or on the Company has been noticed or reported during the year.
  - b) 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 during the year and up to the date of this report.
  - c) Company is not required for establishment of whistle-blower mechanism under section 177(9) of the Act. Therefore reporting under paragraph 3 (xi) (c) of the order is not applicable to the company.
- (xii)** The company is not a Nidhi Company. Therefore reporting under paragraph 3 (xii) (a), (b) and (c) of the order is not applicable to the company.
- (xiii)** 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) 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 reporting under paragraph 3 (xiv) (a) and (b) of the order is not applicable to the company.
- (xv) The company has not entered into any non-cash transaction with directors or persons connected with him. Therefore reporting under paragraph 3 (xv) of the order is not applicable to the company.
- (xvi) The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Therefore reporting under paragraph 3 (xvi) of the order is not applicable to the company.
- (xvii) Company has incurred cash losses of Rs. 1,394.09 lakhs and 298.44 lakhs during the financial year & in immediate previous financial year.
- (xviii) There has been no resignation of the statutory auditors during the year and accordingly reporting under paragraph 3 (xviii) of the order is not applicable to the company.
- (xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our, which causes us to believe that any material uncertainty exists as on the date of the audit report that company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however state that this is not an assurance as to the future viability of the company. We further state that our reporting is based in the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.



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



- (xx) Section 135(5) of the Act, is not applicable to the company, Accordingly, the reporting under paragraph 3 (xx) (a) and (b) of the Order is not applicable to the Company.

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



Aashish Gupta  
Partner

Membership No. 097343

UDIN : 23097343B6BJBT6498

Place: Delhi  
Date : 25-08-2023



**ANNEXURE B**

**THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF PARSVNATH BUILDWELL PRIVATE LIMITEDs**

**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 BUILDWELL PRIVATE LIMITED** ("the Company") as of 31 March, 2023 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 qualified 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.

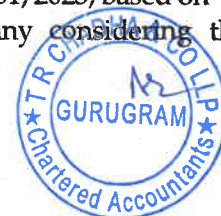
#### **Basis for Qualified Opinion**

According to the information and explanations given to us and based on our audit and subject to the Basis for Qualified Opinion paragraphs in our main report, the following material weaknesses have been identified in the operating effectiveness of the Company's internal financial controls with reference to financial statements as at March 31, 2023:

- a) The Company's internal financial controls for determining whether adjustments are required to the carrying value of inventories were not operating effectively, which could potentially result in non-recognition of provision with regard to the aforesaid financial statement line items (Refer paragraphs on basis of qualified opinion of our main audit report).

#### **Qualified Opinion**

In our opinion, except for the possible effects of the material weaknesses described above on the achievement of the objectives of the control criteria, the Company has maintained, in all material respects, adequate internal financial controls over financial reporting and such internal financial controls over financial reporting were operating effectively as of March 31, 2023, 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”.

We have considered the material weaknesses identified and reported above in determining the nature, timing, and extent of audit tests applied in our audit of the March 31, 2023 financial statements of the Company, and these material weaknesses has affected our opinion on the financial statements of the Company and we have issued a qualified opinion on the financial statements for the year ended on that date. (Also refer Basis for Qualified Opinion of the main audit report)

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

*Aashish*  
Aashish Gupta  
Partner

Membership No. 097343

UDIN : 23097343B48J8T6498

Place: Delhi  
Date : 25-08-2023

**Parsvnath Buildwell Private Limited**  
**Balance Sheet as at 31 March, 2023**

	Notes	As at 31-March-23	As at 31-March-22
		Rs. / Lakhs	Rs. / Lakhs
<b>ASSETS</b>			
<b>Non-current assets</b>			
(a) Property, plant and equipment	5	0.00	0.34
(b) Financial assets			
(i) Other financial assets	6	0.14	15.50
(c) Deferred tax assets (net)	20	0.00	593.48
(d) Other non-current assets	10	50.00	50.00
<b>Total non-current assets</b>		<b>50.14</b>	<b>659.32</b>
<b>Current assets</b>			
(a) Inventories	7	28,585.82	28,623.42
(b) Financial assets			
(i) Trade receivables	8	-	18.44
(ii) Cash and cash equivalents	9	10.67	11.90
(iii) Bank balance other than Cash and cash equivalents	9	9.01	8.63
(iv) Other financial assets	6	0.18	0.14
(c) Other current assets	10	2,142.22	2,108.53
<b>Total current assets</b>		<b>30,747.90</b>	<b>30,771.06</b>
<b>Total assets</b>		<b>30,798.04</b>	<b>31,430.39</b>
<b>EQUITY AND LIABILITIES</b>			
<b>1. Equity</b>			
(a) Equity share capital	11	119.10	119.10
(b) Equity component of compound financial instruments	11	9,834.59	9,834.59
(c) Other equity	12	4,271.23	6,259.14
<b>Total Equity</b>		<b>14,224.92</b>	<b>16,212.83</b>
<b>2. Liabilities</b>			
<b>Non-current liabilities</b>			
(a) Financial liabilities			
(i) Borrowings	13	371.74	378.18
(b) Provisions		3.76	-
<b>Total non-current liabilities</b>		<b>375.50</b>	<b>378.18</b>
<b>Current liabilities</b>			
(a) Financial liabilities			
(i) Borrowings	14	2,631.93	1,783.98
(ii) Trade Payables:	15		
a. Total outstanding dues of micro enterprises and small enterprises			
b. Total outstanding dues of creditors other than micro enterprises and small enterprises		1,718.05	484.77
(iii) Other financial liabilities	16	16.26	19.80
(b) Other current liabilities	17	11,830.10	12,548.35
(c) Provisions	18	0.08	1.53
(d) Current tax liabilities	19	1.20	0.94
<b>Total current liabilities</b>		<b>16,197.62</b>	<b>14,839.37</b>
<b>Total liabilities</b>		<b>16,573.12</b>	<b>15,217.55</b>
<b>Total equity and liabilities</b>		<b>30,798.04</b>	<b>31,430.38</b>

See accompanying notes forming part of the financial statements

1-50

In terms of our report attached  
**For T R Chadha & Co. LLP**  
Chartered Accountants  
Firm's Registration No. 006711N/N500028

**Aashish Gupta**  
Partner  
Membership No. 097343

Place: Delhi  
Date: 25-08-2023

For and on behalf of the Board of Directors  
**Atul Jain**  
Director  
DIN: 00102555

For and on behalf of the Board of Directors  
**Santosh Kumar Singh**  
Director  
DIN: 06695471



**Parsvnath Buildwell Private Limited**  
**Statement of Profit and Loss for the Year ended 31 March, 2023**

	Notes	Year ended 31-March-2023	Year ended 31-March-2022
		Rs. / Lakhs	Rs. / Lakhs
I Revenue from operations		-	-
II Other income	21	195.18	117.15
III <b>Total income (I + II)</b>		<b>195.18</b>	<b>117.15</b>
<b>IV Expenses</b>			
(a) Cost of materials consumed		121.72	-
(b) Contract cost, labour and other charges		3.47	1.15
(c) Changes in inventories of work-in-progress	22	42.10	86.69
(d) Employee benefit expense	23	6.08	1.61
(e) Finance cost	24	20.99	18.43
(f) Depreciation and amortisation expense	25	0.34	0.62
(g) Other expenses	26	1,394.91	307.70
<b>Total expenses (IV)</b>		<b>1,589.61</b>	<b>416.20</b>
<b>V Profit/(loss) before tax (III-IV)</b>		<b>(1,394.43)</b>	<b>(299.05)</b>
VI Tax expense/(benefit):			
(i) Tax adjustment for earlier years		-	-
(ii) Deferred tax	20	593.48	-
VII <b>Profit/(loss) for the year (V - VI)</b>		<b>(1,987.91)</b>	<b>(299.05)</b>
VIII <b>Other comprehensive income</b>		-	-
IX <b>Total comprehensive income for the year (VII + VIII)</b>		<b>(1,987.91)</b>	<b>(299.05)</b>
X Earnings per equity share (face value Rs. 10 per share)	36		
(1) Basic (in Rs)		(166.91)	(25.11)
(2) Diluted (in Rs)		-	-

