Serial No. 1
Addressed to: OCM India Opportunities XB Alternate Investment Fund-I
Dated: 31st March, 2021

INFORMATION MEMORANDUM
PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED
(A private limited company under the Companies Act, 1956)
Date of Incorporation: July 24, 2007
CIN: U45400DL2007PTC166218
Registered Office: Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi – 110 032
Telephone No: 011-43050100

Information Memorandum for issue of Debentures on a private placement basis on: 31st March, 2021

Issue of up to 2000 (Two Thousand) senior, secured, unrated, unlisted, redeemable and non-convertible debentures(NCDs)of face value of Rs.1,000,000 (Rupees one million only) each, aggregating up to Rs. 2,000,000,000 (Rupees Two Billion only)on a private placement basis (the "Issue")

Background

This Information Memorandum prepared under the Companies Act, 2013, the Companies (Prospectus and Allotment of Securities) Rules, 2014 (as amended from time to time), the Securities and Exchange Board of India (Issue and Listing of Debt) Regulations, 2008 (as amended from time to time) is related to the Debentures to be issued by Parsvnath Estate Developers Private Limited (the "Issuer" or "Company") on a private placement basis and contains relevant information and disclosures required for the purpose of issuing of the Debentures. The issue of the Debentures comprised in the Issue and described under this Information Memorandum has been authorised by the Issuer through resolutions passed by the shareholders of the Issuer at the extraordinary general meeting held on March 21, 2020 and the Board of Directors of the Issuer on March 30, 2021and the memorandum and articles of association of the Company. Pursuant to the resolution passed by the Company's shareholders on March 21, 2020 in accordance with provisions of the Companies Act, 2013, the Company has been authorised to borrow, upon such terms and conditions as the Board may think fit for amounts up to Rs. 30,000,000,000 (Rupees Thirty Billion only) over and above the aggregate of the paid-up share capital of the Company, its free reserves and securities premium. The Company had issued and allotted NCDs aggregating Rs. 750 millions in first tranche on 29th June, 2020 and the present issue is the second tranche of the NCDs authorized by the Board and shareholders. The present issue of NCDs in terms of this Information Memorandum is within the overall powers of the Board as per the above shareholder resolution(s). The Debentures to be issued by the Issuer are not 'secured debentures' for the purposes of the Companies Act, 2013 read with the Companies (Share Capital and Debentures) Rules, 2014 but shall otherwise be secured by the Security described hereunder.

Issue Schedule

Issue Opens on: 31st March, 2021 (proposed)
Issue Closing on: 31st March, 2021 (proposed)
Deemed Date of Allotment: 31st March, 2021 (proposed)

The Issuer reserves the right to change the Issue Schedule including the Deemed Date of Allotment at its sole discretion, without giving any reasons or prior notice. The Issue shall be open for subscription during the banking hours on each day during the period covered by the Issue Schedule.

The Debentures are not proposed to be listed.

Registrar	Debenture Trustee
NSDL Database Management Limited 4th Floor, A Wing, Trade World, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai, Maharashtra-400013	Catalyst Trusteeship Limited Windsor, 6th Floor, Office, No - 604, C.S.T. Road, Kalina, Santacruz (East), Mumbai-400098

SECTION 1: DEFINITIONS AND ABBREVIATIONS

Unless the context otherwise indicates or requires, the following terms shall have the meanings given below in this Information Memorandum. In the event of any inconsistency or conflict between the terms of this Information Memorandum and the Debenture Trust Deed, the terms of the Debenture Trust Deed shall prevail.

Definition	Meaning
Acknowledgment of Subordination and Hypothecation	means the acknowledgment of subordination and hypothecation dated June 26, 2020entered into between certain creditors of the Issuer as assignor and subordinated creditor, the Issuer and certain Transaction Parties party thereto as subordinated debtors and the Debenture Trustee in respect of the certain intercompany loans being made to the Issuer or certain Transaction Parties as a borrower.
Act	means the Companies Act, 2013, and to the extent that certain provisions of the Companies Act, 2013 have not been notified by the Government of India, the analogous provisions of the Companies Act, 1956 until they continue to remain in force
Affiliate	means, with respect to any Person, any other Person that directly or indirectly Controls, is directly or indirectly Controlled by, or under common Control with such Person.
Allot/Allotment/Allotted	Unless the context otherwise requires or implies, the allotment of the Debentures pursuant to this Issue.
Application Form	The form used by the recipient of this Information Memorandum to apply for subscription to the Debentures, which is in the form annexed to this Information Memorandum and marked as **Annexure II**.
Applicable Law	meansall statutes, enactments, acts of legislature or parliament, laws, by-laws, rules, regulations, notifications, circulars, orders, ordinances, guidelines, policies, directions and judgments of any Government Authority, in any relevant jurisdiction, as applicable to the relevant Person concerned
Articles	means the articles of association of the Company
Board/Board of Directors	means the board of Directors of the Company, as constituted from time to time, in accordance with Applicable Law and its Articles.
Business Day	means a day (other than a Saturday or Sunday or a public holiday notified by the Central Government under Section 25 of the Negotiable Instruments Act, 1881) on which banks are open for general business in New Delhi and Mumbai, India and any day on which the money market is functioning in Mumbai and for the purposes of making any payment as contemplated under the Debenture Trust Deedor any of the other Transaction Documents, shall also include Singapore and New York

Definition	Meaning
Change of Control	means: (a) the Corporate Guarantor, directly or indirectly through one or more intermediate entities, does not or ceases to collectively legally and beneficially own 100% of the shares (of each class) of the Issuer, or the Corporate Guarantor, directly or indirectly through one or more intermediate entities, does not or ceases to collectively exercise Control over the Issuer; or (b) the PDL Group, directly or indirectly through one or more intermediate entities, does not or ceases to legally and beneficially own 51% of the shares (of each class) of PDL, or the PDL Group, directly or indirectly through one or more intermediate entities, does not or ceases to exercise Control over PDL.
CDSL	Central Depository Services (India) Limited
Company / Issuer	Parsvnath Estate Developers Private Limited, a company having corporate identity number U45400DL2007PTC166218and incorporated in India under the provisions of the Companies Act, 1956, having its registered office at Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi – 110 032.
Control	including with correlative meaning, the terms “Controlled by”, “Controlling” and “under common Control with”) means, with respect to a Person, the acquisition or control, directly or indirectly, of more than 50% (fifty per cent) of the voting rights or of the issued share capital or other ownership interest of such Person, or the right to appoint and/or remove all or the majority of the members of the board of directors or other governing body of such Person, the power to direct or cause the direction of the management, to merge and exercise significant influence on the management or policies of such Person, whether obtained directly or indirectly, and whether obtained by ownership of share capital, the possession of voting rights, through contract or otherwise; if the shareholder or such Person, where relevant, is a natural person then the term Affiliate would include his relatives as defined under the Act
Corporate Guarantee	means the unconditional and irrevocable corporate guarantee dated June 26, 2020 executed by the Corporate Guarantor in favour of the Debenture Trustee under the laws of India
Corporate Guarantor	meansParsvnath Developers Limited, a company having corporate identity number L45201DL1990PLC040945 and incorporated in India under the provisions of the Act, having its registered office at Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi – 110 032;
Debenture Finance Party	means a Debenture Holder or a Debenture Trustee

Definition	Meaning
Debenture Holders	means(a) the persons who are, for the time being and from time to time, the holders of the NCDs and whose names appear in the register of beneficial owners and (b) for any Debentures in respect of which the allotment has not occurred, wherever the context may require, the persons to whom the Issuer has issued an offer letter for issuance of the NCDs
Debentures / NCDs	Upto 2000 (Two Thousand) senior, secured, unrated, unlisted, redeemable and non-convertible debentures of face value of Rs. 1,000,000 (Rupees one million only) each, aggregating up to Rs. 2,000,000,000 (Rupees Two Billion only).
Debenture Obligations	means all present and future monies, actual or contingent (and whether incurred alone or jointly and whether as principal or surety or in any other capacity), debts and liabilities owing or incurred, from time to time, by all Transaction Parties and the guarantors to any Secured Finance Party under or pursuant to the terms of the Transaction Documents (or any one of them) with respect to the Debentures, and including without limitation all amounts payable with respect to the NCDs relating to any payment of (a) the Principal Amount, (b) all applicable Interest, Default Interest, Redemption Price, Redemption Premium, (c) indemnity payments, (d) all further advances or financial accommodation from time to time made available under any Transaction Document and (f) all accrued interest, costs, fees and expenses payable in respect of the NCDs under the Transaction Documents
Debenture Redemption Reserve	means the reserve to be created by the Company in terms of the applicable provisions of the Act for the redemption of the Debentures, into which reserve, adequate amounts shall be credited from the profits of the Company in accordance with Applicable Law.
Debenture Regulations	meansthe Debenture Trustee Regulations, the LODR Regulations, the Act and the rules made thereunder (to the extent they relate to the issuance of debentures and matters connected therewith) and all the rules, regulations, notifications, circulars, press notes or orders, issued by SEBI or any other Government Authority in relation to, or in connection with the issue and allotment of the non-convertible debentures or which may otherwise be applicable to the Debentures.
Debenture Trust Deed	means the debenture trust deed dated June 26, 2020 executed between the Issuer and the Debenture Trustee which, *inter alia*,sets out the terms upon which the Debentures are being issued and includes the representations and warranties and the covenants provided by the Issuer.
Debenture Trustee	Catalyst Trusteeship Limited
Debenture Trustee Regulations	means the Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993, as amended from time to time.

Definition	Meaning
Debenture Trustee Agreement	means the debenture trustee agreement entered into by and between the Company and the Debenture Trustee dated June 26, 2020pursuant to which the Debenture Trustee has been appointed by the Company as the debenture trustee, for the benefit of and on behalf of the Debenture Holders.
Debt Service Reserve Amount / DSRA	means an amount equivalent to at least the immediately succeeding 1 (one) calendar month of Interest which shall be maintained by the Issuer at all times till the Final Settlement Date, in the manner contemplated under the Debenture Trust Deed.
Deed of Hypothecation	means the deed of hypothecation dated June 26, 2020 executed by the Issuer in favour of the Debenture Trustee, in respect of inter alia creation of: (i) a second ranking paripassu charge by way of hypothecation (subject to the first ranking charge created in favour of DMRC) over the First Hypothecated Properties along with all right, title, interest, benefits, claims and demands, present and future, whatsoever, of the Issuer, in, to, under or in respect of, the First Hypothecated Properties; and (ii) a first ranking paripassu charge by way of hypothecation over the Second Hypothecated Properties along with all right, title, interest, benefits, claims and demands, present and future, whatsoever, of the Issuer, in, to, under or in respect of, the Second Hypothecated Properties.
Deed of Subordination	means the inter creditor subordination agreement dated June 26, 2020entered into between *inter-alios* the Issuer, the Debenture Trustee and the Junior Debenture Trustee in respect of *inter-alia* the ranking and priority of claims, including the Security created in the manner contemplated hereunder between the Debenture Holders and the Junior Debenture Holders.
Deemed Date of Allotment	31st March, 2021 (proposed)
Default	means an Event of Default or any event or circumstance specified in the Debenture Trust Deed as an "Event of Default" which would (with the expiry of a grace period, the giving of notice, the making of any determination under the Transaction Documents or any combination of any of the foregoing) be an Event of Default.
Default Interest	means the default interest at the rate of 6% (Six per cent) per annum higher than the rate which would have been payable if the overdue amount had, during the period of non-payment, constituted a NCD in the currency of the overdue amount for successive Interest Periods,).
Demat	Refers to dematerialized securities which are securities that are in electronic form, and not in physical form, with the entries noted by the Depository.
Depositories Act	The Depositories Act, 1996, as amended from time to time.
Depository	means National Securities Depository Limited, Central

Definition	Meaning
	Depository Services (India) Limited and/or such other depository registered with the Securities and Exchange Board of India, with whom the Issuer has entered into an agreement for keeping and dealing with the NCDs in a dematerialised form.
Depository Participant / DP	means a person who offers depository services having a certificate of registration with SEBI.
Director(s)	means any director of the Company, including alternate directors, appointed in accordance with Applicable Law and its Articles.
Disbursement Date	means the date on which the Principal Amount is received by the Escrow Bank in the NCD Account.
DMRC	Delhi Metro Rail Corporation Ltd.
DP ID	Depository Participant Identification Number.
DSR	means a fixed deposit opened by the Issuer in the relevant account with the Escrow Bank as determined by the Debenture Trustee, for an amount equivalent to the DSRA, which shall be utilized as provided under the Debenture Trust Deed.
Due Date	means each of the following dates: (a) each Interest Payment Date, (b) each Redemption Date, (c) the Final Maturity Date and (d) each other date on which any Debenture Obligation becomes due and payable to a Secured Finance Party.
Eligible Debenture Holders	Means all the Debenture Holders, other than Related Party Debenture Holders.
Eligible Investor	Foreign Portfolio Investors or Alternative Investment Funds specifically identified upfront by the Issuer and to whom this Information Memorandum has been circulated
Escrow Bank	means HDFC Bank Limited, and any successors and permitted assigns acting as the Escrow Bank pursuant to the terms of the Transaction Documents, and being the bank with whom the DSR shall be opened and maintained.
Event of Default	shall have the meaning as set out in the Debenture Trust Deed.
Execution Date	Means 31st March, 2021.
Existing Creditor	means any Person that is a creditor to the Issuer as of the Execution Date, and any subsequent assignment or transfers by the Issuer in accordance with the terms and conditions of the Existing Finance Documents, and shall include any Person acting on its behalf or for its benefit under the Existing Finance Documents.
Existing Debt	means the cumulative outstanding amounts to be paid by the Issuer under the Existing Finance Documents to the Existing Creditors.

Definition	Meaning
Existing Finance Documents	means any credit or debenture document entered into by the Issuer and an Existing Creditor (or any person acting on their behalf or for their benefit) and which is set out in the Debenture Trust Deed.
Fee Letter	means any letter or letters dated on or about the date of the Debenture Trust Deed between the Debenture Trustee and the Issuer setting out any of the fees with respect to the Transaction Documents.
Final Maturity Date	Until March 31, 2025
Final Settlement Date	Means the date on which all Debenture Obligations have been irrevocably and unconditionally paid or repaid in full in cash in accordance with the terms of the Transaction Documents, and upon payment of all costs, charges and expenses incurred by any Secured Finance Party in relation to the Transaction Documents, including the remuneration of the Debenture Trustee, a Receiver or Delegate.
Financial Half-Year	means the period commencing on the day after one Half-Year Date and ending on the next Half-Year Date.
Financial Indebtedness	means any indebtedness for or in respect of: (a) moneys borrowed and debit balances at banks or other financial institutions; (b) any acceptance of any credit facility or bill discounting facility (or dematerialised equivalent); (c) any note purchase facility or the issue of bonds, notes, debentures, loan stock or any similar instrument; (d) any instrument, which is compulsorily or optionally convertible, pursuant to its terms, into equity; (e) the amount of any liability in respect of any lease or hire purchase contract which would, in accordance with GAAP, be treated as a finance or capital lease; (f) receivables sold or discounted (other than any receivables to the extent that they are sold on a non-recourse basis); (g) any Treasury Transaction (and, when calculating the value of that derivative transaction, only the marked to market value (or, if any actual amount is due as a result of the termination or close-out of that derivative transaction, that amount) shall be taken into account); (h) any counter-indemnity obligation in respect of a guarantee, indemnity, bond, standby or documentary letter of credit or any other instrument issued by a bank or financial institution in respect of an underlying liability of an entity which is not an Obligor; (i) any amount raised by the issue of shares which are redeemable (other than at the option of the issuer) or are otherwise classified as borrowings under GAAP); (j) the amount of any liability under an advance or deferred purchase agreement if one of the primary reasons behind

Definition	Meaning
	the entry into such agreement is to raise finance or to finance the acquisition or construction of the asset or service in question (k) any amount raised under any other transaction (including any forward sale or purchase agreement, sale and sale back or sale and leaseback agreement) having the commercial effect of a borrowing or otherwise classified as borrowings under GAAP; (l) all obligations and liabilities of others secured by (or for which the holder or creditor of such obligations and liabilities has an existing right, contingent or otherwise, to be secured by) any Encumbrance on property owned or acquired by such Person, whether or not the obligations and liabilities secured thereby has been assumed; (m) all obligations of such Person upon which interest charges are paid or payable (including any interest payable on debentures but excluding any obligation to pay interest on delayed payments under any contracts for purchase of goods or services, or payment of interest on Taxes or statutory dues, each incurred in ordinary course of business); (n) all obligations of such Person in respect of the deferred purchase price of property or services (but excluding current accounts payable incurred in the ordinary course of business and also excluding any payment obligations which are being contested in good faith in accordance with Applicable Laws by such Person); (o) all obligations of such Person to acquire assets or make any payments under a capital lease (which, for the avoidance of doubt, excludes obligations under any operating leases); (p) all obligations, contingent or otherwise, of such Person as an account party in respect of letters of credit and letters of guarantee; (q) all obligations, contingent or otherwise, of such Person in respect of bankers' acceptances; (r) all contingent obligations of such Person; (s) put options in relation to shares or any form of guarantee; and (t) the amount of any liability in respect of any guarantee for any of the items referred to in paragraphs (a) to (s) above.
Financial Year / FY	means the annual accounting period of the Issuer ending on 31 March in each year.
GAAP	means the generally accepted accounting principles in India that is in force as at the Execution Date (without taking into account any amendment, novation, supplement, replacement or restatement after that date).
Government Approvals	means any permission, approval, consent, license, permit, order, decree, governmental approval, registration, notification, exemption or ruling from any Government Authority.

Definition	Meaning
Government Authority	means any national, state, provincial, local or similar government, governmental, intergovernmental or supranational body, agency, department or regulatory, self-regulatory or administrative authority, branch, agency, any statutory body or commission or any non-governmental regulatory or administrative authority, body or other organisation in India, or any court, tribunal, arbitral or judicial body, or any Approved Stock Exchange in India.
Half-Year Date	means each of 30 September and 31 March.
Holding Company	means, in relation to a person, any other person in respect of which it is a Subsidiary.
Hypothecated Properties	has the meaning given to such term in the Deed of Hypothecation.
Illegality Redemption Date	means where it becomes unlawful in any applicable jurisdiction for a Debenture Holder to perform any of its obligations as contemplated by the Transaction Documents or to fund, issue or maintain its participation in any Debenture or it becomes unlawful for any Affiliate of a Debenture Holder for that Debenture Holder to do so, and pursuant thereto, the Issuer is required to repay / redeem the NCDs in terms of the Debenture Trust Deed.
Information Memorandum	This document which sets out the information regarding the Debentures being issued on a private placement basis prepared by the Issuer, and which includes the disclosures required in terms of the Companies (Prospectus and Allotment of Securities) Rules, 2014 read with Section 42 of the Act.
Interest	means the amount of interest payable on the NCDs in terms of theDebenture Trust Deed.-
Interest Payment Date	means the last date of each calendar month of each calendar year until the Final Settlement Date.
Interest Period	means each period commencing from the Disbursement Date and ending on the next Interest Payment Date and every subsequent period thereafter shall be the period commencing from that Interest Payment Date and ending on the immediately following Interest Payment Date, provided that the last Interest Period shall end on the Final Maturity Date.
Interest Rate	means a coupon rate of: (a) 10% p.a. from the first Disbursement Date until March 31, 2021; (b) 13.25% p.a. from the April 01, 2021 until October 31, 2021; (c) 16% p.a. from November 01, 2021 until Oct 31, 2022; (d) 18.5% p.a. from November 01, 2022 until the Final Settlement Date. Coupon servicing will be considered on a particular date after

Definition	Meaning
	considering cash sweep
Interim Redemption Date	means any date that interim payments are payable pursuant to the Debenture Trust Deed.
IRR	means, on any date on which the Redemption Premium is to be determined, the discount rate at which the present value of cash outflows equals the present value of cash inflows, being the NCD Subscription Amounts as of the date of receipt by the Issuer of the NCD Subscription Amounts, and the IRR will be determined in accordance with the IRR Calculation Method;
IRR Calculation Method	means the method for determining the IRR, namely using the exact dates of receiving cash flows or making of investments by the Debenture Holders, using the "XIRR" function in Microsoft Excel (or if such program or function is no longer available then such other program or function designated by the Debenture Holders (after consultation with the Issuer) that may be available for calculating the internal rate of return which would result in a calculation that is as similar as possible to the results that would have been achieved if the XIRR function of Microsoft Excel had been used).
Issue	means the issue of the Debentures for cash, at par, in a single series in dematerialised form on a private placement basis, upon the terms and subject to the conditions set out in the Debenture Trust Deed to certain identified investors.
Issue Opening Date	31st March, 2021 (proposed)
Issue Closing Date	31st March, 2021(proposed)
Issuer Account	means the escrow account(s) opened by the Issuer with the Escrow Bank (as the same may be redesignated, substituted or replaced from time to time), to regulate deposit of Project Receipts and other cash flows, which shall be charged in favour of the Debenture Trustee and operated in accordance with the Issuer Accounts Agreement.
Issuer Accounts Agreement	means the agreement dated June 26, 2020, entered into between the Escrow Bank, the Debenture Trustee and the Issuer, in relation to operation and monitoring of the Issuer Accounts.
Issuer Pledged Securities	means 100% (one hundred per cent) of the share capital and voting rights (on a fully diluted basis) of the Issuer (being 50,00,000 (fifty lakh)equity shares of the face value of Rs.10 (Rupees ten only) on the date of the Debenture Trust Deed).
Issuer Receivables	means all monies receivable by the Issuer from any Person, including but not limited to book debts, claims, bills, outstanding monies, receivables and insurance proceeds.
Issuer Securities Pledge Agreement	means the agreement dated June 26, 2020 entered between the Issuer, the Issuer Shareholders, and the Debenture Trustee in

Definition	Meaning
	respect of the pledge to be created on the Issuer Pledged Securities.
Issuer Shareholders	means PDL and Yogesh Jain (as the nominee shareholder of PDL).
Junior Debenture Holders	means (a) the persons who are, for the time being and from time to time, the holders of the Junior NCDs and whose names appear in the register of beneficial owner in relation to the Junior NCDs and (b) for any Junior NCDs in respect of which the allotment has not occurred, wherever the context may require, the persons to whom the Issuer has issued an offer letter for issuance of the Junior NCDs.
Junior Debenture Trustee	means the person(s) acting as the debenture trustee from time to time acting for and on behalf of itself and the Junior Debenture Holders in relation to the Junior NCDs.
Junior NCDs / Junior Debentures	means the junior, secured, redeemable and non-convertible debentures aggregating up to Rs. 12,500,000,000 (Rupees Twelve Billion Five Hundred Million only)proposed to be issued by the Issuer to the Junior Debenture Holders, as more particularly described in the Debenture Trust Deed.
LODR Regulations	means the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time.
Majority Debenture Holders	means such number of Eligible Debenture Holders holding more than 50% (fifty per cent) in value of the aggregate principal amount of the NCDs held by all Eligible Debenture Holders for the time being outstanding, casting their votes in favour of a resolution or any other matter at a Meeting of the Debenture Holders or otherwise granting any consent, issuing any instructions and/or making any determination
Mandatory Redemption	means any redemption of Debentures under the Debenture Trust Deed upon the occurrence of a Mandatory Redemption Event.
Mandatory Redemption Date	means the occurrence of any of the following dates on which the Debentures are required to be mandatorily redeemed by the Issuer in accordance with the Debenture Trust Deed: (a) the Illegality Redemption Date; (b) the Excess Cash Redemption Date; (c) any Additional Mandatory Redemption Date; and/or (d) the date that an Event of Default occurs and the Debenture Trustee declares that the Debenture Obligations are immediately due and payable.
Memorandum and Articles	means, collectively, the memorandum of association of the Transaction Parties and the Articles.

Definition	Meaning
Month	means a period starting on one day in a calendar month and ending on the numerically corresponding day in the next calendar month, except that: (a) (subject to paragraph (c) below) if the numerically corresponding day is not a Business Day, that period shall end on the next Business Day in that calendar month in which that period is to end if there is one, or if there is not, on the immediately preceding Business Day; (b) if there is no numerically corresponding day in the calendar month in which that period is to end, that period shall end on the last Business Day in that calendar month; and (c) if an Interest Period begins on the last Business Day of a calendar month, that Interest Period shall end on the last Business Day in the calendar month in which that Interest Period is to end. The rules will only apply to the last Month of any period;
NBFC	means a non-banking financial company as defined under the Reserve Bank of India Act, 1934 (as amended from time to time).
NCD Account	means the account opened by the Issuer in its name with the NCD Account Bank (as the same may be redesignated, substituted or replaced from time to time), into which the NCD Subscription Amount shall be deposited by the Debenture Holders.
NCD Account Bank	means HDFC Bank Limited, and any successors and permitted assigns acting as the account bank in relation to the NCD Account.
NCD Account Bank Agreement	means the agreement dated June 26, 2020, entered into between the NCD Account Bank, the Debenture Trustee and the Issuer which shall govern the use and application of the NCD Subscription Amount towards the Purposes.
NCD Subscription Amount	means an aggregate amount of Rs. 2,000,000,000 (Rupees Two Billion only).
N.A.	Not Applicable
NSDL	National Securities Depository Limited.
Obligors	means the Issuer, the Issuer Shareholders, the Corporate Guarantor, the Personal Guarantors, the other Security Providers and any other Person party to a Transaction Document (but excluding the Debenture Trustee, any Debenture Holder, the Escrow Bank and the NCD Account Bank).
PAN	Permanent Account Number.
Person	means an individual, natural person, firm, company, corporation, consortium, partnership, limited liability company, trust, joint

Definition	Meaning
	venture, incorporated or unincorporated body or association, Hindu undivided family or government or subdivision thereof.
Personal Guarantee	means the joint and several unconditional and irrevocable personal guarantee dated June 26, 2020 executed by the Personal Guarantors in favour of the Debenture Trustee under the laws of India.
Personal Guarantors	means collectively, (a) Mr.Pradeep Kumar Jain, a citizen of India, holding an Indian passport with passport number Z2094945 and residing at 7, Central Lane, Bengali Market, NDMC, New Delhi, G.P. Central Delhi-110001; (b) Mr.Sanjeev Kumar Jain, a citizen of India, holding an Indian passport with passport number M6591892 and residing at J-12/2, DLF City Phase-II, Gurgaon, Haryana- 122008; and (c) Dr Rajeev Jain, a citizen of India, holding an Indian passport number K1814290 and residing at D-129, First Floor, PreetVihar, Delhi-110092.
Principal Amount	means, at any point in time, the principal amount of the NCDs outstanding.
Project	means the real estate project known as “Parsvnath Capital Tower” being currently developed by the Issuer on the Project Property, as more particularly described in the Debenture Trust Deed.
Purposes	Issue proceeds will be utilized for the part redemption of Junior, Secured, Unrated, Unlisted, Redeemable, Non-Convertible Debentures (Series-C) aggregating to Rs. 1218.80 Crores and for such other purposes as provided in the Debenture Trust Deed.
RBI	Reserve Bank of India.
Record Date	means the date falling 15 (fifteen) days prior to any Scheduled Payment Date, which shall be used for determining the Debenture Holders who would be entitled to receive the amounts due on any Scheduled Payment Date.
Redemption Date	means any of the following: (a) each Payment Date, including the Final Maturity Date; (b) any Mandatory Redemption Date; or (c) any other date on which the Debentures are liable to be redeemed under Debenture Trust Deed.
Redemption Premium	means: (a) subject to paragraph (b), with reference to each outstanding Debenture on a Redemption Premium Calculation Date (including any Debenture to be redeemed on that date), such amount as would provide the Debenture Holders of that Debenture with an IRR of 20% (twenty per cent) net withholding tax on each such Debenture calculated from the Disbursement Date of that Debenture up to and including the

Definition	Meaning
	applicable Redemption Premium Calculation Date; and (b) with reference to each Residual Debenture outstanding on the Final Scheduled Payment Date, such amount as would provide the Debenture Holders of that Residual Debenture with an IRR of 20% (twenty per cent) net withholding tax on such Residual Debenture calculated from the Disbursement Date of such Residual Debenture up to and including the Final Scheduled Payment Date, in each case after taking into account: (i) any Interest paid by the Issuer to and actually received by the Debenture Holders and/or the Debenture Trustee in relation to a Debenture prior to the relevant Redemption Premium Calculation Date; (ii) any Make Whole Amount or Redemption Amount actually received by the Debenture Holders and/or the Debenture Trustee prior to the relevant Redemption Premium Calculation Date and any Interest included in the calculation of Make Whole Amount payable in respect of the Debenture in relation to such Redemption Premium Calculation Date in accordance with the terms of this Deed (iii) any prior payments received by the Debenture Holders towards the redemption of any Principal Amount of the Debentures pro rated between the Debentures provided that, when calculating the Redemption Premium, if a Debenture Holder receives any payment of any Principal Amount from a source other than the Issuer using the proceeds of the lease of Units comprised in the Project Property to third party lesseesin the ordinary course of business, such Principal Amount shall be deemed to have been received on the Make Whole Date; and (iv) any Redemption Premium paid by the Issuer to the Debenture Holders and/or the Debenture Trustee in relation to a Debenture prior to the relevant Redemption Premium Calculation Date; but excluding: (v) any reimbursement of costs or expenses incurred by, or any indemnity payments payable to, any Secured Finance Party in connection with (A) the Debentures (including their issuance) and (B) the execution of the Transaction Documents; (vi) any amounts paid to any Secured Finance Party by way of gross-up pursuant to the obligations of any

Definition	Meaning
	Obligor under Clause 31.1; and/or (vii) any Default Interest (if any) paid or payable on any amount in respect of the Debentures (but excluding from such calculation, the portion of Interest paid in respect of the Debentures on which Default Interest (if any) is paid);
Redemption Price	means the relevant Principal Amount of the Debentures to be redeemed on such Payment Date together with all accrued and unpaid Interest, the make whole amount (if applicable), Redemption Premium on all Debentures calculated on such date and all other Debenture Obligations payable under the Transaction Documents.
Register	means the register of Debenture Holders maintained in accordance with the Act.
Related Party	means, in relation to the Person in context, a related party of such Person as defined under the Act.
Related Party Debenture Holders	means all those Debenture Holders that are (i) Junior Debenture Holders or a Related Party or Affiliate of the Junior Debenture Holders or any entity within the Indiabulls Group or any fund/investment vehicle that is sponsored or managed or advised by any entity within the Indiabulls Group; and/or (ii) any of the Obligors or Transaction Parties or their Affiliates or Related Parties.
R&T Agent	Registrar & Transfer Agent
ROC	Registrar of Companies: NCT of Delhi & Haryana
Rs. / INR	Indian National Rupee.
RTGS	Real Time Gross Settlement.
Scheduled Payment Date	means each of the following dates (a) an Interest Payment Date, (b) a Payment Date, (c) the Final Maturity Date, pursuant to the terms of the Transaction Documents.
SEBI	means Securities and Exchange Board of India, or such other entity that succeeds the Securities and Exchange Board of India.
Secured Finance Party	means each Debenture Finance Party, any Receiver or a Delegate.
Security	means the Security Interest created over the Secured Assets pursuant to the Security Documents to secure the Debenture Obligations to each Secured Finance Party under the Transaction Documents (including the Security set out in the Debenture Trust Deed).
Security Documents	means any agreement, instrument, undertaking, indenture, deed,

Definition	Meaning
	writing or other document executed or entered into, or to be executed or entered into, by the Issuer or as the case may be, any other Security Provider, in relation, or pertaining, to the creation of Security Interest over any of the Secured Assets.
Security Interest	means a mortgage, charge, pledge, hypothecation, lien or other Encumbrance securing any obligation of any Person.
Security Providers	means any Person that from time to time grants Security Interest over any Secured Asset to secure the Debenture Obligations.
Subordinated Loan	has the meaning given to that term in the Acknowledgment of Subordination and Hypothecation and shall include, all present and future indebtedness owed by the Issuer to any Related Party / Affiliate from time to time, which indebtedness shall be subordinated and hypothecated to / in favour of the Debenture Trustee for the benefit of the Secured Finance Parties pursuant to the Acknowledgment of Subordination and Hypothecation.
Subsidiary	means a subsidiary within the meaning of the Act.
Tax	means any tax, levy, impost, duty or other charge or withholding of a similar nature (including any cess, penalty or interest or default interest, late fee etc. payable in connection with any failure to pay or any delay in paying any of the same).
Tax Deduction	means a deduction or withholding for or on account of Tax from a payment under a Transaction Document.
Tax Return	means any report, return, document, declaration or other information supplied to or required to be filed with a Government Authority, including information returns, any document with respect to or accompanying payments of estimated Taxes, or with respect to or accompanying requests for the extension of time in which to file any such report, return, document, declaration or other information.
TDS	Tax Deducted at Source.
Terms & Conditions	means the terms and conditions pertaining to the Issue as outlined in the Transaction Documents.
Transaction Accounts	shall collectively mean the Issuer Accounts and the NCD Account.
Transaction Documents	means the documents executed or to be executed including any amendments and/or supplements thereof in relation to the issuance of the Debentures including but not limited to: (a) Debenture Trust Deed; (b) the Issuer Securities Pledge Agreement; (c) each Security Provider POA; (d) the Acknowledgment of Subordination and Hypothecation;

Definition	Meaning
	(e) the Issuer Accounts Agreement; (f) the Personal Guarantee; (g) the Corporate Guarantee; (h) the Fee Letters; (i) the DTAA; (j) each Information Memorandum; (k) each Deed of Hypothecation; (l) the Security Documents; (m) the Deed of Subordination; (n) the Step In Agreement; (o) the Project Undertaking; and (p) any other document designated as a Transaction Document by the Issuer and the Debenture Trustee (acting on the instructions of the Majority Debenture Holders).
Transaction Party	means the Issuer, the Obligors and any Person that directly or indirectly Controls the Issuer (including each intermediate entity).
Unit	means any unit / apartment / flat /forming a part of the Project.

SECTION 2: NOTICE TO INVESTORS AND DISCLAIMERS

2.1 ISSUER'S DISCLAIMER

This Information Memorandum is neither a prospectus nor a statement in lieu of a prospectus and should not be construed to be a prospectus or a statement in lieu of a prospectus under the Act. The issue of the Debentures is being made strictly on a private placement basis. Multiple copies hereof given to the same entity shall be deemed to be given to the same person and shall be treated as such. This Information Memorandum does not constitute and shall not be deemed to constitute an offer or invitation to subscribe to the Debentures to the public in general.

As per the applicable provisions, it is not necessary for a copy of this Information Memorandum to be filed or submitted to SEBI for its review and/or approval.

This Information Memorandum has been prepared solely to provide general information about the Issuer to the Eligible Debenture Holders (as defined below) to whom it is addressed and who are willing and eligible to subscribe to the Debentures. This Information Memorandum does not purport to contain all the information that any Eligible Debenture Holder may require. Further, this Information Memorandum has been prepared for informational purposes relating to this transaction only and upon the express understanding that it will be used only for the Purposes set forth herein.

Neither this Information Memorandum nor any other information supplied in connection with the Debentures is intended to provide the basis of any credit or other evaluation and any recipient of this Information Memorandum should not consider such receipt as a recommendation to subscribe to any Debentures. Each Debenture Holder contemplating subscription to any Debentures should make its own independent investigation of the financial condition and affairs of the Issuer, and its own appraisal of the creditworthiness of the Issuer. Potential investors should consult their own financial, legal, tax and other professional advisors as to the risks and investment considerations arising from an investment in the Debentures and should possess the appropriate resources to analyse such investment and the suitability of such investment to such Investor's particular circumstances.