See accompanying notes to the financial statements

**1-50**

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**

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

*Atul Jain*  
**Atul Jain**  
Director  
DIN: 00102555

*Santosh Kumar Singh*  
**Santosh Kumar Singh**  
Director  
DIN: 06696471

Place: Delhi  
Date: 25-08-2023

**Parsvnath Buildwell Private Limited**  
**Statement of changes in Equity for the year ended 31 March, 2023**

	Amount Rs. / Lakhs
<b>A Equity Share Capital</b>	
<b>Balance as at 31 March, 2021</b>	<b>119.10</b>
Changes in equity share capital during the year	-
<b>Balance as at 31 March, 2022</b>	<b>119.10</b>
Changes in equity share capital during the year	-
<b>Balance as at 31 March, 2023</b>	<b>119.10</b>

<b>B Equity component of compound financial instruments</b>	
<b>Balance as at 31 March, 2021</b>	<b>9,834.59</b>
Changes during the year	-
<b>Balance as at 31 March, 2022</b>	<b>9,834.59</b>
Changes during the year	-
<b>Balance as at 31 March, 2023</b>	<b>9,834.59</b>

Particulars	Reserves and Surplus			Rs. / Lakhs
	Securities premium reserve	General Reserve	Retained earnings	Total
<b>Balance as at 31 March, 2021</b>	<b>9,562.13</b>	-	<b>(3,003.94)</b>	<b>6,558.19</b>
Profit / (loss) for the year	-	-	(299.05)	(299.05)
Other comprehensive income	-	-	-	-
<b>Balance as at 31 March, 2022</b>	<b>9,562.13</b>	-	<b>(3,302.99)</b>	<b>6,259.14</b>
Profit / (loss) for the year	-	-	(1,987.91)	(1,987.91)
Other comprehensive income	-	-	-	-
<b>Balance as at 31 March, 2023</b>	<b>9,562.13</b>	-	<b>(5,290.90)</b>	<b>4,271.23</b>

See accompanying notes to the financial statements

1-50

In terms of our report attached  
**For T R Chadha & Co. LLP**  
Chartered Accountants  
Firm's Registration No.

**Aashish Gupta**  
Partner  
Membership No. 097343

For and on behalf of the Board of Directors



Place: Delhi  
Date: 25-08-2023

**Parsvnath Buildwell Private Limited**  
**Statement of Cash Flows for the year ended 31 March, 2023**

Particulars	Notes	Year ended 31-March-2023 Rs. / Lakhs	Year ended 31-March-2022 Rs. / Lakhs
<b>Cash flows from operating activities</b>			
Profit/(loss) for the year		(1,394.43)	(299.05)
Adjustments for:			
Interest Income recognised in statement of profit and loss		(0.45)	(0.60)
Provision for employee benefit		2.32	0.41
Depreciation and amortisation expense		0.34	0.62
		<b>(1,392.22)</b>	<b>(298.62)</b>
Movements in working capital:			
(Increase)/decrease in inventories		37.61	78.83
(Increase)/decrease in trade and other receivables		18.44	0.00
(Increase)/decrease in other non-current loans		15.36	0.57
(Increase)/decrease in other current assets		(33.69)	(93.18)
Increase/(decrease) in trade payables		1,233.28	(7.63)
Increase/(decrease) in other financial liabilities liabilities		(3.55)	(3.51)
Increase/(decrease) in other liabilities		(718.24)	(306.22)
<b>Cash generated from operations</b>		<b>(843.01)</b>	<b>(629.75)</b>
Income tax (paid)/refund		0.26	(0.17)
<b>Net cash flow from/(used in) operating activities</b>		<b>(842.75)</b>	<b>(629.92)</b>
<b>Cash flows from investing activities</b>			
Interest received		0.41	0.56
Decrease/(increase) in bank balances not considered as Cash and cash equivalents		(0.39)	10.42
<b>Net Cash flow from/(used in) investing activities</b>		<b>0.02</b>	<b>10.98</b>
<b>Cash flows from financing activities</b>			
Proceeds/(repayment) from/of borrowings		841.50	618.30
<b>Net Cash flow from/(used in) financing activities</b>		<b>841.50</b>	<b>618.30</b>
<b>Net increase in Cash and cash equivalents</b>		(1.23)	(0.64)
<b>Cash and cash equivalents at the beginning of the year</b>		11.90	12.54
<b>Cash and cash equivalents at the end of the year</b>		<b>10.67</b>	<b>11.90</b>

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. -0.00 0.01

See accompanying notes to the financial statements

1-50

In terms of our report attached  
**For T R Chadha & Co. LLP**  
Chartered Accountants  
Firm's Registration No. 006711N/N500028

**Aashish Gupta**  
Partner  
Membership No. 097343

Place: Delhi  
Date: 25-08-2023

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

**Atul Jain**  
Director  
DIN: 00102555

**Santosh Kumar Singh**  
Director  
DIN: 06696471

**PARSVNATH BUILDWELL PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2023**

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## **1. CORPORATE INFORMATION**

Parsvnath Buildwell Private Limited was incorporated on 21 May, 2008 as Aadarshini Buildwell Private Limited. The name of the Company was subsequently changed with effect from 02 November, 2010. The Company was a subsidiary of Parasnath and Associates Private Limited (PAPL). Pursuant to Investment agreement dated 21 December, 2010 the Company made allotment of shares to Parsvnath Developers Limited (PDL) and two overseas investment entities and thereby ceased to be subsidiary of PAPL with effect from 7 January, 2011. Subsequently PDL acquired shares from PAPL increasing its voting rights in excess of 50%, consequently the Company became subsidiary of PDL with effect from 1 July, 2011 as per Accounting Standard AS-21.

The Company became subsidiary of Parsvnath Developers Limited with effect from September 12, 2013 pursuant to notification of new definition of subsidiary company under section 2(87) of the Companies Act, 2013. During the previous year 2018-19, PDL acquired securities held by the investors, and the Company become subsidiary of PDL as per the provisions of the Companies Act, 2013 as well.

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.

Up to 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**

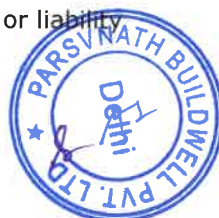
The financial statements have been prepared on the historical cost basis unless otherwise indicated.

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.



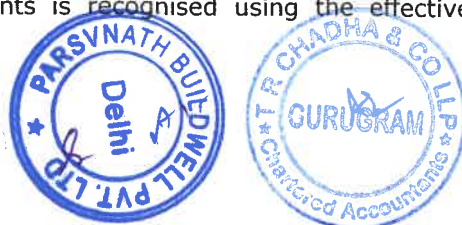
**The principal accounting policies are set out below.**

### **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 fit out offer. To estimate the transaction price in a contract, the Company adjusts the contracted amount of consideration to the time value of money if the contract includes a significant financing component.
- 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 charge / forfeiture income and other associated charges by customers and expenditure on account of compensation / penalty for project delays are accounted for at the time of 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**



**PARSVNATH BUILDWELL PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2023**

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**Ind AS 116**

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

**As a lessee**

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

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

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

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.



**PARSVNATH BUILDWELL PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2023**

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

## **2.7 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)**

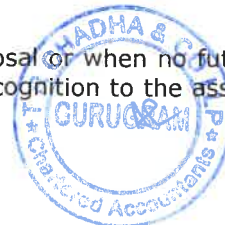
Minimum Alternate Tax (MAT) is payable when the taxable profit is lower than the book profit. Taxes paid under MAT are available as a set off against regular income tax payable in subsequent years. MAT paid in a year is charged to the Statement of Profit and Loss as current tax. The Company recognises 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.

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.



**PARSVNATH BUILDWELL PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2023**

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:

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

Free hold land is not depreciated.

## 2.11 Intangible assets and Intangible asset under development

Intangible assets comprise 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, up to the date the asset is ready for its intended use.

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

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

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

## 2.12 Impairment of tangible and intangible assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an





**PARSVNATH BUILDWELL PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2023**

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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.

**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.



**PARSVNATH BUILDWELL PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2023**

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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. 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.



**PARSVNATH BUILDWELL PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2023**

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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 realization 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 instrument preference share are convertible with the option of company at any time before expiry of stipulated period from the date of issue into such number as defined in agreement. This share shall be mandatorily be 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 companies are accounted as equity instrument carried at cost based on the term of the contract. These



**PARSVNATH BUILDWELL PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2023**

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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 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:



**PARSVNATH BUILDWELL PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2023**

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- 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.

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.