The Issuer confirms that, as of the date hereof, this Information Memorandum (including the documents incorporated by reference herein, if any) contains all the information that is material in the context of the Issue and regulatory requirements in relation to the Issue and is accurate in all such material respects. No person has been authorized to give any information or to make any representation not contained or incorporated by reference in this Information Memorandum or in any material made available by the Issuer to any potential Investor pursuant hereto and, if given or made, such information or representation must not be relied upon as having being authorized by the Issuer. The Issuer certifies that the disclosures made in this Information Memorandum are adequate and in conformity with Companies (Prospectus and Allotment of Securities) Rules, 2014, as amended from time to time. Further, the Issuer accepts no responsibility for statements made otherwise than in the Information Memorandum or any other material issued by or at the instance of the Issuer and anyone placing reliance on any source of information other than this Information Memorandum would be doing so at its own risk.

This Information Memorandum and the respective contents hereof are restricted only for the intended recipient(s) who have been addressed directly and specifically through a communication by the Issuer and only such recipients are eligible to apply for the Debentures. All Investors are required to comply with the relevant regulations/guidelines applicable to them for investing in this Issue. The contents of this Information Memorandum are intended to be used only by those Investors to whom it is distributed. It is not intended for distribution to any other person and should not be reproduced by the recipient.

No invitation is being made to any persons other than those to whom Application Forms along with this Information Memorandum being issued have been sent. Any application by a person to whom the Information Memorandum has not been sent by the Issuer shall be rejected without assigning any reason.

The person who is in receipt of this Information Memorandum shall not reproduce or distribute in whole or part or make any announcement in public or to a third party regarding the contents hereof without the consent of the Issuer. The recipient agrees to keep confidential all information provided (or made available hereafter), including, without limitation, the existence and terms of the Issue, any specific pricing information related to the Issue or the amount or terms of any fees payable to us or other parties in connection with the Issue. This Information Memorandum may not be photocopied, reproduced, or distributed to others at any time without the prior written consent of the Issuer. Upon request, the recipients will promptly return all material received from the Issuer (including this Information Memorandum) without retaining any copies hereof. If any recipient of this Information Memorandum decides not to participate in the Issue, that recipient must promptly return this Information Memorandum and all reproductions whether in whole or in part and any other information, statement, notice, opinion, memorandum, expression or forecast made or supplied at any time in relation thereto or received in connection with the Issue to the Issuer.

The Issuer does not undertake to update the Information Memorandum to reflect subsequent events after the date of Information Memorandum and thus it should not be relied upon with respect to such subsequent events without first confirming its accuracy with the Issuer.

Neither the delivery of this Information Memorandum, nor any sale of Debentures made hereafter shall, under any circumstances, constitute a representation or create any implication that there has been no change in the affairs of the Issuer since the date hereof.

This Information Memorandum does not constitute, nor may it be used for or in connection with, an offer or solicitation by anyone in any jurisdiction in which such offer or solicitation is not authorized or to any person to whom it is unlawful to make such an offer or solicitation. No action is being taken to permit an offering of the Debentures or the distribution of this Information Memorandum in any jurisdiction where such action is required. Persons into whose possession this Information Memorandum comes are required to inform themselves about and to observe any such restrictions. The Information Memorandum is made available to potential Investors in the Issue on the strict understanding that it is confidential.

2.2 DISCLAIMER CLAUSE OF SEBI

It is not stipulated that a copy of this Information Memorandum has to be filed with or submitted to the SEBI for its review / approval. It is to be distinctly understood that this Information Memorandum should not in any way be deemed or construed to have been approved or vetted by SEBI and that this Issue is not recommended or approved by SEBI. SEBI does not take any responsibility either for the financial soundness of any proposal for which the Debentures issued thereof is proposed to be made or for the correctness of the statements made or opinions expressed in this Information Memorandum.

2.3 DISCLAIMER CLAUSE OF THE DEBENTURE TRUSTEE

The Debenture Trustee, by virtue of acting as the debenture trustee to the Issue, does not ipso facto undertake or have the obligations of a borrower or a principal debtor or a guarantor as to the monies paid / invested by a **Debenture Holder** for the Debentures.

2.4 DISCLAIMER IN RESPECT OF JURISDICTION

This Issue is made in India to Debenture Holders as specified under the clause titled "Eligible Debenture Holders" of this Information Memorandum, who shall be/have been identified upfront by the Issuer. This Information Memorandum does not constitute an offer to sell or an invitation to subscribe to Debentures offered hereby to any person to whom it is not specifically addressed. Any disputes arising out of this Issue will be subject to the exclusive jurisdiction of the courts and tribunals at New Delhi provided that nothing contained herein or in any of the Transaction Documents shall limit any right of the Debenture Trustee or the Debenture Holders to take proceedings in any other court or tribunal of competent jurisdiction in India, nor shall the taking of proceedings in one or more jurisdictions preclude the taking of proceedings in any other competent jurisdiction whether concurrently or not. This Information Memorandum does not constitute an offer to sell or an invitation to subscribe to the Debentures herein, in any other jurisdiction to any person to whom it is unlawful to make an offer or invitation in such jurisdiction.

2.5 ISSUE OF DEBENTURES IN DEMATERIALISED FORM

The Debentures will be issued in dematerialised form. The Issuer has made arrangements with the Depositories for the issue of the Debentures in dematerialised form. Investors will have to hold the Debentures in Demat form as per the provisions of Depositories Act. The Issuer shall take necessary steps to credit the Debentures allotted to the beneficiary account maintained by the Investor with its depositary participant. The Issuer will make the Allotment to Investors on the Deemed Date of Allotment after verification of the Application Form, the accompanying documents and on realisation of the application money.

SECTION 3: RISK FACTORS

The following are the risks relating to the Company, the Debentures and the market in general envisaged by the management of the Company. If any or some combination of the following risks, or other risks that are not currently known or believed to be material, actually occur, our business, financial condition and results of operation may suffer, and the trading price of, and the value of your investment in, the Debentures may decline and you may lose all or part of your investment. Prospective investors should carefully consider the risk factors relating to the business and the industry described below, together with all other information contained in this document before making any investment decision relating to the Debentures. These risks and uncertainties are not the only issues that the Company faces; additional risks and uncertainties not presently known to the Company or that are currently believed to be immaterial may also have an adverse effect on the business, results of operations, financial condition or prospects and cause the market price of the Debentures to fluctuate and consequently adversely impact the investment by investors, upon a sale of the Debentures. Unless otherwise stated in the relevant risk factors set forth below, we are not in a position to specify or quantify the financial or other risks mentioned herein.The company is having negative net worth which may be kept in mind while investing.

The ordering of the risk factors is intended to facilitate ease of reading and reference and does not in any manner indicate the importance of one risk factor over another. Investors should also read the detailed information set out elsewhere in this Information Memorandum and reach their own views prior to making any investment decision.

3.1 REPAYMENT IS SUBJECT TO THE CREDIT RISK OF THE ISSUER

Potential investors should be aware that receipt of the principal amount (i.e. the Principal Value) and any other amounts that may be due in respect of the Debentures is subject to the credit risk of the Issuer. Potential investors assume the risk that the Issuer will not be able to satisfy their obligations under the Debentures. In the event that bankruptcy proceedings or composition, scheme of arrangement or similar proceedings to avert bankruptcy are instituted by or against the Issuer, the payment of sums due on the Debentures may not be made or may be substantially reduced or delayed.

3.2 RISK OF LOW TRADING VOLUMES IN SECONDARY MARKET AND/ OR IMPROPER FUNCTIONING OF CAPITAL MARKETS COULD RESTRICT THE LIQUIDITY OF THE DEBENTURES IN THE SECONDARY MARKET

The Company does not intend to list the Debentures.The Company cannot provide any guarantee that there would be any market for the Debentures. It is not possible to predict if and to what extent a secondary market may develop for the Debentures or at what price the Debentures will trade in the secondary market or whether such market will be liquid or illiquid. Further, the Company may not be able to issue any further Debentures, in case of any disruptions in the securities market.

3.3 TAX CONSIDERATIONS AND LEGAL CONSIDERATIONS

Special tax considerations and legal considerations may apply to certain types of potential investors. Potential investors are urged to consult with their own financial, legal, tax and other professional advisors to determine any financial, legal, tax and other implications of this investment.

3.4 ACCOUNTING CONSIDERATIONS

Special accounting considerations may apply to certain types of taxpayers. Potential Debenture Holders are urged to consult with their own accounting advisors to determine implications of this investment.

3.5 SECURITY MAY BE INSUFFICIENT TO REDEEM THE DEBENTURES

In the event that the Company is unable to meet its payment and other obligations towards Debenture Holders under the terms of the Debentures, the Debenture Trustee may enforce the Security as per the terms of Security Documents and other related documents. The Investor's recovery in relation to the Debentures will be subject to (i) the market value of such secured property, and (ii) finding willing buyers for the Security at a price sufficient to repay the potential Investors amounts outstanding under the Debentures. The value realised from the enforcement of the Security may be insufficient to redeem the Debentures in full.

3.6 MATERIAL CHANGES IN REGULATIONS TO WHICH THE ISSUER IS SUBJECT COULD IMPAIR THE ISSUER'S ABILITY TO MEET PAYMENT OR OTHER OBLIGATIONS

The Issuer is subject generally to changes in Indian law, as well as to changes in government regulations, policies and accounting principles. Any change in the regulatory framework could adversely affect the profitability of the Issuer or its future financial performance, by requiring a restructuring of its activities, increasing costs or otherwise.

3.7 LEGALITY OF PURCHASE

Potential investors of the Debentures will be responsible for the lawfulness of the acquisition of the Debentures, whether under the laws of the jurisdiction of its incorporation or the jurisdiction in which it operates or for compliance by that potential investor with any law, regulation or regulatory policy applicable to it.

3.8 LITIGATIONS AND CLAIMS AGAINST THE COMPANY

In the event there are any legal claims that are made against the Company that involve prolonged legal battle and any temporary proscriptions on the Company, the same may adversely affect the Company's ability to run its business.

3.9 FORCE MAJEURE EVENTS

War or terrorist attacks, epidemic/pandemic outbreak disrupting logistics in the market in which the Company conducts its business will affect the Company's operations.

3.10 RESIGNATION OF KEY PERSONNEL

Resignation of key employees and/or key management personnel may affect the Company's operations.

3.11 VACANCY IN PROJECT

Project rentals are major source of revenue, so any vacancy may affect the Debt Servicing.

SECTION 4: FINANCIAL STATEMENTS

Enclosed as **Annexure III** hereto are the audited balance sheets of the Issuer as of March 31, 2020, March 31, 2019 and March 31, 2018 and unaudited financial statements of the Issuer as of December 31, 2020.

SECTION 5: REGULATORY DISCLOSURES

5.1 Documents Submitted to Debenture Trustee

The following documents have been / shall be submitted to the Debenture Trustee:

(a) Memorandum and Articles of Association of the Issuer and necessary resolution(s) for the allotment of the Debentures;

(b) Copy of the audited balance sheets of the Issuer as of March 31, 2020, March 31, 2019 and March 31, 2018 and unaudited financial statements of the Issuer as of December31, 2020;

(c) Statement containing particulars of, dates of, and parties to all material contracts and agreements;

(d) Latest Audited / Limited Review Half Yearly Consolidated (wherever available) and Standalone Financial Information (Profit & Loss statement, Balance Sheet and Cash Flow statement) and auditor qualifications, if any;

(e) Any other particulars or documents that the Debenture Trustee may reasonably request in relation to the Issue, for the benefit of the Debenture Holders.

5.2 Issuer Information

Name:	Parsvnath Estate Developers Private Limited
Registered Office of Issuer:	Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi – 110 032
Corporate Office of Issuer:	Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi – 110 032
Compliance Officer of Issuer:	Ms. Payal
Registration Number:	166218
Corporate Identification Number:	U45400DL2007PTC166218
Phone No.:	9717590694
Contact Person:	Ms. Payal
Email:	secretarial@parsvnath.com
Website of Issuer:-	http://www.parsvnath.com/investors/iulr/subsidiary-companies/pedpl/about-us-2-2/

Chief Financial Officer of the Issuer:-

Arrangers, if any, of the instrument: N.A.Address: N.A.

Auditors of the Issuer:	S.N. Dhawan& Co. LLP
Address:	421, II Floor, UdyogVihar Phase IV, Gurugram 122016
Debenture Trustee to the Issue:	Catalyst Trusteeship Limited

Address: GDA House, Plot No. 85, Bhusari Colony (Right),Paud Road, Pune- 411038 and Windsor, 6th Floor, Office, No - 604, C.S.T. Road,Kalina, Santacruz (East), Mumbai-400098

Registrar to the Issue: NSDL DATABASE MANAGEMENT LIMITED
Address: 4th Floor, A Wing, Trade World,Kamala Mills Compound, SenapatiBapatMarg, Lower Parel,Mumbai, Maharashtra-400013

Credit Rating Agency of the Issue: N.A.
Address:

A brief summary of business / activities of the Issuer and its line of business:

(a) **Overview**

The Company is an SPV for operations of the Build-Operate-Transfer (BOT) project from DMRC at Bhai Veer Singh Marg, New Delhi

(b) **Corporate Structure**

The Company is a wholly owned subsidiary of Parsvnath Developers Limited which is a public listed company.

(c) **Key Operational and Financial Parameters for the last 3 audited years**:

(Amount in Rs.)

Parameters		FY 2020	FY 2019	FY 2018
Net Worth		-38636.87	-27354.41	-19612.16
Total Debt		117209.24	85165.77	93769.61
Comprising of	Non-Current Maturities of Long Term Borrowing	117209.24	0.00	0.00
	Short Term Borrowing	0.00	85165.77	85079.79
	Current Maturities of Long Term Borrowings	0.00	0.00	8689.82
Net Fixed Assets		39552.49	38931.97	38409.73
Non-Current Assets		21612.54	15344.69	18033.76
Cash and Cash Equivalents		148.78	171.26	149.28
Current Investments		0	0.00	16605.23
Current Assets		40964.40	12930.88	10720.01
Current Liabilities		9927.18	5854.89	4923.75
Net Sales		7698.79	**8923.04**	**7266.85**
EBITDA		6403.50	6098.07	5540.24
EBIT		4157.79	4159.5	3603.09
Interest		14933.11	11856.78	14195.76

Parameters	FY 2020	FY 2019	FY 2018
PAT	-11282.45	**-7697.28**	**-10590.67**
Dividend amounts	0	0.00	0.00
Current ratio	4.14	2.24	2.02
Interest coverage ratio	0.28	0.35	0.25
Gross debt/equity ratio	-3.03	-3.11	-4.78
Debt Service Coverage Ratios	0.43	66.04	71.93

Gross Debt : Equity Ratio of the Company:

Before the issue of debt securities As on December 31, 2020	-2.77
After the issue of debt securities	-2.77

Calculations

As on December 31, 2020debt-to-equity ratio is calculated as follows:-

Debt	131880
Equity	-47544.64
Debt/Equity	-2.77

Subsequent to the issue, debt-to-equity ratio shall be calculated as follows:-

Debt	131880
Equity	-47544.64
Debt/Equity	-2.77

Note: Proceeds from the issue of debt securities will be used for repayment of existing debt.

(d) **The change in control, if any, in the company that would occur consequent to the private placement: No change**

(e) **Project cost and means of financing, in case of funding new projects:** Not Applicable

5.3 Brief history of Issuer since its incorporation giving details of its following activities:

The Company was incorporated on July 24, 2007 as ‘Farhat Developers Private Limited’ with the Registrar of Companies, NCT of Delhi & Haryana. In 2010, the Company was identified for use as a Special Purpose Vehicle for the purpose of developing an A-Grade modern state-of–the-art office-cum-commercial Complex of international standards, located at Bhai Veer Singh Marg, near Connaught Place, NewDelhi. The Company became a subsidiary of Parsvnath Developers Ltd. (PDL) with effect from 27 August 2010 and the name of the Company was changed to “Parsvnath Estate Developers Private Limited with effect from November 22, 2010”. The Company became a subsidiary of Parsvnath Developers Ltd. (PDL) with effect from 27 August 2010.

PDL has assigned the rights for the development of the project under the concession agreement with Delhi Metro Rail Corporation Ltd., to the Company with the approval of DMRC.

During 2010, the Company availed private equity financing from two overseas entities- City Centre Monuments and Emtons Holdings. Thereafter, in 2014, the Company issued Non-Convertible Debentures amounting to Rs. 210 Crores on a private placement basis to Proprium Finance Coopertief UA. During 2016, the private equity investors were given exit and the NCDs were redeemed, and in lieu thereof, loan was availed from a domestic NBFC.

Phase I of the office complex project, 'Parsvnath Capital Tower' has been completed and office space has been leased out to reputed organizations like State Bank of India, Aditya Birla Group, L'Oreal, ICICI Lombard, World Health Organization (WHO) etc.

(a) **Details of Share Capital as on last quarter end i.e. December31, 2020:**

Particulars	**Amount (Rs.)**
Authorised	
37,75,000Class A Equity Shares of Rs. 10 each 12,25,000 Class B Equity Shares of Rs. 10 each	3,77,50,000 1,22,50,000
Total	5,00,00,000
Issued Subscribed and Paid Up	
37,75,000Class A Equity Shares of Rs. 10 each 12,25,000 Class B Equity Shares of Rs. 10 each	3,77,50,000 1,22,50,000
Total	5,00,00,000

(b) **Changes in its capital structure as on last quarter end i.e. December 31, 2020, for the last five years:** No change

Sr. No.	**Date of Change**	**Particular of Change**	**No. of Shares Transferred**
1	**NIL**	**NIL**	**NIL**

(c) **Equity Share Capital History of the Company as on last quarter end i.e. December 31, 2020, for the last five years:-** No change

	Name of shareholder	**No. shares**	**Face Value (Rs.)**	**Issue price (Rs.)**	**Consideration**		**Cumulative paid-up capital (Rs.)**			**Remarks**
						Nature of Allotment	**No. of equity shares**	**Equity share Capital (Rs.)**	**Equity Share Premium (Rs.)**	
	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

(d) **Details of any Acquisition or Amalgamation in the last 1 (one) year:** Not Applicable

(e) **Details of any Reorganization or Reconstruction in the last 1 (one) year:** Not Applicable

5.4 Details of the shareholding of the Company as on the latest quarter end, i.e. December 31, 2020:

(a) **Shareholding pattern of the Company as on last quarter end, i.e. December 31, 2020:**

Sr. No.	Name of the Shareholder / Particulars	Class	Total Number of equity shares	Percentage (%) of Total Shareholding	Number of shares held in Demat Form
1.	Parsvnath Developers Limited (PDL)	A	37,74,999	75.49998%	37,74,999
2.	Parsvnath Developers Limited (PDL)	B	12,25,000	24.50000%	12,25,000
3.	Mr.Yogesh Jain (Nominee of PDL)	A	1	0.00002%	1
	Total Equity Shares		**50,00,000**	**100%**	**50,00,000**

Notes: Details of shares pledged or encumbered by the promoters (if any): 100% of the share capital and voting rights i.e., 50,00,000 shares are pledged

(b) **List of top 10 holders of equity shares of the Company as on the latest quarter end, i.e. December 31, 2020:**

Sr. No.	Name of the Shareholder / Particulars	Class	Total Number of equity shares	Percentage (%) of Total Shareholding	Number of shares held in Demat Form
1.	Parsvnath Developers Limited (PDL)	A	37,74,999	75.49998%	37,74,999
2.	Parsvnath Developers Limited (PDL)	B	12,25,000	24.50000%	12,25,000
3.	Mr.Yogesh Jain (Nominee of PDL)	A	1	0.00002%	1
	Total Equity Shares		**50,00,000**	**100%**	**50,00,000**

(c) Securities Premium Account:

As of **March 31, 2020**: Nil

Subsequent to the issue:Nil

5.5 Following details regarding the directors of the Company:

(a) **Details of current directors of the Company:**

This table sets out the details regarding the Company's Board of Directors as on date of the Information Memorandum:

The Board of the Company comprises the following:

Name, Designation and DIN	Age (in years)	Address	Director of the Company Since	Occupation	Other Directorships
Ms.Deepa Gupta Director (02411637)	55 Years	25/9 Pampas Street , North Melbourne, Victoria 3051, Australia	20-06-2018	Chartered Accountant	1. Parsvnath Developers Ltd. 2. Paradise Malti Metals Pvt. Ltd. 3. C R G InfotechPvt. Ltd.
Mr. Arvind Kumar Mishra Director (08250280)	43 Years	L-429, MangolPuri, Delhi-110083	28-05-2019	Service	1. Lakshya Realtors Pvt. Ltd. 2. BanitaBuildconPvt. Ltd. 3. Parsvnath Rail Land Project Pvt. Ltd. 4. Parsvnath Knowledge Park Pvt. Ltd. 5. Madhulekha Developers Pvt. Ltd. 6. Parsvnath Developers (SBBT) Pvt. Ltd. 7. Parsvnath Developers (GMBT) Pvt. Ltd. 8. Parsvnath Retail Ltd. 9. NehaInfracon (India) Pvt. Ltd
Mr. Surya Mani Pandey Director (08250346)	38 years	1/4291, Ramnagar Extension Mandoli Road, Shahdara, Delhi-110032	14-02-2020	Service	1. Parsvnath Landmark Developers Pvt. Ltd. 2. ParsvnathHessa Developers Pvt. Ltd. 3. ParsvnathBuildwellPvt. Ltd. 4. ParsvnathRealconPvt. Ltd. 5. Aadishakti Minerals Pvt. Ltd. 6. Parsvnath MIDC Pharma SEZ Pvt. Ltd. 7. Parsvnath Gurgaon Info Park Pvt. Ltd. 8. Magic Promoters Pvt. Ltd. 9. Noida Marketing Pvt. Ltd. 10. Parsvnath Hotels Ltd. 11. BAE BuildwellPvt. Ltd. 12. Balbina Real Estates Pvt. Ltd. 13. SuksmaBuildtechPvt. Ltd. 14. MahanidhiBuildconPvt. Ltd. 15. GaureshBuildwellPvt. Ltd. 16. Samiksha Realtors Pvt. Ltd. 17. Satya Netcom Ltd. 18. Veer Chemicals Pvt. Ltd.
Dr. Rakshita Shharma Director (DIN: 0857977)	53years	RZ B1/10,Mahavir Vihar, Palam New Delhi-110045	12-11-2020	Professional	1. Parsvnath Infra Limited

*Company to disclose name of the current directors who are appearing in the RBI defaulter list and/or ECGC default list, if any: **Not Applicable**

(b) **Details of change in directors since last three years:**

S. No.	Name, Designation and DIN	Date of Appointment	Date of Resignation	Remarks
1	Mr.VivekGarg Director 1832495	13-02-2015	03-08-2018	-
2	Mrs.Pooja Jain Nagpal Director 7164304	22-04-2015	25-03-2019	-
3	Mr.Vipul Kumar Goel Director 06740206	20-05-2016	30-09-2016	-
4	Mr. Praveen Jain Director 00855104	16-11-2016	08-09-2020	-
5	Mr. R.K. Sinha Director 03572310	30-05-2016	11-06-2016	-
6	Mr.Raj Kumar Jain Director 03342233	02-08-2018	28-05-2019	-
7	Ms.Deepa Gupta Director 02411637	20-06-2018		-
8	Mr.Arvind Kumar Mishra Director 08250280	28-05-2019		-
9	Mr. Surya Mani Pandey Director 08250346	14.02.2020		-
10	Mr. Kamal Singh Director 07176712	11-09-2020	26-10-2020	Cessation due to death
11	Dr.RakshitaShharma Director 08579771	12-11-2020		

5.6 Following details regarding the auditors of the Company:

(a) **Details of the auditor of the Company:**

Name	Address	Auditor since
S.N. Dhawan& Co. LLP	421, II Floor, UdyogVihar Phase IV,Gurugram 122016	01-04-2016

(b) **Details of change in auditors since last three years: No change**

5.7 Details of borrowings of the Company, as on latest quarter end, i.e. December 31, 2020:

(a) **Details of Secured Loan Facilities:** Nil.

(b) **Details of Unsecured Loan Facilities:** Nil

(c) **Details of Non-Convertible Debentures:**

Debenture Series	Tenor / Period of Maturity	Coupon	Amount	Date of Allotment	Redemption Date/ Schedule	Credit Rating	Secured / unsecured
Series-A (Senior)	Until March 31, 2025* *subject to Rs. 10 Lakhs to be paid immediately after Junior Debentures are paid in full as set out under the Debenture Trust Deed, the scheduled maturity date of the Junior Debentures being March 31, 2027	(e) 10% p.a. from the first Disbursement Date until March 31, 2021; (f) 13.25% p.a. from the April 01, 2021 until October 31, 2021; (g) 16% p.a. from November 01, 2021 until Oct 31, 2022; (h) 18.5% p.a. from November 01, 2022 until the Final Settlement Date. (subject to the approval of BSE Limited) Note: IRR = 20% (twenty per cent) net of withholding tax	250 Million	29.06.2020	31/03/2024: 75 Million 31/03/2025*:174 Million *Subject to 1 million to be paid immediately after Junior NCDs are paid in full i.e.31st March 2027	IVR B+/ Stable Outlook; (IVR Single B Plus with Stable Outlook)	Secured*
Series-B (Senior)	Until March 31, 2025* *subject to Rs. 10 Lakhs to be paid immediately after Junior Debentures are paid in full as	(a) 10% p.a. from the first Disbursement Date until March 31, 2021; (b) 13.25% p.a. from	750 Million	29.06.2020	31/03/2024: 225 Million 31/03/2025: 525 Million	**N.A.**	Secured*

	set out under the Debenture Trust Deed, and the scheduled maturity date of the Junior Debentures is March 31, 2027	the April 01, 2021 until October 31, 2021; (c) 16% p.a. from November 01, 2021 until Oct 31, 2022; (d) 18.5% p.a. from November 01, 2022 until the Final Settlement Date. (subject to the approval of BSE Limited) Note: IRR = 20% (twenty per cent) net of withholding tax					
Series-C (Junior)	Until March 31, 2025* *subject to Rs. 10 Lakhs to be paid immediately after Junior Debentures are paid in full as set out under the Debenture Trust Deed, and the scheduled maturity date of the Junior Debentures is March 31, 2027	a) 10% p.a. (ten per cent per annum) from the first Disbursement Date until June 30, 2021; b) 12% p.a. (twelve per cent per annum) from July 01, 2021 until June 30, 2022; c) 17% p.a. (seventeen per cent per annum) from July 01, 2022 until the Final Settlement Date Note: IRR = 20% (twenty per cent) net of withholding tax	12188 .Milli ons	29.06.20 20	31/03/2026: 6094 Million 31/03/2027: 6094 Million	**N.A.**	Secured **

***Security in relation to Senior Debentures**

(i) a second ranking exclusive hypothecation over the First Hypothecated Properties in favour of the Debenture Trustee under the Deed of Hypothecation;

(ii) a first ranking exclusive hypothecation over the Second Hypothecated Properties in favour of the Debenture Trustee under the Deed of Hypothecation;

(iii) the Personal Guarantee issued by the Personal Guarantors in favour of the Debenture Trustee;

(iv) a first ranking exclusive pledge over the Issuer Pledged Securities , in favour of the Debenture Trustee under the Issuer Securities Pledge Agreement;

(v) the Corporate Guarantee issued by the Corporate Guarantor in favour of the Debenture Trustee;

(vi) a charge over the Subordinated Loans in favour of the Debenture Trustee under the Acknowledgment of Subordination and Hypothecation.

(vii) any additional Security Interest granted by the Issuer or any Obligor or any other Person over its assets in accordance with the terms of any other Security Document entered into by such Persons.

****Security to be created in relation to Junior Debentures after redemption of Senior Debentures;**

i) the Personal Guarantees issued by three whole time directors of Parsvnath Developers Ltd.; and

ii) a second ranking exclusivehypothecation over the First Hypothecated Properties and Project Receipts (net of the monies payable and reserved by the Issuer to DMRC pursuant to and in accordance with the DMRC Escrow Agreement and the Concession Agreement) in favour of the Debenture Trustee under the Deed of Hypothecation;

iii) a first ranking exclusivehypothecation over the Second Hypothecated Properties and Issuer Receivables in favour of the Debenture Trustee under the Deed of Hypothecation;

iv) a first ranking exclusive pledge over the Issuer Pledged Securities, in favour of the Debenture Trustee under the Issuer Securities Pledge Agreement;

v) a charge over the Subordinated Loans in favour of the Debenture Trustee under the Acknowledgment of Subordination and Hypothecation;

vi) the Corporate Guarantee issued by the Corporate Guarantor in favour of the Debenture Trustee;

vii) each Security Provider POA executed by the Obligors in favour of the Debenture Trustee in relation to the Debentures, the Transaction Documents and the Secured Assets;

viii) an assignment / endorsement of contractor’s all risk insurance / loss of rental proceeds insurance in relation to the Project Property in favour of the Debenture Trustee endorsing the Debenture Trustee as sole loss payee in respect of such insurance policy(ies); and

ix) any additional Security Interest granted by the Issuer or any Obligor or any other Person over its assets in accordance with the terms of any other Security Document entered into by such Persons.

Note: The Debentures are not 'secured debentures' for the purposes of the Companies Act, 2013 read with the Companies (Share Capital and Debentures) Rules, 2014 but are otherwise secured by the Security described above.

(d) **List of Top 10 Debenture Holders (as on December 31, 2020):**

Series	Name of the Debenture Holder	Total Number of Debentures	Amount (Rs. in Million)
Series-A (Senior, listed and rated NCDs)	OCM India Opportunities XB Alternate Investment Fund-I	250	250 Millions
Series-B (Senior, unlisted and unrated NCDs)	OCM India Opportunities XB Alternate Investment Fund-I	750	750 Millions
Series-C (Junior, unlisted and unrated NCDs)	Indiabulls Housing Finance Ltd.	12188	12188 Millions

(e) **The amount of corporate guarantee issued by the Issuer along with name of the counterparty (like name of the subsidiary, JV entity, group company, etc) on behalf of whom it has been issued. (if any):** Not Applicable

(f) **Details of Commercial Paper:** Not Applicable

(g) **Details of rest of the borrowing (if any including hybrid debt like FCCB, Optionally Convertible Debentures / Preference Shares) as on December 31, 2020:**
Nil

(h) **Details of all default/s and/or delay in payments of interest and principal of any kind of term loans, debt securities and other financial indebtedness including corporate guarantee issued by the company, in the past 5 years: No Uncured delay**

(i) **Details of any outstanding borrowings taken / debt securities issued where taken / issued (i) for consideration other than cash, whether in whole or part, (ii) at a premium or discount, or (iii) in pursuance of an option: Not Applicable**

5.8 Details of Promoters of the Company:

Details of Promoter Holding in Company as on latest quarter end, i.e. December 31, 2020

Sr. No	Name of the shareholders	Total No of Equity shares	No. of shares in Demat form	Total shareholding as % of total no of equity shares	No of shares Pledged	% of shares pledged with respect to

						shares owned
1.	Parsvnath Developers Limited	50,00,000	50,00,000	100%	50,00,000	100%

5.9 Abridged version of the Audited Consolidated and Standalone Financial Information (like Profit and Loss statement, Balance Sheet and Cash Flow statement) for at least last three years and auditor qualifications, if any.:

Amount in Lacs

Particulars	March 31, 2020	March 31, 2019	March 31, 2018
	Audited	Audited	Audited
1. (a) Net Sales/Income from Operations	7521.68	8909.11	7239.58
(b) Other Operating Income	0.00	0.00	0.00
2. Expenditure		0.00	0.00
a) Increase/decrease in stock in trade and work in progress			
b) Consumption of raw materials			
c) Purchase of traded goods			
d) Employees cost	0.00	0.00	0.00
e) Depreciation and amortisation	52.86 2245.71	59.36 1938.57	56.14 1937.15
f) Other expenditure			
g) Total	1242.43	2765.61	1670.47
(Any item exceeding 10% of the total expenditure to be shown separately)	3541.00	4763.54	3663.76
3. Profit from Operations before Oth Income, Interest and Exceptional Items (1–2)	3980.68	4145.57	3575.82
4. Other Income	177.11	13.93	27.27
5. Profit before Interest & Exceptional Items (3+4)	4157.79	4159.50	3603.09
6. Interest	14933.11	11856.78	14195.76
7. Exceptional items	0.00	0.00	0.00
8. Profit (+)/ Loss (-) from Ordinary Activities before tax (3) - (4+5+6)	-10775.32	-7697.28	-10592.67
9. Tax expense	507.13	44.97	-2
10. Net Profit (+)/ Loss (-) from Ordinary Activities after tax (7-8)	-11282.45	-7742.25	-10590.67
11. Extraordinary Items (net of tax expense Rs.)	0.00	0.00	0.00
12. Net Profit(+) / Loss(-) for the period (9-10)	-11282.45	-7742.25	-10590.67
13. Paid-up equity share capital (Face Value of the share - Rs.10 each)	500.00	500.00	500.00

Particulars	March 31, 2020	March 31, 2019	March 31, 2018
	Audited	Audited	Audited
14. Paid-up Non-Cumulative Optionally Convertible Preference shares (Face Value of the share - Rs.each) Not Applicable	0.00	0.00	0.00
15. Paid up Debt Capital	0.00	0.00	0.00
16. Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year	-39136.87	-27854.41	-20112.16
17. Debenture Redemption Reserve	0.00	0.00	0.00
18. Earnings Per Share (EPS) in Rs.	-225.65	-154.84	-211.81
19. Debt Equity Ratio	-3.03	-3.11	-4.78
20. Debt Service Coverage Ratio	0.43	66.04	71.93
21. Interest Service Coverage Ratio	0.28	0.35	0.25

Definition for Coverage Ratios: ISCR = Earnings before Interest and Tax / Interest Expense. DSCR = Earnings before Interest and Tax / (Interest + Principal Repayment). Formula used for actual computation of the ratios shall be disclosed in the footnotes.

Abridged version of Latest Audited/ Limited Review Half Yearly Consolidated and Standalone Financial Information and auditors qualifications, if any:

Particulars	For the period ended	For the period ended	For the period ended
	March 31, 2019	March 31, 2020	September 30, 2020
1. (a) Net Sales/Income from Operations (b) Other Operating Income	8909.11 0.00	7521.68 0.00	3254.83 0.00
2. Expenditure a) Increase/decrease in stock in trade and work in progress b) Consumption of raw materials c) Purchase of traded goods d) Employees cost e) Depreciation f) Other expenditure g) Total (Any item exceeding 10% of the total expenditure to be shown separately)	 0.00 0.00 0.00 59.36 1938.57 2765.61 4763.54	 0.00 0.00 0.00 52.86 2245.71 1242.43 3541.00	 0.00 0.00 0.00 24.02 1120.51 766.51 1911.04
3. Profit from Operations before Other Income, Interest and Exceptional Items (1–2)	4145.57	3980.68	1343.79

Particulars	For the period ended	For the period ended	For the period ended
	March 31, 2019	March 31, 2020	September 30, 2020
4. Other Income	13.93	177.11	17.33
5. Profit before Interest & Exceptional Items (3+4)	4159.50	4157.79	1361.12
6. Interest	11856.78	14933.11	6743.82
7. Exceptional items	0.00	0.00	0.00
8. Profit (+)/ Loss (-) from Ordinary Activities before tax (3) - (4+5+6)	-7697.28	-10775.32	-5382.69
9. Tax expense	44.97	507.13	360
10. Net Profit (+)/ Loss (-) from Ordinary Activities after tax (8-9)	-7742.25	-11282.45	-5742.69
11. Extraordinary Items (net of tax expense Rs.)	0.00	0.00	0.00
12. Net Profit(+) / Loss(-) for the period (9-10)	-7742.25	-11282.45	-5742.69
13. Paid-up equity share capital (Face Value of the Share - Rs.10 each)	500.00	500.00	500.00
14. Paid up Debt Capital	0.00	0.00	131880.00
15. Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year	-27854.41	-39136.87	-44879.59
16. Debenture Redemption Reserve	0.00	0.00	0.00
17. Earnings Per Share (EPS) in Rs	-154.84	-225.65	-114.85
18. Debt Equity Ratio	-3.11	-3.03	-2.97
19. Debt Service Coverage Ratio	66.04	0.43	0.37
20. Interest Service Coverage Ratio	0.35	0.28	0.37

Definition for Coverage Ratios: ISCR = Earnings before Interest and Tax / Interest Expense. DSCR = Earnings before Interest and Tax / (Interest + Principal Repayment).