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**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2023**

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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**

### **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**



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**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2023**

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

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

#### **Financial liabilities**

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

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

#### **Financial liabilities at FVTPL**

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

A financial liability is classified as held for trading if:

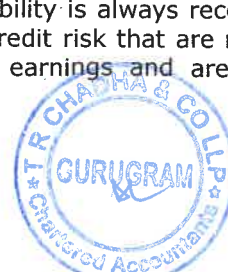
- it has been incurred principally for the purpose of repurchasing it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that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

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

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

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

However, for non-held-for-trading financial liabilities that are designated as at FVTPL, the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is recognised in other comprehensive income, unless the recognition of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss, in which case these effects of changes in credit risk are recognised in profit or loss. The remaining amount of change in the fair value of liability is always recognised in profit or loss. Changes in fair value attributable to a financial liability's credit risk that are recognised in other comprehensive income are reflected immediately in retained earnings and are not subsequently reclassified to profit or loss.



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**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2023**

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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.

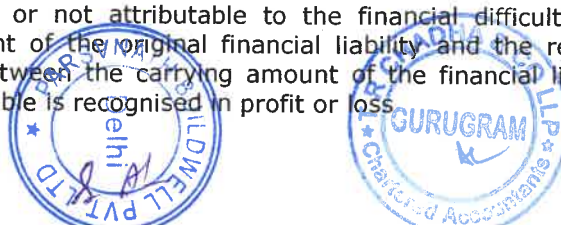
**Foreign exchange gains and losses**

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 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**

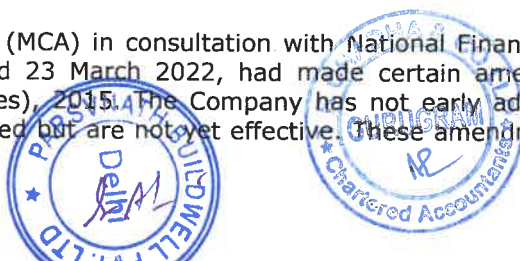
Significant judgements and other estimates and assumptions that may have the significant effect on the carrying amount of assets and liabilities in future years are:

- 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**

#### **New and amended standards**

The Ministry of Corporate Affairs (MCA) in consultation with National Financial Reporting Authority (NFRA) vide its notification dated 23 March 2022, had made certain amendments in Companies (Indian Accounting Standard Rules), 2015. The Company has not early adopted any standards or amendments that have been issued but are not yet effective. These amendments apply for the first



**PARSVNATH BUILDWELL PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2023**

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time from the year ending 31 March 2023, but do not have a material impact on the financial statements of the Company:

**Ind AS 37: Provisions, Contingent Liabilities and Contingent Assets**

The amendments to Ind AS 37 'Provisions, Contingent Liabilities and Contingent Assets' specify which costs an entity needs to include when assessing whether a contract is onerous or loss-making. The amendments apply a "directly related cost approach". The costs that relate directly to a contract to provide goods or services include both incremental costs for example direct labour and materials and an allocation of other costs directly related to contract activities for example an allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling that contract. General and administrative costs do not relate directly to a contract and are excluded unless they are explicitly chargeable to the counterparty under the contract.

These amendments had no impact on the financial statements of the Company during the year.

**Ind AS 103: Business combination**

The amendments replaced the reference to the ICAI's "Framework for the Preparation and Presentation of Financial Statements under Indian Accounting Standards" with the reference to the "Conceptual Framework for Financial Reporting under Indian Accounting Standard" without significantly changing its requirements.

The amendments also added an exception to the recognition principle of Ind AS 103 'Business Combinations' to avoid the issue of potential 'day 2' gains or losses arising for liabilities and contingent liabilities that would be within the scope of Ind AS 37 'Provisions, Contingent Liabilities and Contingent Assets' or Appendix C, Levies, of Ind AS 37 'Provisions, Contingent Liabilities and Contingent Assets', if incurred separately.

It has also been clarified that the existing guidance in Ind AS 103 for contingent assets would not be affected by replacing the reference to the Framework for the Preparation and Presentation of Financial Statements under Indian Accounting Standards.

These amendments had no impact on the financial statements of the Company during the year.

**Ind AS 16: Property, Plant and Equipment**

The amendments modified paragraph 17(e) of Ind AS 16 'Property, Plant and Equipment' to clarify that excess of net sale proceeds of items produced over the cost of testing, if any, shall not be recognised in the statement of profit and loss but deducted from the directly attributable costs considered as part of cost of an item of property, plant, and equipment.

These amendments had no impact on the financial statements of the Company during the year.

**Ind AS 109: Financial Instruments**

The amendment clarifies the fees in the '10 percent' test for de-recognition of financial liabilities, that an entity includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability. These fees include only those paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf.

These amendments had no impact on the financial statements of the Company during the year.

**4.1 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 31 March 2023, had made certain amendments in the Companies (Indian Accounting Standard) Rules, 2015. Such amendments shall come into force with effect from 1 April 2023, but do not have a material impact on the financial statements of the Company:

**Ind AS 1: Presentation of Financial Statements**

The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their significant accounting policies with a



**PARSVNATH BUILDWELL PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH, 2023**

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requirement to disclose their 'material' accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures. Consequential amendments have been made in Ind AS 107 'Financial Instruments Disclosures' also.

The Company is currently revisiting their accounting policy information disclosures to ensure consistency with the amended requirements.

**Ind AS 8: Accounting Policies, Changes in Accounting Estimates and Errors**

The amendments clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. It has also been clarified how entities use measurement techniques and inputs to develop accounting estimates. The Company does not expect the amendments to have any material impact on the financial statements of the Company.

**Ind AS 12: Income Taxes**

The amendments narrow the scope of the initial recognition exception under Ind AS 12 'Income Taxes', so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences.

The amendments should be applied to transactions that occur on or after the beginning of the earliest comparative period presented. In addition, at the beginning of the earliest comparative period presented, a deferred tax asset (provided that sufficient taxable profit is available) and a deferred tax liability should also be recognised for all deductible and taxable temporary differences associated with leases and decommissioning obligations. Consequential amendments have been made in Ind AS 101 'First-time Adoption of Indian Accounting Standards'.

The Company is currently assessing the impact of the amendments.



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**Notes to the financial statements for the Year ended 31 March, 2023**

**5. Property, plant and equipment**

	<b>As at 31-March-23</b>	<b>As at 31-March-22</b>
	<b>Rs. / Lakhs</b>	<b>Rs. / Lakhs</b>
<b>Carrying amounts of :</b>		
Plant and equipment	0.00	0.34
Office equipment	0.00	0.00
<b>Total</b>	<b>0.00</b>	<b>0.34</b>

	<b>Plant and equipment</b>	<b>Office equipment</b>	<b>Total</b>
	<b>Rs. / Lakhs</b>	<b>Rs. / Lakhs</b>	<b>Rs. / Lakhs</b>
<b>Cost or deemed cost</b>			
<b>Balance as at 31 March, 2021</b>	<b>6.95</b>	<b>0.44</b>	<b>7.39</b>
Additions	-	-	-
Disposals	-	-	-
<b>Balance as at 31 March, 2022</b>	<b>6.95</b>	<b>0.44</b>	<b>7.39</b>
Additions	-	-	-
Disposals	-	-	-
<b>Balance as at 31 March, 2023</b>	<b>6.95</b>	<b>0.44</b>	<b>7.39</b>

<b>Accumulated depreciation</b>			
<b>Balance as at 31 March, 2021</b>	<b>5.99</b>	<b>0.44</b>	<b>6.43</b>
Depreciation expense	0.62		0.62
<b>Balance as at 31 March, 2022</b>	<b>6.61</b>	<b>0.44</b>	<b>7.05</b>
Depreciation expense	0.34		0.34
<b>Balance as at 31 March, 2023</b>	<b>6.95</b>	<b>0.44</b>	<b>7.39</b>

**Carrying amount**

<b>Balance as at 31 March, 2021</b>	<b>0.96</b>	<b>0.00</b>	<b>0.96</b>
<b>Balance as at 31 March, 2022</b>	<b>0.34</b>	<b>0.00</b>	<b>0.34</b>
<b>Balance as at 31 March, 2023</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>



**Parsvnath Buildwell Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2023**

	As at 31-March-23	As at 31-March-22
	Rs. / Lakhs	Rs. / Lakhs
<b>6. Other financial assets</b>		
( Unsecured, Considered goods unless stated otherwise)		
<b>Non-Current</b>		
a. Security deposits to related party *	0.14	15.50
	<b>0.14</b>	<b>15.50</b>
<b>Current</b>		
a. Interest receivable	0.18	0.14
* Refer dues to related party Note-44	<b>0.18</b>	<b>0.14</b>
<b>7. Inventories</b>		
(lower of cost and net realisable value)		
a. Work-in-progress	28,585.82	28,623.42
	<b>28,585.82</b>	<b>28,623.42</b>

**Note:**

The Company has classified its inventory of work-in-progress as current.