Any material event/ development or change having implications on the financials/credit quality (e.g. any material regulatory proceedings against the Issuer/promoters, tax litigations resulting in material liabilities, corporate restructuring event etc) at the time of Issue which may affect the issue or the investor's decision to invest / continue to invest in the debt securities:

5.10 Disclosure pertaining to wilful default: Not applicable

5.11 Miscellaneous Disclosures:

Any financial or other material interest of the directors, promoters or key managerial personnel in the offer and the effect of such interest in so far as it is different from the interests of other persons: Nil

(a) **Details of any litigation or legal action pending or taken by any Ministry or Department or of the Government or a statutory authority against any promoter of the offeree company during the last three years immediately preceding the year of the issue of the private placement offer cum application letter and any direction issued by such Ministry or Department or statutory authority upon conclusion of such litigation or legal action shall be disclosed:**

Haryana State pollution Control Board (HPCB) filed a complaint u/s 43, 44 of the Water (Prevention & Control of Pollution) Act 1974 against the Parsvnath Developers Limited, Holding and Promoter Company of Parsvnath Estate Developers Private Limited, before the Special Environment Court, Faridabad for the alleged continuation to work without consent and violation of terms and conditions of the earlier consent during the years 2011-12 in the City Mall Project at Faridabad, before Special Environment Court, Faridabad

The matter was earlier listed on 19.08.2013 before the Court when the matter of improper service of summons was brought to the notice of the Court. Thereafter the matter was adjourned to 07.02.2014. In the meantime, a Writ Petition u/s 482 of Cr. PC was moved before the Hon'ble High Court of Punjab & Haryana at Chandigarh for quashing the aforesaid complaint filed by HPCB. The matter was heard by the Court on 10th October, 2013 and the Court directed us to take up the matter before the Trial Court as the various points raised by us in the petition were matters of defence. The Court vide its order dated 10.10.2013 exempted the personal appearance of the accused persons on furnishing bail.

The matter was listed on 29.11.2017 for cross examination of Prosecution Witness (PW) Ms. Akansha Tanwar. An application seeking exemption on behalf of AR of the Company was moved which was allowed by the Court. Also, an Application seeking substitution of PW was moved on behalf of Ms. Akansha Tanwar. However, since our Advocate Mr.Sanjiv Singh Rao was not available due to some personal reasons, the matter was adjourned to 29.01.2018 for cross examination of Ms. Akansha Tanwar. On 29.01.2018, as per the last directions, the Prosecution witness presented the copy of Analysis Report dated 22.03.2012 and the same was marked as Exhibit P-7. Thereafter, the cross-examination of Prosecution witness was deferred for 27.02.2018. After several further adjournments, the matter is listed on 2nd March, 2021. The Court directed theSHO to verify the death certificates of two accused who had expired during the pendency of the proceedings and the case is now listed on 31.03.2021.

(b) **Remuneration of directors (during the current year and the last three financial years):**
The independent directors Ms. Deepa Gupta and Dr. Rakshita Shharma are being paid sitting fees of Rs. 10,000/- per meeting of the Board of Directors or its committees. Other than this, no remuneration has been paid to any other Director during the last three years.

(c) **Related party transactions entered during the last three financial years immediately preceding the year of issue of private placement offer cum application letter including with regard to loans made or, guarantees given or securities provider:**

1. For the year ended March 31, 2020

Holding Company: Parsvnath Developers Limited

Transactions during the year	Holding company (Rs. in lakhs)
Interest income on deposits	13.97 (13.93)
Security deposit received back	2,348.32 (19,673.22)
Security deposit paid	517.91 (1,636.00)
Advance paid for purchase of land	31,000.00 (-)
Advances paid	483.45 (-)
Financial guarantees issued by	40,500.00 (-)

Figures in brackets represent figures as at and for the year ended 31st March, 2019.

2. For the year ended March 31, 2019

Holding Company: Parsvnath Developers Limited
Fellow subsidiary company (with whom the company has transactions): - Primetime Realtors Private Limited

Transactions during the year	Holding company (Rs. in lakhs)	Fellow subsidiary company (Rs. In Lakhs)
Interest income on deposits	13.93 (13.93)	- (-)
Security deposit received back	19673.22 (3998.66)	- (-)
Security deposit paid	1636 (2097.75)	- (-)
Financial guarantees issued	- (12,500)	- (12,500)

Figures in brackets represent figures as at and for the year ended 31st March, 2018.

3. For the year ended 31.03.2018

Holding Company: Parsvnath Developers Limited
Fellow subsidiary company (with whom the company has transactions): - Primetime Realtors Private Limited

Transactions during the year	Holding company (Rs. in Lakhs)	Fellow subsidiary company (Rs. in Lakhs)
Redemption of fully convertible debentures	- (17052.85)	- (-)
Interest on debentures (capitalised)	-	-

	(4.00)	
Interest on debentures (expensed)	- (59.20)	(-)
Interest income on deposits	13.93 (25.98)	-
Short-term borrowings received	- (822.66)	-
Short-term borrowings repaid	- (1739.44)	(-)
Interest on borrowings (capitalised)	- (7.07)	-
Interest on borrowings (expensed)	- (104.61)	(-)
Margin money paid	- (201.60)	-
Margin money repaid	- (560)	(-)
Security deposit paid	- (17850)	-
Security deposit received back	3998.66 (17,944.10)	(-)
Security deposit paid	2097.75 (23,883.81)	-
Receipt of unamortised upfront interest	- (5,303.36)	(-)
Financial guarantees issued by	12500 (74872)	12500 (78800)

Figures in brackets represent figures as at and for the year ended 31st March, 2017.

(d) **Summary of reservations or qualifications or adverse remarks of auditors in the last five financial years immediately preceding the year of issue of private placement offer cum application letter and of their impact on the financial statements and financial position of the company and the corrective steps taken and proposed to be taken by the company for each of the said reservations or qualifications or adverse remark:**

i. For the year ended 31st March, 2020:

a. There have been significant delays in deposit of Income Tax and Goods and Service Tax by the Company with the appropriate authorities during the year.

b. Tax deducted at source (TDS) and interest thereon amounting to Rs. 5150.25 lakhs has remained outstanding for more than six months as at 31 March, 2020.

ii. For the year ended 31st March, 2019:

a. There have been significant delays in deposit of Income Tax and Goods and Service Tax by the Company with the appropriate authorities during the year.

b. Tax deducted at source (TDS) and interest thereon amounting to Rs. 3545.13 lakhs has remained outstanding for more than six months as at 31 March, 2019.

iii. For the year ended 31st March, 2018:

a. There have been significant delays in deposit of Income Tax, Service Tax and Goods and Service Tax by the Company with the appropriate authorities during the year.

b. Tax deducted at source (TDS) and interest thereon amounting to Rs.2450.56 lakhs and GST amounting to Rs. 202.78 lakhs has remained outstanding for more than six months as at 31 March, 2018.

iv. For the year ended 31st March, 2017:

a. Delays in deposit of Income Tax.

b. Tax deducted at source (TDS) amounting to Rs.881.38 lakhs remained outstanding for more than six months as at 31 March, 2017.

v. For the year ended 31st March, 2016:

a. Delays in deposit of Income Tax.

vi. For the year ended 31st March, 2015:

a. Delays in deposit of Income Tax.

(e) **Details of any inquiry, inspections or investigations initiated or conducted under the Companies Act, 2013 or any previous company law in the last three years immediately preceding the year of issue of private placement offer cum application letter in the case of company and all of its subsidiaries, and if there were any prosecutions filed (whether pending or not), fines imposed, compounding of offences in the last three years immediately preceding the year of the private placement offer cum application letter and if so, section-wise details thereof for the company and all of its subsidiaries:**

Nil

(f) **Details of acts of material frauds committed against the company in the last three years, if any, and if so, the action taken by the company:**

Nil

5.12 Names of the Debenture Trustee(s) and consents thereof

The Debenture Trustee of the proposed Debentures is **Catalyst Trusteeship Limited** has given its written consent for its appointment as debenture trustee to the Issue and inclusion of its name in the form and context in which it appears in this Information Memorandum and in all the subsequent periodical communications sent to the Debenture Holders. The consent letter from the Debenture Trustee is provided in **Annexure I** of this Information Memorandum.

5.13 If the security is backed by a guarantee or letter of comfort or any other document / letter with similar intent, a copy of the same shall be disclosed. In case such document does not contain detailed payment structure (procedure of invocation of guarantee and receipt of payment by the investor along with timelines), the same shall be disclosed in the offer document.

The Debentures are backed by the joint and several unconditional and irrevocable deed of personal guarantee dated June 26, 2020 executed by Mr.Pradeep Kumar Jain, Mr.Sanjeev Kumar Jain and Dr. Rajeev Jain,in favour of the Debenture Trustee for the benefit of the Secured Finance Parties.

The Debentures are also backed by unconditional and irrevocable deed of corporate guarantee executed by Parsvnath Developers Limited, a company having corporate identity number L45201DL1990PLC040945and incorporated in India under the provisions of the Act, having its registered office at Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi – 110 032, in favour of the Debenture Trustee for the benefit of the Secured Finance Parties.

5.14 Names of all the recognized stock exchanges where the debt securities are proposed to be listed:

The Debentures are not proposed to be listed.

5.15 Other details:

(a) **Debenture Redemption Reserve Creation:**

The Company hereby agrees and undertakes that it would create and maintain a Debenture Redemption Reserve as per the provisions of the Act and other Applicable Law and otherwise comply with the provisions of the Act and other Applicable Law in relation thereto, and if during the currency of these presents, any guidelines are formulated (or modified or revised) by any Government Authority under Applicable Law in respect of creation of the Debenture Redemption Reserve, the Company shall abide by such guidelines and execute all such supplemental letters, agreements and deeds of modifications as may be required by the Debenture Trustee and shall also cause the same to be registered, where necessary.

(b) **Issue / instrument specific regulations:**

The Issue of Debentures shall be in conformity with the applicable provisions of the Act including the notified rules thereunder and the Debt Listing Regulations.

(c) **Application process:**

The application process for the Issue is as provided in Section 6 of this Information Memorandum.

5.16 A statement containing particulars of the dates of, and parties to all material contracts, agreements:

The following contracts, not being contracts entered into in the ordinary course of business carried on by the Company, which are or may be deemed material, have been entered into by the Company.

The contracts and documents referred to hereunder are material to the Issue, may be inspected at the Registered Office of the Company between 10.00 am to 4.00 pm on working days.

Sr. No.	Nature of Contract
1	Certified true copy of the Memorandum & the Articles the Issuer

Sr. No.	Nature of Contract
2	Certified true copy of the resolution passed by the shareholders of the Company at the extraordinary general meeting of the Company held on 21.03.2020 authorising the Company to borrow, upon such terms as the Board may think fit, upto an aggregate limit of Rs. 30,000,000,000 (Rupees Thirty Billion only) over and above the aggregate of the paid-up share capital of the Company, its free reserves and securities premium.
3	Certified true copy of the resolution passed by the shareholders of the Company at the extraordinary general meeting of the Company held on 21st March, 2020, authorizing the issue/offer of non-convertible debentures by the Company upto an aggregate limit of Rs. 2250,000,000 (Rupees two billion two hundred and fifty million only)
4	Certified true copy of the Board Resolution dated 02.03.2020 authorizing *inter alia* the issuance of 3000 senior, secured, rated, listed non-convertible debentures of Rs.1,000,000 each
5.	Certified true copy of the Board Resolution dated March 30, 2021 authorising issuance of the Debentures
6	Copy of the audited balance sheets of the Issuer as of March 31, 2020, March 31, 2019 and March 31, 2018 and unaudited financial statements of the Issuer as of December31, 2020
7	Credit rating letter from the Rating Agency
8	Letter from Catalyst Trusteeship Limited dated giving its consent to act as Debenture Trustee
9	Letter from the R&T Agent
10	Certified true copy of the certificate of incorporation of the Company
11	Certified true copy of the tripartite agreement between the Company, the R&T Agent and the NSDL / CDSL (as and when executed in terms of the Debenture Trust Deed)

5.17 Details of Debt Securities Sought to be Issued

Under the purview of the current document, the Issuer intends to raise an amount of **Rs. 2,000,000,000 (Rupees Two Billion only**) by issue of secured unrated, unlisted redeemable Non-Convertible Debentures, on a private placement basis.

For further details of the Debentures, please refer to the terms and conditions of the debentures set out in Section 5.24 of this Information Memorandum. The Debentures to be issued by the Issuer are not 'secured debentures' for the purposes of the Act read with the Companies (Share Capital and Debentures) Rules, 2014 but shall otherwise be secured by the Security described hereunder.

5.18 Issue Size

The aggregate issue size for the Debentures is up to **Rs. 2,000,000,000 (Rupees Two Billion only).**

5.19 Utilization of the Issue Proceeds

Issue proceeds will be utilized for part redemption of Junior, Secured, Unrated, Unlisted, Redeemable, Non-Convertible Debentures (Series-C) aggregating to Rs. 1218.80 Crores and for such other purposes as provided in the Debenture Trust Deed.

5.20 Issue Details

Security Name	Parsvnath Estate Developers Private Limited2020-Series B Tranche 2

Issuer	Parsvnath Estate Developers Private Limited
Type of Instrument	Non-Convertible Debentures
Nature of Instrument	Senior secured unrated unlisted redeemable non-convertible debentures
Seniority	Senior debt
Mode of Issue	Private placement
Eligible/Identified Investors	Foreign Portfolio Investors or Alternative Investment Funds specifically identified upfront by the Issuer and to whom this Information Memorandum has been circulated
Listing(including name of stock Exchange(s) where it will be listed and timeline for listing)	The Debentures are not proposed to be listed
Rating of Instrument	N.A.
Issue Size	Upto Rs. 2,000,000,000 (Rupees Two Billion only).
Option to retain oversubscription	N.A.
Objects of the Issue	To raise senior debt to the extent upto Rs. 2,000,000,000 (Rupees Two Billion only).
Name and address of the valuerwho performed valuation of the security offered and basis on which the price has been arrived at along with report of the registered valuer	N.A. as the Debentures are being issued at face value.
Details of the utilization of the Proceeds	Issue proceeds will be utilized for part redemption of Junior, Secured, Unrated, Unlisted, Redeemable, Non-Convertible Debentures (Series-C) aggregating to Rs. 1218.80 Crores and for such other purposes as provided in the debenture Trust Deed.
Coupon / Interest	means the amount of interest payable on the NCDs in terms of the Debenture Trust Deed.
Coupon Payment Date / Interest Payment Date	means the last date of each calendar month of each calendar year until the Final Settlement Date.
Coupon Period / Interest Period	means each period commencing from the Disbursement Date and ending on the next Interest Payment Date and every subsequent period thereafter shall be the period commencing from that Interest Payment Date and ending on the immediately following Interest Payment Date, provided that the last Interest Period shall end on the Final Maturity Date.
Coupon Rate	means a coupon rate of: (a) 10% p.a. from the first Disbursement Date until March 31, 2021; (b) 13.25% p.a. from the April 01, 2021 until October 31, 2021; (c) 16% p.a. from November 01, 2021 until Oct 31, 2022;

	(d) 18.5% p.a. from November 01, 2022 until the Final Settlement Date. Coupon servicing will be considered on a particular date after considering cash sweep
Step Up/ Step Down Coupon Rate	Yes
Coupon Payment Frequency	As per the Coupon Payment Dates.
Coupon Type	The Coupon Rate shall be a Fixed rate.
Exercise Date/Coupon Reset Date	N.A.
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc.)	N.A.
Day Count Basis	Actual (based on the number of calendar days in the relevant Interest Period) / Actual
Interest on Application Money	Same as the Coupon Rate
Default Interest Rate	means the default interest at the rate of 6% (Six per cent) per annum higher than the rate which would have been payable if the overdue amount had, during the period of non-payment, constituted a NCD in the currency of the overdue amount for successive Interest Periods,).
Prepayment Penalty	N.A.
Mandatory Redemption	means any redemption of Debentures upon the occurrence of a Mandatory Redemption Event.
Mandatory Redemption Date	means the occurrence of any of the following dates on which the NCDs are required to be mandatorily redeemed by the Issuer in accordance with the Debenture Trust Deed: (a) the Illegality Redemption Date; (b) the Excess Cash Redemption Date; (c) any Additional Mandatory Redemption Date; and/or(e) the date that an Event of Default occurs and the Debenture Trustee declares that the Debenture Obligations are immediately due and payable
Mandatory Redemption Event	The events specified in the definition of the term 'Mandatory Redemption Date'
Tenor	Until March 31, 2025
Redemption Date	means any of the following: (a) each Payment Date, including the Final Maturity Date; (b) any Mandatory Redemption Date; (c) any other date on which debentures are liable to be

	redeemed pursuant to the Debenture Trust Deed.
Scheduled Redemption Date	The Debentures shall be redeemed on each of the following dates (each a "**Principal Payment Date**") and for the amount of the Principal Value set out against such date: 31/03/2024: 1 Billion 31/03/2025: 1 Billion
Redemption Amount	Principal Value of the Debentures together with all accrued and unpaid Interest amounts and Redemption Premium (if any) payable under the Transaction Documents
Redemption Premium	" means: (a) subject to paragraph (b), with reference to each outstanding Debenture on a Redemption Premium Calculation Date (including any Debenture to be redeemed on that date), such amount as would provide the Debenture Holders of that Debenture with an IRR of 20% (twenty per cent) net withholding tax on each such Debenture calculated from the Disbursement Date of that Debenture up to and including the applicable Redemption Premium Calculation Date; and (b) with reference to each Residual Debenture outstanding on the Final Scheduled Payment Date, such amount as would provide the Debenture Holders of that Residual Debenture with an IRR of 20% (twenty per cent) net withholding tax on such Residual Debenture calculated from the Disbursement Date of such Residual Debenture up to and including the Final Scheduled Payment Date, in each case after taking into account: (i) any Interest paid by the Issuer to and actually received by the Debenture Holders and/or the Debenture Trustee in relation to a Debenture prior to the relevant Redemption Premium Calculation Date; (ii) any Make Whole Amount or Redemption Amount actually received by the Debenture Holders and/or the Debenture Trustee prior to the relevant Redemption Premium Calculation Date and any Interest included in the calculation of Make Whole Amount payable in respect of the Debenture in relation to such Redemption Premium Calculation Date in accordance with the terms of this Deed (iii) any prior payments received by the Debenture Holders towards the redemption of any Principal Amount of the Debentures pro rated between the Debentures provided that, when calculating the Redemption Premium, if a Debenture Holder receives

	any payment of any Principal Amount from a source other than the Issuer using the proceeds of the lease of Units comprised in the Project Property to third party lessees in the ordinary course of business, such Principal Amount shall be deemed to have been received on the Make Whole Date; and (iv) any Redemption Premium paid by the Issuer to the Debenture Holders and/or the Debenture Trustee in relation to a Debenture prior to the relevant Redemption Premium Calculation Date; but excluding: (v) any reimbursement of costs or expenses incurred by, or any indemnity payments payable to, any Secured Finance Party in connection with (A) the Debentures (including their issuance) and (B) the execution of the Transaction Documents; (vi) any amounts paid to any Secured Finance Party by way of gross-up pursuant to the obligations of any Obligor under Clause 31.1; and/or (vii) any Default Interest (if any) paid or payable on any amount in respect of the Debentures (but excluding from such calculation, the portion of Interest paid in respect of the Debentures on which Default Interest (if any) is paid);
IRR	meanson any date on which the Redemption Premium is to be determined, the discount rate at which the present value of cash outflows equals the present value of cash inflows, being the NCD Subscription Amounts as of the date of receipt by the Issuer of the NCD Subscription Amounts, and the IRR will be determined in accordance with the IRR Calculation Method.
IRR Calculation Method	means the method for determining the IRR, namely using the exact dates of receiving cash flows or making of investments by the Debenture Holders, using the “XIRR” function in Microsoft Excel (or if such program or function is no longer available then such other program or function designated by the Debenture Holders (after consultation with the Issuer) that may be available for calculating the internal rate of return which would result in a calculation that is as similar as possible to the results that would have been achieved if the XIRR function of Microsoft Excel had been used).
Discount	N.A.
Issue Price	Rs.1,000,000 per debenture (Rupees one million only)
Discount at which security is issued and the effective yield as a result of such discount	N.A. as the Debentures are being issued at face value
Put Option	N.A.

Put Option Date	N.A.
Put Option Price	N.A.
Call Option	N.A.
Call Option Date	N.A.
Call Option Price	N.A.
Put Notification Time	N.A.
Call Notification Time	N.A.
Face Value	Rs.1,000,000 (Rupees one million only) per Debenture
Minimum Application size and in multiples of ________ thereafter	Minimum application size of 10 Debentures and in multiples of 10 Debentures thereafter
Issue Timing	Issue Opening Date: 31st March, 2021 (proposed) Issue Closing Date: 31st March, 2021 (proposed) Pay-in Date: 31st March, 2021 (proposed) Deemed Date of Allotment: 31st March, 2021 (proposed) All documentation including, but not limited to, the Information Memorandum, Board Resolution, Appointment of Debenture Trustee to be completed and made available to potential investors, 1 (One) Business Day prior to Issue Opening Date. Dates can be mutually changed
Issuance mode of the Instrument	Demat only
Trading mode of the Instrument	Demat only
Settlement mode of the Instrument	RTGS / NEFT
Depositories	NSDL and CDSL
Business Days	means a day (other than a Saturday or Sunday or a public holiday notified by the Central Government under Section 25 of the Negotiable Instruments Act, 1881) on which banks are open for general business in New Delhi and Mumbai, India and any day on which the money market is functioning in Mumbai and for the purposes of making any payment as contemplated under the proposed Debenture Trust Deed or any of the other Transaction Documents, shall also include Singapore and New York
Business Day Convention	(a) Unless otherwise specified, whenever any payment to be made or action to be taken under theDebenture Trust Deed, is required to be made or taken on a day other than a Business Day, such payment shall, unless specifically set out in theDebenture Trust Deed, be made or action be taken on the immediately preceding Business Day. (b) If any Interest Payment Date or any other date on which any payment is due under the Transaction Documents, falls on a day that is not a Business Day, the redemption amounts or Interest or other relevant amounts as the

	case may be) shall be paid on the immediately preceding Business Day, although calculated up to the actual Interest Payment Date. (c) If any Redemption Date falls on a day that is not a Business Day, such payment shall be made on the immediately succeeding Business Day. (d) During any extension of the due date for payment of any principal or Unpaid Sum under a Transaction Document, interest is payable on the principal or Unpaid Sum at the rate payable on the original due date. (e) Each Interest Period for the NCDs shall start on the Disbursement Date or (if already issued) on the last day of its preceding Interest Period.
Record Date	means the date falling 15 (fifteen) days prior to any Scheduled Payment Date, which shall be used for determining the Debenture Holders who would be entitled to receive the amounts due on any Scheduled Payment Date;
Description regarding Security (where applicable) including type of security (movable/immovable/tangible etc.), type of charge (pledge/ hypothecation/ mortgage etc.), date of creation of security/ likely date of creation of security, minimum security cover, revaluation, replacement of security, interest to the debenture holder over and above the coupon rate as specified in the Debenture Trust Deed and disclosed in the Offer Document / Information Memorandum.	Security to include Security Interest created over the Secured Assets pursuant to the Security Documents to secure the Debenture Obligations to each Secured Finance Party under the Transaction Documents. The Security, as contemplated under the Debenture Trust Deed, is: (a) a second ranking exclusive hypothecation over the First Hypothecated Properties in favour of the Debenture Trustee under the Deed of Hypothecation; (b) a first ranking exclusive hypothecation over the Second Hypothecated Properties in favour of the Debenture Trustee under the Deed of Hypothecation; (c) the Personal Guarantee issued by the Personal Guarantors in favour of the Debenture Trustee; (d) a first ranking exclusive pledge over the Issuer Pledged Securities, in favour of the Debenture Trustee under the Issuer Securities Pledge Agreement; (e) the Corporate Guarantee issued by the Corporate Guarantor in favour of the Debenture Trustee; (f) a charge over the Subordinated Loan in favour of the Debenture Trustee under the Acknowledgment of Subordination and Hypothecation; and (g) any additional Security Interest granted by the Issuer or any Obligor or any other Person over its assets in accordance with the terms of any other Security Document entered into by such Persons. There is no security cover contemplated in the Debenture Trust Deed Default Interest may be payable as set out in this Information Memorandum, over and above the Coupon Rate.

All covenants of the issue (including side letters, accelerated payment clause, etc.)	As more particularly set out in the Debenture Trust Deed. No side letters are being executed.
Security Documents	means any agreement, instrument, undertaking, indenture, deed, writing or other document executed or entered into, or to be executed or entered into, by the Issuer or as the case may be, any other Security Provider, in relation, or pertaining, to the creation of Security Interest over any of the Secured Assets.
Transaction Documents	means the documents executed or to be executed including any amendments thereof in relation to the issuance of the Debentures including but not limited to: (a) the Debenture Trust Deed; (b) the Issuer Securities Pledge Agreement; (c) each Security Provider POA; (d) the Acknowledgment of Subordination and Hypothecation; (e) the Issuer Accounts Agreement; (f) the Personal Guarantee; (g) the Corporate Guarantee; (h) the Fee Letters; (i) the DTAA; (j) each Information Memorandum; (k) each Deed of Hypothecation; (l) the Security Documents; (m) the Deed of Subordination; (n) the Step In Agreement; (o) the Project Undertaking; and (p) any other document designated as a Transaction Document by the Issuer and the Debenture Trustee (acting on the instructions of the Majority Debenture Holders).
Conditions Precedent to Disbursement	As more particularly set out under the Debenture Trust Deed
Conditions Subsequent to Disbursement	As more particularly set out under the Debenture Trust Deed

Events of Default (including manner of voting /conditions of joining Inter Creditor Agreement)	As more particularly set out in the Debenture Trust Deed
Creation of recovery expense fund	Details of the recovery expense fund. The recovery expense fund shall be maintained in accordance with the requirements of Applicable Law and disclosed to the Debenture Trustee. Purpose of the recovery expense fund: The recovery expense fund may be utilised by the Debenture Trustee upon occurrence of an Event of Default for taking appropriate legal action to enforce the Security for the Issue.
Conditions for breach of covenants (as specified in Debenture Trust Deed)	As more particularly set out in the Debenture Trust Deed.
Provisions in relation to cross default	a) Any Financial Indebtedness of the Issuer is not paid when due nor within any originally applicable grace period. b) Any Financial Indebtedness of the Issuer is declared to be or otherwise becomes due and payable prior to its specified maturity as a result of an event of default (however described). c) Any commitment for any Financial Indebtedness of the Issuer is cancelled or suspended by a creditor of the Issuer as a result of an event of default (however described). d) Any creditor of the Issuer becomes entitled to declare any Financial Indebtedness of any Transaction Party due and payable prior to its specified maturity as a result of an event of default (however described). e) Any creditor of the Issuer sends a notice to the Issuer informing it that such creditor has become entitled to exercise its rights of conversion under Existing Finance Documents to convert any Financial Indebtedness into the equity of the Issuer, in each case, as a result of an event of default (however described) under any Existing Finance Document.
Role and Responsibilities of Debenture Trustee	To oversee and monitor the overall transaction for and on behalf of the Debenture Holders
Risk factors pertaining to the Issue	As more particularly set out in Section 3 (*Risk Factors*)

Covenants and Undertakings	As more particularly set out under the Debenture Trust Deed
Representation and warranties	As more particularly set out under the Debenture Trust Deed
Illustration of Bond Cashflows	Kindly refer to **Annexure IV** of this Information Memorandum
Governing Law and Jurisdiction	The Debentures and the documentation shall be governed by and construed in accordance with the laws of India (a) Any dispute, controversy or claim arising out of, or in connection with the existence, validity, interpretation, performance, termination of this Deed shall be referred to and finally resolved by arbitration administered by the Singapore International Arbitration Centre ("**SIAC**") in accordance with the Arbitration Rules of SIAC (the "**Rules**") for the time being in force, which Rules are deemed to be incorporated by reference into this Information Memorandum. (b) The number of arbitrators shall be three. Each of the disputing Parties shall nominate one arbitrator, and the chairman of the tribunal shall be selected by the two nominated arbitrators. If no such nomination is made within 30 (thirty) days of the appointment of the second of the arbitrators so appointed, the third arbitrator shall be appointed by the President (as defined under the Rules). (c) The language of the arbitration shall be English. The seat of the arbitration shall be Singapore and the venue for meetings and hearings shall be Mumbai. Provided that upon payment of all Debenture Obligations (except for the Principal Amount in respect of the Residual Debentures) (and receipt of such payment been confirmed in writing by the Debenture Trustee) (A) the seat of the arbitration shall stand changed to Delhi, India whereas the venue for meetings and hearings shall continue be Mumbai; and (B) the provisions of sub clause (e) below shall cease to apply. (d) The parties irrevocably agree to be bound by the tribunal's findings, including findings of law. (e) Nothing contained in Part I of the Indian Arbitration & Conciliation Act, 1996 (or any statutory amendment thereof) shall apply to the arbitration proceedings except Sections 9, 27 and, clause (a) of sub-section (1) and sub-section (3) of section 37 of the Indian Arbitration & Conciliation Act, 1996. (f) The disputing parties shall, and shall ensure that the arbitrators will, on a best endeavour basis, conduct the necessary proceedings and determine all issues in question within 12 (twelve) months from the date on which the request for arbitration is submitted by the

		disputing party. The parties to such proceedings shall provide their full co-operation to the Debenture Trustee in this regard.
	(g)	Notwithstanding the foregoing, nothing precludes the Debenture Trustee from seeking interim equitable relief, including an action seeking injunction or specific performance, in any court of competent jurisdiction.

SECTION 6: OTHER INFORMATION AND APPLICATION PROCESS

The Debentures being offered as part of the Issue are subject to the provisions of the Act, the Memorandum and the Articles of the Issuer, the terms of this Information Memorandum, Application Form and other terms and conditions as may be incorporated in the Transaction Documents.

6.1 Mode of Transfer/Transmission of Debentures

The Debenture Holders may assign and/or transfer all or any of the Debentures and/or their respective rights liabilities, and/or obligations under any of the Transaction Documents to any Person without the prior written consent of, and without prior intimation to, the other parties to the Transaction Documents or any other Person. The Debenture(s) shall be transferred and/or transmitted in accordance with the applicable provisions of the Act and other Applicable Laws. The Debentures held in Demat form shall be transferred subject to and in accordance with the rules/procedures as prescribed by NSDL/CDSL and the relevant DPs of the transferor or transferee and any other applicable laws and rules notified in respect thereof. The transferee(s) should ensure that the transfer formalities are completed prior to the Record Date. In the absence of the same, amounts due will be paid/redemption will be made to the person, whose name appears in the register of debenture holders maintained by the R&T Agent as on the Record Date, under all circumstances. In cases where the transfer formalities have not been completed by the transferor, claims, if any, by the transferees would need to be settled with the transferor(s) and not with the Issuer. The normal procedure followed for transfer of securities held in dematerialized form shall be followed for transfer of these Debentures held in dematerialised form. The seller should give delivery instructions containing details of the buyer's DP account to his DP.

6.2 Debentures held in Dematerialised Form

The Debentures shall be held in dematerialised form and no action is required on the part of the Debenture Holder(s) for redemption purposes and the redemption proceeds will be paid by cheque/fund transfer/NEFT/RTGS to those Debenture Holder(s) whose names appear on the list of beneficiaries maintained by the R&T Agent. The names would be as per the R&T Agent's records on the Record Date fixed for the purpose of redemption. All such Debentures will be simultaneously redeemed through appropriate debit corporate action.

The list of beneficiaries as of the Record Date setting out the relevant beneficiaries' name and account number, address, bank details and DP's identification number will be given by the R&T Agent to the Issuer. If permitted, the Issuer may transfer payments required to be made in any relation by NEFT/RTGS to the bank account of the Debenture Holder(s) for redemption payments.

6.3 Trustee for the Debenture Holder(s)

The Issuer has appointed Catalyst Trusteeship Limited to act as the debenture trustee for the Debenture Holder(s). The Issuer and the Debenture Trustee intend to enter into the Debenture Trustee Agreement and the Debenture Trust Deed *inter alia*, specifying the powers, authorities and obligations of the Debenture Trustee and the Issuer. The Debenture Holder(s) shall, without further act or deed, be deemed to have irrevocably given their consent to the Debenture Trustee or any of its agents or authorized officials to do all such acts, deeds, matters and things in respect of or relating to the Debentures as the Debenture Trustee may in its absolute discretion deem necessary or require to be done in the interest of the Debenture Holder(s). Any payment made by the Issuer to the Debenture Trustee on behalf of the Debenture Holder(s) shall discharge the Issuer *pro tanto* to the Debenture Holder(s). The Debenture Trustee will protect the interest of the Debenture Holder(s) in regard to the repayment of principal and yield thereon and they will take necessary action, subject to and in accordance with the Debenture Trustee Agreement and the Debenture Trust Deed, at the cost of the Issuer. No Debenture Holder shall be entitled to proceed directly against the Issuer unless the Debenture Trustee, having become so bound to proceed, fails to do so. The Debenture Trustee Agreement and the Debenture Trust Deed shall more specifically set out the rights and remedies of the Debenture Holder(s) and the manner of enforcement thereof.

6.4 Debenture Holder not a Shareholder

The Debenture Holder(s) shall not be entitled to any right and privileges of shareholders other than those available to them under the Act. The Debentures shall not confer upon the Debenture Holders the right to receive notice(s) or to attend and to vote at any general meeting(s) of the shareholders of the Issuer.

6.5 Modification of Debentures

No provision of any Transaction Document may be amended or waived unless made in writing and with the prior written consent of the Issuer and the Debenture Trustee (acting on the instructions of such number of Debenture Holders as may be prescribed by the terms of the Debenture Trust Deed).

The Debenture Trustee shall, before taking any action on behalf of the Debenture Holders or providing any consent on behalf of the Debenture Holders under any Transaction Document, obtain the prior written consent of the applicable Debenture Holders in accordance with the terms of the Debenture Trust Deed.

Notwithstanding any term of any Transaction Document, the consent of any person who is not a Party is not required to rescind or vary the Debenture Trust Deed at any time.

The Debenture Holders' respective rights, privileges, terms and conditions attached to the NCDs may not be varied, modified or abrogated in any manner by the Issuer unless specifically permitted under the Debenture Trust Deed or specifically agreed by such number of Debenture Holders as may be prescribed by the terms of the Debenture Trust Deed or the Transaction Documents and communicated to the Debenture Trustee in writing.

6.6 Right to accept or reject Applications

The Board of Directors/Committee of Directors reserves its full, unqualified and absolute right to accept or reject any application for subscription to the Debentures, in part or in full, without assigning any reason thereof.