Details of inventory expected to be realised after more than 12 months from the reporting date is as under:

Less than 12 months	5,725.00	5,725.00
More than 12 months	22,860.82	22,898.42
	<b>28,585.82</b>	<b>28,623.42</b>

**8. Trade receivable \***

**Current**

a. Unsecured, considered good	0.00	18.44
	<b>0.00</b>	<b>18.44</b>

\* Refer Note-37 for Trade receivable ageing

**Notes:**

- The average credit period is 30 days. For payments, beyond credit period, interest as per terms of agreement with buyers.
- The real estate invoicing are made on the basis of cash down payment or construction linked payment plans. In case of construction linked payment plans, invoice is raised on the customer in accordance with milestones achieved as per the flat buyer agreement. The final possession of the property is offered to the customer subject to payment of full value of consideration. The possession of the property remains with the Company till full payment is realised. Accordingly, the Company does not expects any credit losses.
- Sales are generally made to individual customers and there is no concentration of credit to a single customer or group of customers.



**Parsvnath Buildwell Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2023**

	As at 31-March-23 Rs. / Lakhs	As at 31-March-22 Rs. / Lakhs
<b>9. Cash and cash equivalents</b>		
<b>A. Cash and cash equivalents</b>		
a. Cash on hand	1.86	2.11
b. Balances with banks	8.81	9.80
	<b>10.67</b>	<b>11.90</b>
<b>B. Bank balance other than Cash and cash equivalents</b>		
i. Deposits with banks for more than 3 months, but less than 12 months *	9.01	8.63
	<b>9.01</b>	<b>8.63</b>
* An amount of Rs.4.35 lakh for the year 2021-2022 lien under with Government authorities		
<b>10. Other assets</b>		
( Unsecured, Considered goods unless stated otherwise)		
<b>Non-Current</b>		
a. Security deposit-others	50.00	50.00
	<b>50.00</b>	<b>50.00</b>
<b>Current</b>		
a. Advances to suppliers	2,142.22	2,108.53
	<b>2,142.22</b>	<b>2,108.53</b>



**Parsvnath Buildwell Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2023**

	As at 31-March-23		As at 31-March-22	
	Number	Rs. / Lakhs	Number	Rs. / Lakhs
<b>11 Share Capital</b>				
<b>Authorised Share Capital</b>				
(a) Equity shares of Rs. 10 each				
Class A with voting rights	1,000,000	100.00	1,000,000	100.00
Class B with differential voting rights	100,000	10.00	100,000	10.00
Class C with differential voting rights	91,000	9.10	91,000	9.10
(b) Preference Shares of Rs. 100 each	484,170	484.17	484,170	484.17
		<u>603.27</u>		<u>603.27</u>
<b>Issued, subscribed and paid-up capital</b>				
<b>Equity Shares of Rs. 10 each fully paid</b>				
<b>Equity share capital</b>				
Class A with voting rights	1,000,000	100.00	1,000,000	100.00
Class B without voting rights	100,000	10.00	100,000	10.00
Class C without voting rights	91,000	9.10	91,000	9.10
		<u>119.10</u>		<u>119.10</u>

**Notes:**

**(a) Rights, preferences and restrictions attached to equity shares**

- i. Class A equity shares are entitled to *pari passu* voting rights i.e. one vote per share. Shares are entitled for dividend in accordance with Investment Agreement dated December 21, 2010.
- ii. Class B equity shares are not entitled for any voting rights. Class B shares are entitled for dividend in preference to Class A Shares until the holders have received the aggregate return as provided in the Investment Agreement dated December 21, 2010.
- iii. Class C equity shares are not entitled for any voting rights. Shares are entitled for dividend in accordance with Investment Agreement dated December 21, 2010

**(b) Reconciliation of equity share capital**

	Number of Shares in	Rs./lacs
Balance as at March 31, 2021	<b>1,191,000</b>	<b>119.10</b>
Movement during the year	-	-
Balance as at March 31, 2022	<b>1,191,000</b>	<b>119.10</b>
Movement during the year	-	-
Balance as at March 31, 2023	<b>1,191,000</b>	<b>119.10</b>

**(c) Details of equity share held by the holding company, its subsidiaries and associates**

	As at 31-March-23	As at 31-March-22
	No of shares	No of shares
<b>CLASS A</b>		
Parsvnath Developers Limited, the holding company	1,000,000	1,000,000
<b>Class B</b>		
Parsvnath Developers Limited, the holding company	100,000	100,000
<b>CLASS C</b>		
Parsvnath Developers Limited, the holding company	91,000	91,000



**Parsvnath Buildwell Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2023**

**(d) Details of equity shares held by each shareholder holding more than 5% of total share capital**

	As at 31-March-23		As at 31-March-22	
	Number of shares held	% holding of equity shares	Number of shares held	% holding of equity shares
Class A with voting rights				
(a) Parsvnath Developers Limited	1,000,000	100.00%	1,000,000	100.00%
Class B without voting rights				
(a) Parsvnath Developers Limited	100,000	100.00%	100,000	100.00%
Class C without voting rights				
(a) Parsvnath Developers Limited	91,000	100.00%	91,000	100.00%

**Equity component of compound financial instruments**

	As at	As at
	31-March-23	31-March-22
	Rs. / Lakhs	Rs. / Lakhs
i. 15.50% Convertible Debentures-Series A, 87,51,000 (31 March, 2022: 87,51,000) Fully convertible debentures of Rs. 100 each.	8,751.00	8,751.00
ii. 15.50% -Convertible Debentures-Series B, 10,83,593 (31 March, 2022: 10,83,593) Fully convertible debentures of Rs. 100 each.	1,083.59	1,083.59
	<b>9,834.59</b>	<b>9,834.59</b>

**Note:**

**Detail of conversion terms of debentures**

Series A debentures are issued in 2011 and convertible into Class B equity shares at the option of the debenture holders at a price of Rs. 200 per Class B share, that is Rs. 10 par value and a premium of Rs. 190 per Class B share subject to Reserve Bank of India (RBI) pricing guidelines. In case no such option is exercised by the investor, these shall mandatorily be converted by the Company into Class B shares on expiry of twenty years after the date of issue of debentures.

Series B debentures are issued in 2011 and convertible into Class C equity shares at the option of the debenture holders at a price of Rs. 35.30 per Class C share, that is Rs. 10 par value and a premium of Rs. 25.30 per Class C share subject to Reserve Bank of India (RBI) pricing guidelines. In case no such option is exercised by the investor, these shall mandatorily be converted by the Company into Class C shares on expiry of twenty years after the date of issue of debentures.





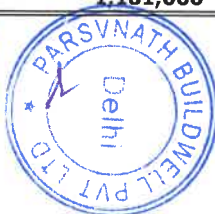
**Parsvnath Buildwell Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2023**

**( e ) Shareholding of promoters:**  
**Shareholding As at 31 March '2023**

Sr. No.	Class of equity Shares	Promoter's Name	Nos. of shares at the beginning of the year	Change during the year	Nos. of shares at the end of the year	% of total shares	% change during the year
1.	Class A with voting rights	Parsvnath Developers Limited	1,000,000	-	1,000,000	83.96%	0.00%
2.	Class B without voting rights	Parsvnath Developers Limited	100,000	-	100,000	8.40%	0.00%
3.	Class C without voting rights	Parsvnath Developers Limited	91,000	-	91,000	7.64%	0.00%
<b>TOTAL</b>			<b>1,191,000</b>	<b>-</b>	<b>1,191,000</b>	<b>100%</b>	

**Shareholding As at 31 Mar '2022**

Sr. No.	Class of equity Shares	Promoter's Name	Nos. of shares at the beginning of the year	Change during the year	Nos. of shares at the end of the year	% of total shares	% change during the year
1.	Class A with voting rights	Parsvnath Developers Limited	991,000	9000	1,000,000	83.96%	0.908%
2.	Class B without voting rights	Parsvnath Developers Limited	100,000	-	100,000	8.40%	0.000%
3.	Class C without voting rights	Parsvnath Developers Limited	90,000	1000	91,000	7.64%	1.111%
<b>TOTAL</b>			<b>1,181,000</b>	<b>10,000</b>	<b>1,191,000</b>	<b>100%</b>	