6.7 Notices

(a) *Communications in Writing*

Any notice, demand, request or other communication to be made or given under the Debenture Trust Deed and the other Transaction Documents shall be in writing unless otherwise stated. Such notice, demand request or other communication shall be deemed to have been duly given or made when it shall be (a) delivered personally, (b) sent by facsimile transmission, (c) sent by registered mail with acknowledgment due, postage prepaid or courier, or (d) sent by electronic mail.

(b) *Details of Parties*

The details of the Parties for the purposes of serving any notices in relation to or pursuant to a Transaction Document are as set out below:

If to the Issuer:

Attention:	Director
Address:	Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi – 110 032
Email:	arvind.mishra@parsvnath.com
Telephone:	011-43050100
Facsimile:	011-43050473

If to the Promoter:

Attention:	Mr. Pradeep Kumar Jain
Address:	7, Central Lane, Bengali Market, New Delhi – 110 001
Email:	chairman@parsvnath.com
Telephone:	011-43050100
Facsimile:	011-43050473

If to the Debenture Trustee:

Attention:	Mr.UmeshSalvi
Address:	Windsor, 6th Floor, Office, No - 604,
	C.S.T. Road, Kalina, Santacruz (East), Mumbai-400098
Email:	umesh.salvi@ctltrustee.com
Telephone:	022-49220555
Facsimile:	022-49220505

or any substitute address, fax number, email address or department or officer as the Party may notify to the Debenture Trustee (or the Debenture Trustee may notify to the other Parties, if a change is made by the Debenture Trustee) by not less than five Business Days' notice.

(c) *Delivery*

Any communication or document made or delivered by one person to another under or in connection with a Transaction Document will only be effective:

a) if delivered personally, on delivery;

b) if by way of facsimile, when received in legible form;

c) if by way of registered mail or courier, the date of receipt of such registered mail or courier (as demonstrated by the acknowledgement of such mail or courier); or

d) if by way of electronic mail, when actually received (or made available) in readable form and, in the case of any electronic communication made by a Party to the Debenture Trustee, only if it is addressed in such a manner as the Debenture Trustee shall specify for this purpose.

(d) *Additional notice requirements*

a) Any communication or document to be made or delivered to the Debenture Trustee will be effective only when actually received by the Debenture Trustee and then only if it is expressly marked for the attention of the department or officer identified with the Debenture Trustee details above (or any substitute department or officer as the Debenture Trustee shall specify for this purpose).

b) Any communication or document made or delivered to the Issuer in accordance with this Clause will be deemed to have been made or delivered to each of the Obligors party hereto.

c) Any communication or document which becomes effective after 5:00 p.m. in the place of receipt shall be deemed only to become effective on the following day.

d) Any communication to be made between any of the Parties under or in connection with the Transaction Documents may be made by electronic mail, if the relevant Parties:

(A) agree that, unless and until notified to the contrary, this is to be an accepted form of communication;

(B) notify each other in writing of their electronic mail address and/or any other information required to enable the sending and receipt of information by that means; and

(C) notify each other of any change to their electronic mail address or any other such information supplied by them by not less than 3 (three) Business Days' notice.

e) For the purposes of the Transaction Documents, an electronic communication will be treated as being in writing.

f) Any electronic communication which would otherwise become effective on a non-working day or after business hours in the place of receipt will be deemed only to become effective on the next working day in that place.

(e) *English Language*

a) Any notice given under or in connection with any Transaction Document must be in English.

b) All other documents provided under or in connection with any Transaction Document must be:

(A) in English; or

(B) if not in English, accompanied by a certified English translation and, in this case, the English translation will prevail unless the document is a constitutional, statutory or other official document.

6.8 Issue Procedure

Only Eligible Investors as given hereunder and identified upfront by the Issuer may apply for the Debentures by completing the Application Form in the prescribed format in block letters in English as per the instructions contained therein. The minimum number of Debentures that can be applied for and the multiples thereof shall be set out in the Application Form. No application can be made for a fraction of a Debenture. Application Forms should be duly completed in all respects and applications not completed in the said manner are liable to be rejected. The name of the applicant's bank, type of account and account number must be duly completed by the applicant. This is required for the applicant's own safety and these details will be printed on the refund orders and /or redemptions warrants.

The applicant should transfer payments required to be made in any relation by /RTGS, to the bank account of the Issuer as per the details mentioned in the Application Form.

6.9 Application Procedure

Eligible investors will be invited to subscribe by way of the Application Form prescribed in the Information Memorandum during the period between the Issue Opening Date and the Issue Closing Date (both dates inclusive). The Issuer reserves the right to change the issue schedule including the Deemed Date of Allotment at its sole discretion, without giving any reasons or prior notice. The Issue will be open for subscription during the banking hours on each day during the period covered by the Issue Schedule.

6.10 Fictitious Applications

All fictitious applications will be rejected. For the sake of abundant caution, attention of applicants is specifically drawn to the provisions of sub-section (1) of Section 38 of the Act, which provides that "Any person who – (a) makes or abets making of an application in a fictitious name to a company for acquiring, or subscribing for, its securities; or (b) makes or abets making of multiple applications to a company in different names or in different combinations of his name or surname for acquiring or subscribing for its securities; or (c) otherwise induces directly or indirectly a company to allot, or register any transfer of, securities to him, or to any other person in a fictitious name, shall be liable for action under section 447." Section 447 of the Act prescribes (a) imprisonment for a term which shall not be less than 6 (six) months but which may extend to 10 (ten) years, and (b) fine which shall not be less than the amount involved in the fraud, but which may extend to three times the amount involved in the fraud.

6.11 Basis of Allotment

Notwithstanding anything stated elsewhere, Issuer reserves the right to accept or reject any application, in part or in full, without assigning any reason. The investors will be required to remit the funds as well as submit the duly completed Application Form along with other necessary documents to Issuer by the Deemed Date of Allotment.

6.12 Payment Instructions

The Application Form should be submitted directly. The entire amount of Rs.1,000,000/- per debenture (Rupees One Million only) is payable along with the making of an application. Applicants can remit the application amount through RTGS on Pay-in Date. The RTGS details of the Issuer are as under:

Beneficiary Name:		Parsvnath Estate Developers Pvt Ltd – NCD-Escrow Account-II
Bank Account No.	:	57500000489811
SWIFT Code	:	Not Applicable
IFSC Code	:	HDFC0000003
Bank Name	:	HDFC BANK LTD
Branch Address	:	209-214, Kailash Building, 26, Kasturba Gandhi Marg, New Delhi-110001

6.13 Eligible Debenture Holders

All the Debenture Holders other than Related Party Debenture Holders are eligible to apply for this private placement of Debentures subject to fulfilling their respective investment norms/rules and compliance with laws applicable to them by submitting all the relevant documents along with the Application Form.

Debenture Holders include (a) the persons who are, for the time being and from time to time, the holders of the NCDs and whose names appear in the register of beneficial owner and (b) for any Debentures in respect of which the allotment has not occurred, wherever the context may require, the persons to whom the Issuer has issued an offer letter for issuance of the NCDs

All Debenture Holders are required to comply with the relevant regulations/guidelines applicable to them for investing in this issue of Debentures.

Note: Participation by potential investors in the issue may be subject to statutory and/or regulatory requirements applicable to them in connection with subscription to Indian securities by such categories of persons or entities. Applicants are advised to ensure that they comply with all regulatory requirements applicable to them, including exchange controls and other requirements. Applicants ought to seek independent legal and regulatory advice in relation to the laws applicable to them.

The Debentures are and have been placed on a private placement basis and shall not be issued to more than 50 (fifty) or such higher number (as stipulated under Section 42 of the Act) of the Eligible Investors.

6.14 Procedure for Applying for Dematerialised Facility

(a) The applicant must have at least one beneficiary account with any of the DP's of NSDL/CDSL prior to making the application.

(b) The applicant must necessarily fill in the details (including the beneficiary account number and DP ID) appearing in the Application Form under the heading "Details for Issue of Debentures in Electronic/Dematerialised Form".

(c) Debentures allotted to an applicant will be credited to the applicant's respective beneficiary account(s) with the DP.

(d) For subscribing to the Debentures, names in the Application Form should be identical to those appearing in the details in the Depository. In case of joint holders, the names should necessarily be in the same sequence as they appear in the account details maintained with the DP.

(e) Non-transferable allotment advice/refund orders will be directly sent to the applicant by the R & T Agent to the Issue.

(f) If incomplete/incorrect details are given under the heading "Details for Issue of Debentures in Electronic/Dematerialised Form" in the Application Form, it will be deemed to be an incomplete application and the same may be held liable for rejection at the sole discretion of the Issuer.

(g) For allotment of Debentures, the address, nomination details and other details of the applicant as registered with his/her DP shall be used for all correspondence with the applicant. The applicant is therefore responsible for the correctness of his/her demographic details given in the Application Form vis-à-vis those with his/her DP. In case the information is incorrect or insufficient, the Issuer would not be liable for the losses, if any.

(h) The Redemption Amount or other benefits would be paid to those Debenture Holders whose names appear on the list of beneficial owners maintained by the R&T Agent as on the Record Date. In case of those Debentures for which the beneficial owner is not identified in the records of the R&T Agent as on the Record Date, the Issuer would keep in abeyance the payment of the Redemption Amount or other benefits, until such time that the beneficial owner is identified by the R&T Agent and conveyed to the Issuer, whereupon the Redemption Amount and benefits will be paid to the beneficiaries, as identified.

6.15 Depository Arrangements

The Issuer shall make necessary arrangement with CDSL and NSDL for issue and holding of the Debentures in Demat form.

6.16 List of Beneficiaries

The Issuer shall request the R&T Agent to provide a list of beneficiaries as at the end of each Record Date. This shall be the list, which will be used for payment or repayment of redemption monies.

6.17 Application under Power of Attorney

A certified true copy of the Power of Attorney or the relevant authority as the case may be along with the names and specimen signature(s) of all the authorized signatories of the Investor and the tax exemption certificate/document of the Investor, if any, must be lodged along with the submission of the completed Application Form. Further modifications/additions in the power of attorney or authority should be notified to the Issuer or to its agents or to such other person(s) at such other address(es) as may be specified by the Issuer from time to time through a suitable communication.

In case of an application made by companies under a Power of Attorney or resolution or authority, a certified true copy thereof along with memorandum and the Articles and/or bye-laws along with other constitutional documents must be attached to the Application Form at the time of making the application, failing which, the Issuer reserves the full, unqualified and absolute right to accept or reject any application in whole or in part and in either case without assigning any reason thereto. Names and specimen signatures of all the authorized signatories must also be lodged along with the submission of the completed Application Form.

6.18 Documents to be provided by Investors

Investors need to submit the certified true copies of the following documents, as applicable

(a) Memorandum and the Articles or other constitutional documents
(b) Resolution authorising investment
(c) Power of Attorney to custodian
(d) Specimen signatures of the authorised signatories
(e) SEBI registration certificate, if applicable
(f) Copy of PAN card
(g) Application Form (including RTGS details) in original

6.19 Applications to be accompanied with Bank Account Details

Every application shall be required to be accompanied by the bank account details of the applicant and the magnetic ink character reader code of the bank for the purpose of availing direct credit of Redemption Amount and all other amounts payable to the Debenture Holder(s) through RTGS.

6.20 Succession

In the event of winding-up of the holder of the Debenture(s), the Issuer will recognize the executor or administrator of the concerned Debenture Holder(s), or the other legal representative as having title to the Debenture(s). The Issuer shall not be bound to recognize such executor or administrator or other legal representative as having title to the Debenture(s), unless such executor or administrator obtains probate or letter of administration or other legal representation, as the case may be, from a court in India having jurisdiction over the matter.

The Issuer may, in its absolute discretion, where it thinks fit, dispense with production of probate or letter of administration or other legal representation, in order to recognize such holder as being entitled to the Debenture(s) standing in the name of the concerned Debenture Holder on production of sufficient documentary proof and/or an indemnity.

6.21 Mode of Payment

All payments must be made through RTGS as set out in the Application Form, or any other mode of payment permissible under law.

6.22 Effect of Holidays

(a) Unless otherwise specified, whenever any payment to be made or action to be taken under the Transaction Documents, is required to be made or taken on a day other than a Business Day, such payment shall, unless specifically set out in the Transaction Documents, be made or action be taken on the immediately preceding Business Day.

(b) If any Interest Payment Date or any other date on which any payment is due under the Transaction Documents (excluding a Redemption Date), falls on a day that is not a Business Day, the redemption amounts or Interest or other relevant amounts, as the case may be, shall be paid on the immediately preceding Business Day, although calculated up to the actual Interest Payment Date.

(c) If any Redemption Date falls on a day that is not a Business Day, such payment shall be made on the immediately succeeding Business Day.

(d) During any extension of the due date for payment of any principal or Unpaid Sum under a Transaction Document, interest is payable on the principal or Unpaid Sum at the rate payable on the original due date.

(e) Each Interest Period for the NCDs shall start on the Disbursement Date or (if already issued) on the last day of its preceding Interest Period.

6.23 Tax Deduction at Source

The Issuer and the Promoter shall (and shall procure that each other Obligor will) make all payments to be made by it under the Transaction Documents without any Tax Deduction, unless a Tax Deduction is required by law

If the Issuer or the Promoter is aware that an Obligor must make a Tax Deduction (or that there is a change in the rate or the basis of a Tax Deduction), it must promptly notify the Debenture Trustee. The Debenture Trustee must then promptly notify the affected Persons
If a Tax Deduction is required by law to be made by an Obligor or the Debenture Trustee, the amount of the payment due from that Obligor will (and the Issuer and the Promoter shall procure any payment from that Obligor to) be increased to an amount which (after making the Tax Deduction) leaves an amount equal to the payment which would have been due if no Tax Deduction had been required

If an Obligor is required to make a Tax Deduction, that Obligor must (and the Issuer and the Promoter shall procure that Obligor to) make the minimum Tax Deduction allowed by law and must make any payment required in connection with that Tax Deduction within the time allowed by law

Within 30 (thirty) days of making either a Tax Deduction or a payment required in connection with a Tax Deduction, the Obligor making that Tax Deduction must (and the Issuer and the Promoter shall procure that Obligor to) deliver to the Debenture Trustee for the relevant Secured Finance Party evidence satisfactory to that Secured Finance Party that the Tax Deduction has been made or (as applicable) the appropriate payment has been paid to the relevant taxing authority

6.24 Deemed Date of Allotment

All the benefits under the Debentures will accrue to the Investor from the specified Deemed Date of Allotment. The Deemed Date of Allotment for the Issue is proposed to be31st March, 2021by which date the Investors would be intimated of allotment.

6.25 Record Date

The Record Date will be the date falling 15 (fifteen) days prior to any Scheduled Payment Date, which shall be used for determining the Debenture Holders who would be entitled to receive the amounts due on any Scheduled Payment Date.

6.26 Refunds

For applicants whose applications have been rejected or allotted in part, refund orders will be dispatched within 7 (Seven) days from the Deemed Date of Allotment of the Debentures.

In case the Issuer has received money from applicants for Debentures in excess of the aggregate of the application money relating to the Debentures in respect of which allotments have been made, the Registrar shall upon receiving instructions in relation to the same from the Issuer repay the moneys to the extent of such excess, if any.

6.27 Interest on Application Money

No interest shall be paid on the application money from the Pay-In Date until the Deemed Date of Allotment.

6.28 PAN Number

Every applicant should mention its Permanent Account Number (**"PAN"**) allotted under Income Tax Act, 1961, on the Application Form and attach a self attested copy as evidence. Application forms without PAN will be considered incomplete and are liable to be rejected.

6.29 Payment on Redemption

Any Debenture Obligation required to be made pursuant to the Debenture Trust Deed on the relevant Scheduled Payment Date shall be made without the requirement of any notice by the Debenture Trustee to the Issuer or any other Obligor.

The Issuer and the Promoter shall (and shall procure that each other Obligor will) make payment of all amounts due from the Issuer or any other Obligor to the Debenture Holders shall be done by real time gross settlement (RTGS) to the Debenture Holders whose names appear in the register of debenture holders maintained by the Issuer on the Record Date.

After the occurrence of a Default or an Event of Default:

(a) (upon the occurrence of an Event of Default) the Debenture Trustee (acting on the instructions of the Majority Debenture Holders) shall, without prejudice to other rights set out in the Transaction Documents, enforce the Security to discharge the Debenture Obligations. Upon enforcement of Security, all of the proceeds of enforcement shall be applied in or towards the discharge of the Debenture Obligations in accordance with Clause) of the Debenture Trust Deed; and

(b) (on the occurrence of a Default) the Issuer shall not be entitled to withdraw or transfer any monies standing to the credit of any Transaction Account and all such amounts shall be only used with the prior written consent of the Debenture Trustee (acting on the instructions of the Majority Debenture Holders).

Disclaimer: Please note that only those persons to whom this Information Memorandum has been specifically addressed are eligible to apply. However, an application, even if complete in all respects, is liable to be rejected without assigning any reason for the same. The list of documents provided above is only indicative, and an investor is required to provide all those documents / authorizations / information, which are likely to be required by the Issuer. The Issuer may, but is not bound to revert to any investor

for any additional documents / information, and can accept or reject an application as it deems fit. Investment by investors falling in the categories mentioned above are merely indicative and the Issuer does not warrant that they are permitted to invest as per extant laws, regulations, etc. Each of the above categories of investors is required to check and comply with extant rules/regulations/ guidelines, etc. governing or regulating their investments as applicable to them and the Issuer is not, in any way, directly or indirectly, responsible for any statutory or regulatory breaches by any investor, neither is the Issuer required to check or confirm the same.