**Parsvnath Buildwell Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2023**

	As at 31-March-23	As at 31-March-22
	Rs. / Lakhs	Rs. / Lakhs
<b>12. Other equity</b>		
a. Securities premium	9,562.13	9,562.13
b. Retained earnings	(5,290.90)	(3,302.99)
	<b>4,271.23</b>	<b>6,259.14</b>
<b>a. Securities premium</b>		
Balance at the beginning of the year	9,562.13	9,562.13
Movement during the year	-	-
<b>Balance at the end of the year</b>	<b>9,562.13</b>	<b>9,562.13</b>
<b>b. Retained earnings</b>		
Balance at the beginning of the year	(3,302.99)	(3,003.94)
Profit/(loss) for the year	(1,987.91)	(299.05)
<b>Balance at the end of the year</b>	<b>(5,290.90)</b>	<b>(3,302.99)</b>

**Nature and purpose of reserves:**

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



**Parsvnath Buildwell Private Limited**  
Notes to the financial statements for the Year ended 31 March, 2023

	As at 31-March-23	As at 31-March-22
	Rs. / Lakhs	Rs. / Lakhs
<b>13. Borrowings</b>		
<b>Non current</b>		
<b>Unsecured</b>		
Redeemable preference share capital	156.42	135.43
Unamortised interest on preference share capital	215.32	242.75
	<b>371.74</b>	<b>378.18</b>

**Notes:**

**(a) Rights, preferences and restrictions attached to preference shares**

Preference shares have a preferential dividend rate of 0.000001%. Dividend is cumulative. Preference shares are convertible at the option of the holder at any time before the expiry of 20 years from the date of issue into such number of fully paid Class C shares in the ratio and manner defined in the investment Agreement. In the event of Winding-up of the Company, each preference share would convert into one Class C equity share.

Preference shares shall mandatorily be redeemed by the Company on expiry of 20 years from the date of issue. Preference shares do not carry any voting rights.

**(b) Details of preference shares held by the holding company, its subsidiaries and associates**

	As at 31-March-23	As at 31-March-22
	No of shares	No of shares
Parsvnath Developers Limited, the holding company	484,170	484,170

**(c) Details of equity shares held by each shareholder holding more than 5% of total share capital**

	As at 31-March-23	As at 31-March-22
	No of shares	No of shares
Parsvnath Developers Limited, the holding company	484,170	484,170
Percentage holding of preference shares	100%	100%

	As at 31-March-23	As at 31-March-22
	No of shares	No of shares
(d) Aggregate number and class of shares allotted as fully paid up pursuant to contract without payment being received in cash for the period of 5 years immediately preceding the balance sheet date.	349,982	349,982

(e) Arrears of fixed cumulative dividend on Preference Shares as at 31 March, 2022 is Rs. 1 (As at 31 March, 2021 - Rs.1 )

	As at 31-March-23	As at 31-March-22
	Rs. / Lakhs	Rs. / Lakhs
<b>14. Borrowings</b>		
<b>Current</b>		
<b>Unsecured</b>		
a. From Holding Company (Payable on demand and Interest free) *	<b>2,631.93</b>	<b>1,783.98</b>

\* Refer dues from related party Note-44



**Parsvnath Buildwell Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2023**

	As at 31-March-23	As at 31-March-22
	Rs. / Lakhs	Rs. / Lakhs
<b>15. Trade payables</b>		
<b>Current</b>		
a. Total outstanding dues of micro enterprises and small enterprises	-	-
b. Total outstanding dues of creditors other than micro enterprises and small enterprises	1,718.05	484.77
	<b>1,718.05</b>	<b>484.77</b>
( Refer Note-38 for Trade payables ageing schedule )		
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.		
<b>16. Other Financial Liabilities *</b>		
<b>Current</b>		
a. Employee dues	16.26	19.80
	<b>16.26</b>	<b>19.80</b>
* Carrying amount of these financial liabilities are reasonable approximation of their fair value.		
<b>17. Other liabilities</b>		
<b>Current</b>		
a. Advances from customers	11,797.73	12,519.99
b. Statutory dues (Withholding tax, GST etc.)	32.37	28.36
c. Other liabilities	-	-
	<b>11,830.10</b>	<b>12,548.35</b>
<b>18. Provisions</b>		
<b>I. Non Current</b>		
a. Employee Benefits	3.76	-
	<b>3.76</b>	-
<b>II. Current</b>		
a. Employee benefits	0.08	1.53
	<b>0.08</b>	<b>1.53</b>
i. Gratuity ( Refer Note:34 )	3.28	0.80
ii. Leave compensation	0.56	0.73
	<b>3.84</b>	<b>1.53</b>
<b>19. Current tax liabilities</b>		
<b>Current</b>		
i. Income-tax payable	1.20	0.94
	<b>1.20</b>	<b>0.94</b>



**Parsvnath Buildwell Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2023**

	As at 31-March-23	As at 31-March-22
	Rs. / Lakhs	Rs. / Lakhs
<b>20. Deferred tax assets ( net)</b>		
Deferred tax assets	0.00	593.48
Deferred tax liabilities	-	-
<b>Total</b>	<b>0.00</b>	<b>593.48</b>

**Period ended 31 March, 2023**

	Opening Balance	Recognised in Profit or loss	Closing balance
Tax losses	593.48	-593.48	0.00
Others	-	-	-
	<b>593.48</b>	<b>-593.48</b>	<b>0.00</b>

**Year ended 31 March, 2022**

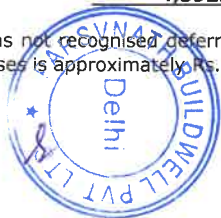
Tax losses	593.48	-	593.48
Others	-	-	-
	<b>593.48</b>	<b>-</b>	<b>593.48</b>

**Notes:**

- The Company has tax losses of Rs. 4,592.76 lakhs up to 31.03.2023 ( 31 March, 2022 - Rs. 3,198.33 lakhs) that are available for off setting for eight years against future taxable income of the Company. The losses will expire as under:

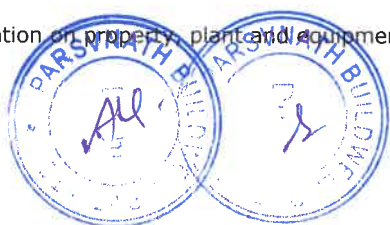
Particular	Current Year Rs. in lakhs	Previous Year Rs. in lakhs
Year ending 31 March, 2024	563.29	563.29
Year ending 31 March, 2025	63.81	63.81
Year ending 31 March, 2026	972.38	972.38
Year ending 31 March, 2027	386.63	386.63
Year ending 31 March, 2028	717.34	717.34
Year ending 31 March, 2029	195.46	195.46
Year ending 31 March, 2030	299.42	299.42
Year ending 31 March, 2031	1394.43	-
	<b>4,592.76</b>	<b>3,198.33</b>

- On a prudence basis, the company has not recognised deferred tax assets(DTA) on current year losses and other items. Unrecognised DTA on losses is approximately Rs. 362.55 lakhs (P.Y. Rs. 77.85 lakhs)



**Parsvnath Buildwell Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2023**

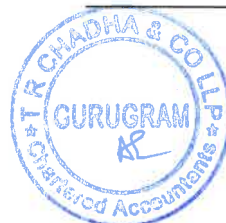
	Year ended 31-March-2023	Year ended 31-March-2022
	Rs. / Lakhs	Rs. / Lakhs
<b>21. Other income</b>		
a. Interest income:		
i. Bank Deposits at amortised Cost	0.45	0.60
ii. Interest on other deposits	-	1.27
iii. Interest on amortised cost Instrument	27.44	27.44
iv. Miscellaneous income	167.29	87.84
	<b>195.18</b>	<b>117.15</b>
<b>22. Changes in inventories of work-in-progress</b>		
a. Work-in-progress at beginning of the year	28,623.42	28,702.25
Less: Interest reversal	-	-
Add: Adjustment due to application of Ind AS 115 (Refer Note 42)	-	-
<b>Adjusted opening work-in-progress</b>	<b>28,623.42</b>	<b>28,702.25</b>
Add: Employee benefit allocated to inventory of work-in-progress (Refer Note-23)	3.81	7.86
Add: Other Expenses allocated to cost of construction ( Refer Note-26 )	0.70	0.00
b. Work-in-progress at end of the year	28,585.82	28,623.42
<b>Net (increase)/decrease in inventories</b>	<b>42.10</b>	<b>86.69</b>
<b>23 Employee benefits expense</b>		
a. Salaries and wages	9.88	9.47
	<b>9.88</b>	<b>9.47</b>
Less: Employee benefit allocated to inventory of work-in-progress	3.81	7.86
	<b>6.08</b>	<b>1.61</b>
<b>24. Finance cost</b>		
a. Interest expenses:		
i. to customers / others	20.99	18.17
ii. on delayed payment of statutory dues	-	0.25
	<b>20.99</b>	<b>18.43</b>
<b>25. Depreciation and amortisation expense</b>		
a. Depreciation on property, plant and equipment	0.34	0.62
	<b>0.34</b>	<b>0.62</b>



**Parsvnath Buildwell Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2023**

	Year ended 31-March-2023	Year ended 31-March-2022
	Rs. / Lakhs	Rs. / Lakhs
<b>26. Other expenses</b>		
a. Travelling and conveyance	0.01	-
b. Rent *	0.68	0.65
c. Repair and maintenance	-	-
d. Rates and Taxes	0.48	0.16
e. Postage and telegram	0.01	0.01
f. Printing and stationery	0.16	0.08
h. Advertisement and business promotion	1.38	-
g. Sales commission	16.23	20.41
h. Compensation to customers	1,335.88	195.59
i. Legal and professional charges	31.21	80.25
j. Payment to auditors (see note below)	0.68	2.12
k. Balances written off	4.83	6.98
l. Miscellaneous expenses	4.05	1.45
	<b>1,395.61</b>	<b>307.70</b>
Less: Project expenses transferred to Cost of Construction	0.70	0.00
	<b>1,394.91</b>	<b>307.70</b>
<b>Payment to auditors (net of GST credit)</b>		
i. Statutory audit fee ( Payment to current auditor )	0.58	0.50
ii. Statutory audit fee ( Payment to previous auditor )	0.10	1.62
	<b>0.68</b>	<b>2.12</b>

\* Rent related to short term lease



**Parsvnath Buildwell Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2023**

	Year ended 31-March-2023	Year ended 31-March-2022
	Rs. / Lakhs	Rs. / Lakhs
<b>27. Income tax</b>		
<b>A. Income tax recognised in profit and loss</b>		
<b>Current tax</b>		
In respect of the current year	-	-
In respect of the previous years	-	-
	<u>-</u>	<u>-</u>
<b>Deferred tax</b>		
In respect of the current year	593.48	-
	<b>593.48</b>	<b>-</b>
	<u>593.48</u>	<u>-</u>
Total income tax expense/(benefit) recognised in the Statement of Profit and loss	<b>593.48</b>	<b>-</b>
	<u>593.48</u>	<u>-</u>
<b>B. Reconciliation of income tax expense with accounting profit</b>		
i. Profit/(loss) before tax	(1394.43)	(299.05)
i. Income tax expense calculated at 26% (2021-22: 26%)	(362.55)	(77.75)
ii. Income tax adjustment of earlier years	-	-
iii. Deferred tax assets not recognised on prudence	-	-
iv. Adjustment on account of deferred tax and not recognised during current year	593.48	77.75
Deferred tax assets not recognised on prudence	362.55	-
Total income tax expense recognised in the Statement of Profit and Loss (i to iii)	<b>593.48</b>	<b>-</b>
	<u>593.48</u>	<u>-</u>

The tax rate used for the years 2022-2023 reconciliations above is the corporate tax rate of 26% (previous year tax rate of 26%), payable by corporate entities in India on taxable profits under the Indian tax laws.





**Parsvnath Buildwell Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2023**

	As at 31-March-2023	As at 31-March-2022
	Rs. in lakhs	Rs. in lakhs
<b>28 Contingent liabilities</b>		
Claims against the Company not acknowledged as debts		
- Customers complaints pending in consumer court	11,127.68	11,297.23
- Pending cases with Income Tax Authorities	255.70	266.06
	11,383.38	11,563.29

**Note:**

It is not possible for the Company to estimate cash outflows. The extent to which an outflow of funds will be required is dependent on the pending resolution of the respective proceedings/legal cases and it is determinable on receipt of judgement/ decision pending with various forums/authorities/courts.

**29. Commitments**

The Company does not have any significant financial commitments.

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

**31.** The Company had entered into an 'Assignment of Development Rights Agreement' dated 28 December, 2010 with Parsvnath Buildwell Private Limited (PBPL) and Collaborators (land owners) in terms of which the Company had assigned Development Rights of one of its projects, namely, 'Parsvnath Exotica, Ghaziabad' (on land admeasuring 31 acres) situated at Village Arthala, Ghaziabad (the Project) to PBPL on terms and conditions contained therein.

The project has been delayed owing to hindrances created by the collaborators (land owners) leading to non-receipt of approvals for the revised building plans. As a result, certain disputes arose with the collaborators (land owners) who sought cancellation of the Development Agreement and other related agreements and have taken legal steps in this regard. PBPL invoked the arbitration clause and as a consequence of the land owners not appointing their nominee Arbitrator, PBPL approached the High Court at Allahabad for appointment of Arbitrator under section 11 of the Arbitration and Conciliation Act. During the pendency of section 11 petition at Allahabad High Court, the Hon'ble Supreme Court, while hearing a Civil Appeal filed by PBPL and the Company in another matter, stayed the appointment of arbitrator by the Allahabad High Court vide its Order dated 09.04.2018 and further directed the land-owners to co-operate with PBPL for getting the building plans approved by the Ghaziabad Development Authority. Subsequently, vide Order dated 29.11.2019, the Hon'ble Supreme Court of India appointed a sole arbitrator to adjudicate the disputes between PBPL and the land owners. The Ld. Sole Arbitrator pronounced the Arbitral Award on 18.04.2023 and has partly allowed the claims of PBPL and also counter-claims of the land owners. The Ld. Sole Arbitrator held that termination of agreement is valid and also restored the physical possession of the Project Land in favour of the land owners subject to payment of all amounts awarded under the Award to PBPL.

PBPL has filed the appeal with Commercial Court challenging the Award by filing objections under Section 34 of the Arbitration and Conciliation Act, 1996 on 18.08.2023. Based on legal opinion obtained, the management is of the view that termination of the agreement will be set aside and project will be restarted, therefore, there is no requirement for making provision in the value of Inventory of Rs. 28,585.82 lakhs.



### 33. 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 during the financial year 2022-2023.

### 34. Employee benefit plan

#### ( A ) Defined benefit plan

The Company offers its employees defined benefit plan in the form of a gratuity scheme. Benefits under gratuity scheme are based on year's of service and employee remuneration. The scheme provides for lump sum payment to vested employees at retirement, death while on employment, resignation or on termination of employment.

Amount is equivalent to 15 days salary payable for each completed year of service or part thereof in excess of 6 months. Vesting occurs upon completion of 5 years of continuous service.

The present value of the defined benefit obligation and the related current service cost were measured using the Projected Unit Credit Method with actuarial valuations being carried out at each balance sheet date.

The following table sets out the amount recognised in respect of gratuity in the financial statements:

Particulars	2022-2023	2021-2022
	Rs. in lakhs	Rs. in lakhs
<b>i Components of employer's expenses:</b>		
Current service cost	0.16	-
Past service cost	3.12	-
Interest cost	-	-
Actuarial (gain)/loss	-	-
<b>Net charge/(credit)</b>	<b>3.28</b>	<b>-</b>
<b>ii Actual contribution and benefit payments</b>		
Actual benefit payments	-	-
Actual contributions	-	-
<b>iii Net liabilities/ (assets) recognised in the</b>		
Present value of defined benefit obligation	3.28	-
Fair value of plan assets	-	-
<b>Net liabilities/ (assets) recognised in the balance sheet</b>	<b>3.28</b>	<b>-</b>
Note: The fair value of plan assets is Nil, since defined benefit plans are unfunded.		
Short-term provisions	0.07	-
Long-term provisions	3.21	-
	<b>3.28</b>	<b>-</b>
<b>iv Change in defined benefit obligation during</b>		
Present value of defined benefit obligation at beginning of the year *	0.80	-
Current service cost	0.16	-
Past service Cost including curtailment Gains/Losses	3.12	-
Interest cost	-	-
Actuarial (gains)/losses on obligations	-	-
Benefits paid	(0.80)	-
<b>Present value of defined benefit obligation at the end of the year:</b>	<b>3.28</b>	<b>-</b>
<b>v Other comprehensive income (OCI)</b>		
Remeasurement of defined benefit obligation	-	-
<b>vi Balance sheet reconciliation</b>		
Net liability at the beginning of the year	0.80	-
Expenses recognised/(reversed) during the year	3.28	-
Actuarial (gains)/losses	-	-
Benefits paid	(0.80)	-
<b>Amount recognised in the balance sheet</b>	<b>3.28</b>	<b>-</b>

#### vii Experience adjustments:

Particulars	31.03.2023	31.03.2022
i. Present value of Defined Benefit Obligation	3.28	-
ii. Fair Value of plan assets	-	-
iii. Funded status [Surplus/ (Deficit)]	(3.28)	-
iv. Experience (gain)/loss adjustments on plan	-	-
v. Experience gain/loss adjustments on plan assets	-	-

#### viii Actuarial assumptions

##### a. Financial assumptions

	31.03.2023	31.03.2022
i. Discount rate (p.a.)	7.39%	
ii. Salary escalation rate (p.a.)	5.50%	



**b. Demographic assumptions**

i. Retirement age	70 years
ii. Mortality rate	100% of Indian Assured Lives Mortality
- Withdrawal rate	
Upto 30 years	3.00
From 31 to 44 years	2.00
Above 44 years	1.00

**ix Sensivity analysis**

The sensitivity of the plan obligations to changes in key assumptions are:

		<u>Change in</u>	<u>Change in plan</u>
			<u>Rs. in lakhs</u>
Discount rate	Increase	0.50%	(0.16)
	Decrease	0.50%	0.17
Salary escalation rate	Increase	0.50%	0.18
	Decrease	0.50%	(0.16)

**( B ) Actuarial assumptions for long-term compensated absences****a. Financial assumptions**

	<u>31.03.2023</u>	<u>31.03.2022</u>
i. Discount rate (p.a.)	7.39%	
ii. Salary escalation rate (p.a.)	5.50%	

**b. Demographic assumptions**

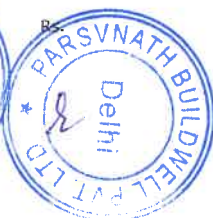
i. Retirement age	70 years
ii. Mortality rate	100% of Indian Assured Lives Mortality
- Withdrawal rate	
Upto 30 years	3.00
From 31 to 44 years	2.00
Above 44 years	1.00

**35. 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.

**36. Earnings per share**

		<u>Year ended</u>	<u>Year ended</u>
		<u>31-Mar-2023</u>	<u>31-Mar-2022</u>
		<u>Rs. / Lakhs</u>	<u>Rs. / Lakhs</u>
i.	Net loss for calculation of basic and diluted earnings per share	Rs. in lakhs	(1987.91) (299.05)
ii.	Weighted average number of equity shares outstanding during the year	Numbers	1,121,000 1,191,000
iii.	Basic earnings per share	Rs.	(166.91) (25.11)
iv.	Weighted average number of diluted shares (anti c	Numbers	9,834,593 9,834,593
v.	Diluted earnings per share	Rs.	- -
vi.	Nominal value of equity shares	Rs.	10.00 10.00



**Parsvnath Buildwell Private Limited**  
Notes to the financial statements for the Year ended 31 March, 2023

**37 Ageing of Trade Receivables**

Rs in lakhs

As on 31-03-2023							
Particulars	Unbilled dues	Less than 6 Months	6 Months – 1 Year	1 – 2 Years	2 – 3 Years	More than 3 Yrs	Total
(i) Undisputed Trade Receivables – Considered Goods	-	-	-	-	-	-	-
(ii) Undisputed Trade Receivables – Considered Doubtful	-	-	-	-	-	-	-
(iii) Disputed Trade Receivables – Considered Goods	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables – Considered Doubtful	-	-	-	-	-	-	-
<b>Total</b>	-	-	-	-	-	-	-

Rs in lakhs

As on 31-03-2022							
Particulars	Unbilled dues	Less than 6 Months	6 Months – 1 Year	1 – 2 Years	2 – 3 Years	More than 3 Yrs	Total
(i) Undisputed Trade Receivables – Considered Goods	-	-	-	-	-	18.44	18.44
(ii) Undisputed Trade Receivables – Considered Doubtful	-	-	-	-	-	-	-
(iii) Disputed Trade Receivables – Considered Goods	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables – Considered Doubtful	-	-	-	-	-	-	-
<b>Total</b>	-	-	-	-	-	18.44	18.44

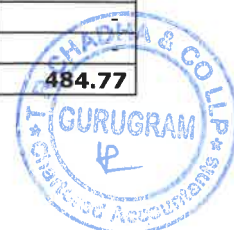
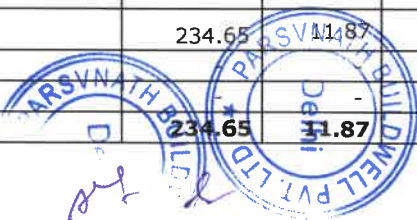
**38 Ageing of Trade Payables**

Rs in lakhs

Ageing of Outstanding balances as at 31 March, 2023						
Particulars	Unbilled dues	Less than 1 Year	1 – 2 Years	2 – 3 Years	More than 3 Yrs	Total
(i) MSME	-	-	-	-	-	-
(ii) Others	264.87	115.88	1,154.28	20.34	162.67	1,718.05
(iii) Disputed Dues – MSME	-	-	-	-	-	-
(iv) Disputed Dues – Others	-	-	-	-	-	-
<b>Total</b>	<b>264.87</b>	<b>115.88</b>	<b>1,154.28</b>	<b>20.34</b>	<b>162.67</b>	<b>1,718.05</b>

Rs in lakhs

Ageing of Outstanding balances as at 31 March, 2022						
Particulars	Unbilled dues	Less than 1 Year	1 – 2 Years	2 – 3 Years	More than 3 Yrs	Total
(i) MSME	-	-	-	-	-	-
(ii) Others	234.65	111.87	41.09	63.06	134.10	484.77
(iii) Disputed Dues – MSME	-	-	-	-	-	-
(iv) Disputed Dues – Others	-	-	-	-	-	-
<b>Total</b>	<b>234.65</b>	<b>111.87</b>	<b>41.09</b>	<b>63.06</b>	<b>134.10</b>	<b>484.77</b>



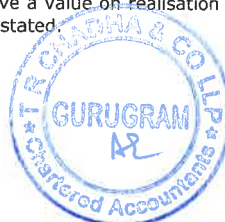
**Parsvnath Buildwell Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2023**

**39. OTHER STATUTORY INFORMATION FOR THE YEAR ENDED 31 MARCH 2023 AND 31 MARCH 2022:**

- (i) The Company do not have any benami property where no proceedings have been initiated during the year or are pending against the company as at March 31,2023 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) (as amended in 2016) and rules 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 pending which is yet to be registered with Registrar of Companies beyond the statutory period except charge created for loan taken as debenture non-convertible.
- (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 does not have any investment and hence compliance under with respect to 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 provided any remuneration to Directors during the year.
- (xi) The Company has not taken any over draft facility during the year, so no disclosure regarding quarterly statement sent to Bank
- (xii) No Term Loans have been taken from bank and financial institutions or any other lender, therefore reporting for utilisation of loan is not required.
- (xiii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund, during the year.

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

**41.** 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 Buildwell Private Limited**  
Notes to the financial statements for the Year ended 31 March, 2023

**42 Following Ratios to be disclosed:-**

S. No.	Particulars	Numerator	Denominator	As on 31.03.2023	As on 31.03.2022	% 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	1.90	2.07	8.45	Not Applicable
2	Debt-equity ratio (in times)	Total debt	Total equity	0.21	0.13	58.33	Increase in ratio due to increase in borrowings. Not Applicable
3	Debt service coverage ratio (in times)	Earnings before exceptional items, interest and tax (EBIT)	[Finance cost + principal repayments made during the period for non-current borrowings (including current maturities)]	Not Applicable	Not Applicable	Not Applicable	Not Applicable
4	Return on equity ratio (%)	Net profit after tax	Total equity	-14%	-2%	657.63	Decrease in ratio due to increase in current year loss.
5	Inventory turnover ratio (in times)	Cost of goods sold	Average inventories	0.01	0.00	90.85	Increase in ratio due to increase in cost of material consumed during the year.
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	0.15	0.18	-15.51	Not Applicable
8	Net capital turnover ratio (in times)	Revenue from operations	Working capital\$	Not Applicable	Not Applicable	Not Applicable	Decrease in ratio due to decrease in working capital and increase in revenue.
9	Net profit ratio (in %)	Net profit after tax	Revenue from operations	Not Applicable	Not Applicable	Not Applicable	Increase in ratio due to increase in expenses.
10	Return on capital employed (%)	Earnings before exceptional items, interest and tax (EBIT)	Capital employed@	-8%	-2%	397.29	Decrease in ratio due to increase in current year loss.

\$ Working capital = Total current assets less Total current liabilities.  
Capital employed has been considered as 'Total Equity' excluding Debenture redemption reserve including total debts excluding interest accrued net of cash and cash equivalents.



**Parsvnath Buildwell Private Limited**  
**Notes to the financial statements for the Year ended 31 March, 2023**

**43. Financial Instruments**

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

	Rs. / Lakhs							
	As at 31-March-23				As at 31-March-22			
	Total	Amortised Cost	At cost	FVTPL	Total	Amortised Cost	At cost	FVTPL
<b>Financial assets</b>								
i. Trade receivables	-	-	-	-	18.44	18.44	-	-
ii. Cash and cash equivalents	10.67	10.67	-	-	11.90	11.90	-	-
iii. Bank balances other than (iv) above	9.01	9.01	-	-	8.63	8.63	-	-
iv. Other financial assets	0.32	0.32	-	-	15.64	15.64	-	-
<b>Total financial assets</b>	<b>20.00</b>	<b>20.00</b>	-	-	<b>54.61</b>	<b>54.61</b>	-	-
<b>Financial liabilities</b>								
i. Long-term borrowings	371.74	371.74	-	-	378.18	378.18	-	-
ii. Short-term borrowings	2,631.93	2,631.93	-	-	1,783.98	1,783.98	-	-
iii. Trade Payables	1,718.05	1,718.05	-	-	484.77	484.77	-	-
iv. Other financial liabilities	16.26	16.26	-	-	19.80	19.80	-	-
<b>Total financial liabilities</b>	<b>4,737.97</b>	<b>4,737.97</b>	-	-	<b>2,666.74</b>	<b>2,666.74</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 Buildwell Private Limited**  
**Notes to the financial statements for the year ended 31 March, 2023**

**44. Related party disclosures**

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

**(a) Holding Company**

- Parsvnath Developers Limited (PDL)

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

	<b>PDL</b> <b>Rs. / Lakhs</b> <b>Current year</b>	<b>PDL</b> <b>Rs. / Lakhs</b> <b>Previous</b> <b>year</b>
<b>(a) Transactions during the year</b>		
Security deposit received back	13.74	-
Advance repaid	26.43	2
Advance received	874.37	629.55
Rent paid ( Excluding GST )	0.57	0.55
<b>(b) Balances at year-end</b>		
Security deposit (including interest accrued))	-	15.36
Trade payables	1.06	0.38
Short-term borrowings	2,631.93	1,783.98
Security Deposit Rent	0.14	0.14

**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. Loans given to wholly owned subsidiaries are unsecured and interest free. For the year ended 31 March, 2022, the Company has not recorded any impairment of receivables from related parties (31 March, 2021 - Nil). The Company makes this assessment each financial year through examination of the financial position of the related party and the market condition in which the related party operates.





**Parsvnath Buildwell Private Limited**  
**Notes to the financial statements for the year ended 31 March, 2023**

**45. Financial Risk Management**

The Company's business operations are exposed to various financial risks such as liquidity risk, market risks, credit risk, interest rate risk, funding risk etc. The Company's financial liabilities mainly includes borrowings taken for the purpose of financing company's operations. Financial assets mainly includes trade receivables and other financial assets.

The Company has a system based approach to financial risk management. The Company has internally instituted an integrated financial risk management framework comprising identification of financial risks and creation of risk management structure. The financial risks are identified, measured and managed in accordance with the Company's policies on risk management. Key financial risks and mitigation plans are reviewed by the board of directors of the Company.

**Liquidity Risk**

Liquidity risk is the risk that the Company may face to meet its obligations for financial liabilities. The objective of liquidity risk management is that the Company has sufficient funds to meet its liabilities when due. The Company is under stressed conditions, which has resulted in delays in meeting its liabilities. The Company, regularly monitors the cash outflow projections and arrange funds to meet its liabilities.

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

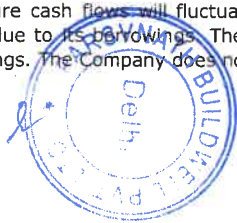
	<b>Carrying amount</b>	<b>Payable within 1 year</b>	<b>Payable in 1-3 years</b>	<b>Payable in 3-5 years</b>	<b>Rs. / Lakhs Payable more than 5 years</b>
<b>As at 31 March, 2023</b>					
Other Financial liabilities	16.26	16.26	-	-	-
Long-term borrowings	371.74	-	-	-	371.74
Short-term borrowings	2,631.93	2,631.93	-	-	-
Trade payables	1,718.05	1,718.05	-	-	-
	<b>2,666.74</b>	<b>2,288.56</b>	-	-	-
<b>As at 31 March, 2022</b>					
Other Financial liabilities	19.80	19.80	-	-	-
Long-term borrowings	378.18	-	-	-	378.18
Short-term borrowings	1,783.98	1,783.98	-	-	-
Trade payables	484.77	484.77	-	-	-
	<b>2,666.74</b>	<b>2,288.56</b>	-	-	<b>378.18</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 is mainly exposed to the interest rate risk due to its borrowings. The Company manages its interest rate risk by having balanced portfolio of fixed and variable rate borrowings. The Company does not enter into any interest rate swaps.



**Parsvnath Buildwell Private Limited**  
**Notes to the financial statements for the year ended 31 March, 2023**

**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, 2023</b>	<b>As at 31 March, 2022</b>
	<b>Rs. / Lakhs</b>	<b>Rs. / Lakhs</b>
<b>Variable rate borrowings</b>		
Long Term	-	-
Short Term	-	-
<b>Total Variable rate Borrowing</b>	<b>-</b>	<b>-</b>
<b>Fixed Rate Borrowings</b>		
Long Term	371.74	378.18
Short Term (Interest free)	2,631.93	1,783.98
<b>Total Fixed rate Borrowing</b>	<b>3,003.67</b>	<b>2,162.16</b>
<b>Total Borrowing</b>	<b>3,003.67</b>	<b>2,162.16</b>
<b>Compound financial instruments</b>		
<b>Fixed rate</b>	<b>9,834.59</b>	<b>9,834.59</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 no exposure to price sensitive securities, hence price risk is not applicable.

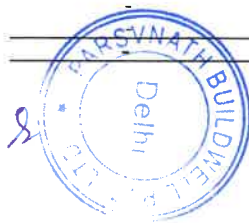
**Credit Risk**

Credit risk is the risk that customer or counter-party will not meet its obligation under the contract, leading to financial loss. The Company is exposed to credit risk for receivables from its real estate customers.

Customers credit risk is managed, generally by receipt of sale consideration before handing over of possession and/or transfer of legal ownership rights. The Company credit risk with respect to customers is diversified due to large number of customers spread over different geographies.

Based on prior experience and an assessment of the current receivables, the management believes that there is no credit risk and accordingly no provision is required. The ageing of trade receivables is as below:

	<b>As at 31 March, 2023</b>	<b>As at 31 March, 2022</b>
	<b>Rs. / Lakhs</b>	<b>Rs. / Lakhs</b>
Outstanding for more than 6 months		18.44
Outstanding for 6 months or less		-
		<b>18.44</b>



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

**46. Capital Management**

For the purpose of capital management, capital includes equity capital, share premium and retained earnings. The Company maintains balance between debt and equity. The Company monitors its capital management by using a debt-equity ratio, which is total debt divided by total capital.

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

	<b>As at 31 March, 2023</b>	<b>As at 31 March, 2022</b>
	<b>Rs. / Lakhs</b>	<b>Rs. / Lakhs</b>
<b>Borrowings:</b>		
- Long term	371.74	378.18
- Short term	2,631.93	1,783.98
<b>Total borrowings - A</b>	<b>3,003.67</b>	<b>2,162.16</b>
<b>Equity</b>		
- Share capital	119.10	119.10
- Equity component of compound financial instruments	9,834.59	9,834.59
- Other equity	4,271.23	6,259.14
<b>Total Equity - B</b>	<b>14,224.92</b>	<b>16,212.82</b>
Debt to equity ratio (A/B)	0.21	0.13

**47. Events after the reporting period**

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

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

**49.** 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

**50. Approval of the financial statements**

The financial statements were approved for issue by Board of Directors on 25th August 2023.

For T R Chadha & Co. LLP  
 Chartered Accountants  
 Firm's Registration No. 006711N/N500028  
  
**Aashish Gupta**  
 Partner  
 Membership No. 097343



For and on behalf of the Board of Directors  
  
**Atul Jain**  
 Director  
 DIN: 00102555



  
**Santosh Kumar Singh**  
 Director  
 DIN: 06696471



Place: Delhi  
 Date: 25-08-2023