SECTION 7: DECLARATION

The Issuer declares that all the relevant provisions in the regulations/guidelines issued by SEBI and other applicable laws, including the Companies Act, 2013, have been complied with and no statement made in this Information Memorandum is contrary to the provisions of the regulations/guidelines issued by SEBI and other applicable laws, as the case may be. The assets on which a charge is created or proposed to be created in connection with the Issue, are free from all encumbrances or in cases where the assets are already charged to secure an existing debt, the permission or consent to create a second or pari-passu charge on the relevant assets has been / shall be obtained from the existing creditor(s).The compliance with the Companies Act, 2013 and the rules made thereunder does not imply that payment of dividend or interest or repayment of the Debentures, if applicable, is guaranteed by the Central Government The information contained in this Information Memorandum is as applicable to privately placed debt securities and subject to information available with the Issuer. The extent of disclosures made in the Information Memorandum is consistent with disclosures permitted by regulatory authorities to the issue of securities made by the companies in the past. The monies received pursuant to this Information Memorandum shall be used only for the purposes and objects indicated in this Information Memorandum. The end use of the proceeds of this issuance will not be utilized for investment in real estate business, capital markets, purchase of land or any other restricted purposes under guidelines issued by the RBI and SEBI.

For Parsvnath Estate Developers Private Limited

PANDEY SURYA MANI

Digitally signed by PANDEY SURYA MANI
Date: 2021.03.31 17:53:59 +05'30'

Director

Name: Mr.Surya Mani Pandey
Title: Director
Date: 31.03.2021

ANNEXURE I: CONSENT LETTER FROM THE DEBENTURE TRUSTEE

ANNEXURE II: APPLICATION FORM

PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED
(A private limited company under the Companies Act, 1956)
Date of Incorporation: 24.07.2007
CIN: U45400DL2007PTC166218
Registered Office: Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi – 110 032
Telephone No: 011-43050100

DEBENTURE SERIES APPLICATION FORM SERIAL NO.									

ISSUE OF UPTO 2000 (TWO THOUSAND) SECURED UNRATED UNLISTED REDEEMABLE NON CONVERTIBLE DEBENTURES OF

RS.1,000,000/- (RUPEES ONE MILLION ONLY) EACH AGGREGATING UPTO EACH, AGGREGATING UP TO RS. 2,000,000,000 (RUPEES TWO BILLION ONLY), FULLY PAID UP FOR CASH AT PAR TO THE FACE VALUE

DEBENTURESAPPLIED FOR:

Number of Debentures ________________ In words ______________________

Amount Rs._______________/-In words _______________________________

DETAILS OF PAYMENT:

RTGS
No. _____________ Drawn on____

Funds transferred to __________________________________
Dated ____________

Total Amount Enclosed
(In Figures) _____________ (In words) ______________________________________

APPLICANT'S NAME IN FULL (CAPITALS)	**SPECIMEN SIGNATURE**

APPLICANT'S ADDRESS

ADDRESS	
STREET	
CITY	

PIN		**PHONE**		**FAX**	

APPLICANT'S PAN/GIR NO. _______________ DCIT CIRCLE-1(1)MADURAI ____

WE ARE () COMPANY ( ) OTHERS ( ) SPECIFY __________

We have read and understood the Terms and Conditions of the issue of Debentures including the Risk Factors described in the Memorandum and have considered these in making our decision to apply. We bind ourselves to these Terms and Conditions and wish to apply for allotment of these Debentures. We request you to please place our name(s) on the Register of Debenture Holders.

Name of the Authorised Signatory(ies)	Designation	Signature

Applicant's
Signature

We the undersigned, are agreeable to holding the Debentures of the Company in dematerialised form. Details of my/our beneficial owner account are given below:

DEPOSITORY	**NSDL ( ) CDSL ( )**
DEPOSITORY PARTICIPANT NAME	
DPID	
BENEFICIARY ACCOUNT NUMBER	
NAME OF THE APPLICANT(S)	

Applicant Bank Account : (Settlement by way of Cheque / Demand Draft / Pay Order / Direct Credit / ECS / NEFT/RTGS/other permitted mechanisms)	

FOR OFFICE USE ONLY
DATE OF RECEIPT ________________ DATE OF CLEARANCE ________________

(Note: Cheque and Drafts are subject to realisation)

We understand and confirm that the information provided in the Information Memorandum is provided by the Issuer and the same has not been verified by any legal advisors to the Issuer and other intermediaries and their agents and advisors associated with this Issue. We confirm that we have for the purpose of investing in these Debentures carried out our own due diligence and made our own decisions with respect to investment in these Debentures and have not relied on any representations made by anyone other than the Issuer, if any.

We understand that: i) in case of allotment of Debentures to us, our beneficiary account as mentioned above would get credited to the extent of allotted Debentures, ii) the Applicant must ensure that the sequence of names as mentioned in the Application Form matches the sequence of name held with our Depository Participant, iii) if the names of the Applicant in this application are not identical and also not in the same order as the beneficiary account details with the above mentioned Depository Participant or if the Debentures cannot be credited to our beneficiary account for any reason whatsoever, the Company shall be entitled at its sole discretion to reject the application.

We understand that we are assuming on our own account, all risk of loss that may occur or be suffered by us including as to the returns on and/or the sale value of the Debentures.

Applicant's
Signature

FOR OFFICE USE ONLY
DATE OF RECEIPT ______________________ DATE OF CLEARANCE _________________

(Note : Cheque and Drafts are subject to realisation)

---(TEAR HERE)--

- ACKNOWLEDGMENT SLIP

(To be filled in by Applicant) **SERIAL NO.**									**1**

Received from ____

Address____ ____ Cheque/Draft/UTR # ______________ Drawn on _______________________________ for Rs. _____________ on account of application of _____________________ Debenture

ANNEXURE III: FINANCIAL STATEMENTS

Copy of the audited balance sheets of the Issuer as of March 31, 2020, March 31, 2019 and March 31, 2018 and unaudited financial statements of the Issuer as of December 31, 2020, enclosed herewith.

Attached.

ANNEXURE IV: ILLUSTRATION OF BOND CASH FLOWS

Illustration of Bond Cash Flows	
Company	Parsvnath Estate Developers Private Limited
Face Value (per security)	Rs.1,000,000 (Rupees one million only)
Issue Date / Date of Allotment	31st March, 2021
Redemption	Until March 31, 2025
Coupon Rate / Interest Rate	means a rate of : (a) 10% p.a. from the first Disbursement Date until March 31, 2021; (b) 13.25% p.a. from the April 01, 2021 until October 31, 2021; (c) 16% p.a. from November 01, 2021 until Oct 31, 2022; (d) 18.5% p.a. from November 01, 2022 until the Final Settlement Date. Coupon servicing will be considered on a particular date after considering cash sweep
Frequency of the Coupon payment / Interest payment with specified dates	Coupon Payment Date means the last date of each calendar month of each calendar year until the Final Settlement Date. Coupon Period means each period commencing from the Disbursement Date and ending on the next Interest Payment Date and every subsequent period thereafter shall be the period commencing from that Interest Payment Date and ending on the immediately following Interest Payment Date, provided that the last Interest Period shall end on the Final Maturity Date.
Day Count Convention	Actual (based on the number of calendar days in the relevant Interest Period) / Actual

Scenario 1: Put/Call Exercised After 1st Year – Not applicable

Scenario 2: Put/Call Not Exercised			
Cash Flows	**Date**	**No. of days in Coupon / Interest Period**	**Amount (in Rupees)**
Not applicable	**Not applicable**	**Not applicable**	**Not applicable**

CATALYST

Believe in yourself... Trust us!

CL/MUM/20-21/DEB/95
June 03, 2020

To,
Parsvnath Estate Developers Private Limited,
Parsvnath Tower Near Shahdara Metro Station,
Shahdara, Delhi East,
Delhi – 110032.

Dear Sir,

Consent to act as Trustee for Secured, Unlisted, Redeemable, Non-Convertible Debentures aggregating up to Rs. 300 Crores to be issued by your Company.

This is with reference to the discussions in respect of appointment of Catalyst Trusteeship Limited (CTL) [Formerly GDA Trusteeship Limited] to act as Debenture Trustee for the Secured, Unlisted, Redeemable, Non-Convertible Debentures aggregating up to Rs. 300 Crores to be issued. In this connection, we are agreeable to act as Trustee on the following trusteeship remuneration:

Acceptance fees	:	Rs. 1,75,000/- plus applicable taxes (One Time Non-Refundable) payable on appointment as trustee.
Service Charges	:	Rs. 1,75,000/- plus applicable taxes payable in advance each year from date of execution till termination of the transaction. Pro-rata charges would apply for the first year from date of execution till March 31, 2021.

All out of pocket expenses incurred towards legal fees, travelling, inspection charges, etc shall be levied and re-imbursed on actual basis.

Yours faithfully,

For Catalyst Trusteeship Limited

dwivedi

Authorized Signatory

We Accept the above terms
For Parsvnath Estate Developers Private Limited

For Parsvnath Estate Developers Pvt. Ltd.

Director/Authorised Signatory

Authorized Signatory

NOTE: As per GST guidelines, CTL would be required to pay the applicable Tax on the amounts / charges payable to us as indicated above. Please note that the Company would be liable to pay all such charges even in the event of cancellation of the aforesaid transaction. Therefore, no refund of any statutory dues already paid would be made.

CATALYST
Believe in yourself... Trust us!

CL/MUM/20-21/DEB/95
June 03, 2020

To,
Parsvnath Estate Developers Private Limited,
Parsvnath Tower Near Shahdara Metro Station,
Shahdara, Delhi East,
Delhi – 110032.

Dear Sir,

Consent to act as Trustee for Secured, Unlisted, Redeemable, Non-Convertible Debentures aggregating up to Rs. 300 Crores to be issued by your Company.

This is with reference to the discussions in respect of appointment of Catalyst Trusteeship Limited (CTL) (Formerly GDA Trusteeship Limited) to act as Debenture Trustee for the Secured, Unlisted, Redeemable, Non-Convertible Debentures aggregating up to Rs. 300 Crores to be issued.

The Company and the Trustee shall enter into relevant trustee agreements and other necessary Debenture documents for the aforesaid issue of NCDs and also agrees & undertakes to comply with the provisions of the SEBI (Debenture Trustees) Regulations, 1993, the RBI Circular No.RBI/2012-13/560 dated June 27, 2013, the Companies Act, 2013, the Companies (Share Capital and Debenture) Rules, 2014 and any other applicable statutes, regulations and provisions as amended from time to time.

We are also agreeable for inclusion of our name as trustees in the Company's offer document/disclosure document/ listing application/any other document to be filed with the Stock Exchange(s) or any other authority as required.

The Company shall enter into Agreement with Trustee as required by Regulation 13 of SEBI (Debenture Trustee) Regulations, 1993 thereby agreeing to create the security within three months from the date of closure of issue or in accordance with the Companies Act, 2013 or as per the provisions as prescribed by any regulatory authority as applicable and comply with the provisions of applicable laws.

Yours faithfully,

For Catalyst Trusteeship Limited

dwivedi

Authorized Signatory

We Accept the above terms
For Parsvnath Estate Developers Private Limited

For Parsvnath Estate Developers Pvt. Ltd.

Director/Authorised Signatory

Authorized Signatory

CATALYST TRUSTEESHIP LIMITED (FORMERLY GDA TRUSTEESHIP LIMITED)
An ISO:9001 Company
Mumbai Office Windsor, 6th Floor, Office No. 604, C.S.T. Road, Kalina, Santacruz (East), Mumbai 400 098 **Tel** +91 (022) 4922 0555 **Fax** +91 (022) 4922 0505
Regd. Office GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune 411 038 **Tel** +91 (020) 25280081 **Fax** +91 (020) 25280275
Delhi Office Office No. 810, 8th Floor, Kailash Building, 26, Kasturba Gandhi Marg, New Delhi - 110001 **Tel** 11 430 29101/02.
CIN No. U74999PN1997PLC110262 **Email** dt@ctltrustee.com **Website** www.catalysttrustee.com
Pune | Mumbai | Bengaluru | Delhi | Chennai

CATALYST
Believe in yourself... Trust us!

CL/MUM/20-21/DEB/94
June 03, 2020

To,
Parsvnath Estate Developers Private Limited,
Parsvnath Tower Near Shahdara Metro Station,
Shahdara, Delhi East,
Delhi – 110032.

Dear Sir,

Consent to act as Trustee for Secured, Unlisted, Redeemable, Non-Convertible Debentures aggregating up to Rs. 1250 Crores to be issued by your Company.

This is with reference to the discussions in respect of appointment of Catalyst Trusteeship Limited (CTL) [Formerly GDA Trusteeship Limited] to act as Debenture Trustee for the Secured, Unlisted, Redeemable, Non- Convertible Debentures aggregating up to Rs. 1250 Crores to be issued. In this connection, we are agreeable to act as Trustee on the following trusteeship remuneration:

Acceptance fees	:	Rs. 1,75,000/- plus applicable taxes (One Time Non-Refundable) payable on appointment as trustee.
Service Charges	:	Rs. 1,75,000/- plus applicable taxes payable in advance each year from date of execution till termination of the transaction. Pro-rata charges would apply for the first year from date of execution till March 31, 2021.

All out of pocket expenses incurred towards legal fees, travelling, inspection charges, etc shall be levied and re-imbursed on actual basis.

Yours faithfully,

For Catalyst Trusteeship Limited

dwivedi

Authorized Signatory

We Accept the above terms
For Parsvnath Estate Developers Private Limited
For Parsvnath Estate Developers Pvt. Ltd.

Director/Authorised Signatory

Authorized Signatory

NOTE: As per GST guidelines, CTL would be required to pay the applicable Tax on the amounts / charges payable to us as indicated above. Please note that the Company would be liable to pay all such charges even in the event of cancellation of the aforesaid transaction. Therefore, no refund of any statutory dues already paid would be made.

CL/MUM/20-21/DEB/94
June 03, 2020

To,
Parsvnath Estate Developers Private Limited,
Parsvnath Tower Near Shahdara Metro Station,
Shahdara, Delhi East,
Delhi – 110032.

Dear Sir,

Consent to act as Trustee for Secured, Unlisted, Redeemable, Non-Convertible Debentures) aggregating up to Rs. 1250 Crores to be issued by your Company.

This is with reference to the discussions in respect of appointment of Catalyst Trusteeship Limited (CTL) (Formerly GDA Trusteeship Limited) to act as Debenture Trustee for the Secured, Unlisted, Redeemable, Non-Convertible Debentures aggregating up to Rs. 1250 Crores to be issued.

The Company and the Trustee shall enter into relevant trustee agreements and other necessary Debenture documents for the aforesaid issue of NCDs and also agrees & undertakes to comply with the provisions of the SEBI (Debenture Trustees) Regulations, 1993, the RBI Circular No.RBI/2012-13/560 dated June 27, 2013, the Companies Act, 2013, the Companies (Share Capital and Debenture) Rules, 2014 and any other applicable statutes, regulations and provisions as amended from time to time.

We are also agreeable for inclusion of our name as trustees in the Company's offer document/disclosure document/ listing application/any other document to be filed with the Stock Exchange(s) or any other authority as required.

The Company shall enter into Agreement with Trustee as required by Regulation 13 of SEBI (Debenture Trustee) Regulations, 1993 thereby agreeing to create the security within three months from the date of closure of issue or in accordance with the Companies Act, 2013 or as per the provisions as prescribed by any regulatory authority as applicable and comply with the provisions of applicable laws

Yours faithfully,

For Catalyst Trusteeship Limited

Dwivedi

Authorized Signatory

We Accept the above terms

For Parsvnath Estate Developers Private Limited

For Parsvnath Estate Developers Pvt. Ltd.

Director/Authorised Signatory

Authorized Signatory

CATALYST
Believe in yourself... Trust us!

CL/MUM/20-21/DEB/93
June 03, 2020

To,
Parsvnath Estate Developers Private Limited,
Parsvnath Tower Near Shahdara Metro Station,
Shahdara, Delhi East,
Delhi – 110032.

Dear Sir,

Consent to act as Trustee for Secured, Listed, Redeemable, Non-Convertible Debentures aggregating up to Rs. 100 Crores to be issued by your Company.

This is with reference to the discussions in respect of appointment of Catalyst Trusteeship Limited (CTL) [Formerly GDA Trusteeship Limited] to act as Debenture Trustee for the Secured, Listed, Redeemable, Non- Convertible Debentures aggregating up to Rs. 100 Crores to be issued. In this connection, we are agreeable to act as Trustee on the following trusteeship remuneration:

Acceptance fees	:	Rs. 1,75,000/- plus applicable taxes (One Time Non-Refundable) payable on appointment as trustee.
Service Charges	:	Rs. 1,75,000/- plus applicable taxes payable in advance each year from date of execution till termination of the transaction. Pro-rata charges would apply for the first year from date of execution till March 31, 2021.

All out of pocket expenses incurred towards legal fees, travelling, inspection charges, etc shall be levied and re-imbursed on actual basis.

Yours faithfully,

For Catalyst Trusteeship Limited

dwivedi

Authorized Signatory

We Accept the above terms
For Parsvnath Estate Developers Private Limited

For Parsvnath Estate Developers Pvt. Ltd.

Director/Authorised Signatory

Authorized Signatory

NOTE: As per GST guidelines, CTL would be required to pay the applicable Tax on the amounts / charges payable to us as indicated above. Please note that the Company would be liable to pay all such charges even in the event of cancellation of the aforesaid transaction. Therefore, no refund of any statutory dues already paid would be made.

CATALYST

Believe in yourself... Trust us!

CL/MUM/20-21/DEB/93
June 03, 2020

To,
Parsvnath Estate Developers Private Limited,
Parsvnath Tower Near Shahdara Metro Station,
Shahdara, Delhi East,
Delhi – 110032.

Dear Sir,

Consent to act as Trustee for Secured, Listed, Redeemable, Non-Convertible Debentures) aggregating up to Rs. 100 Crores to be issued by your Company.

This is with reference to the discussions in respect of appointment of Catalyst Trusteeship Limited (CTL) (Formerly GDA Trusteeship Limited) to act as Debenture Trustee for the Secured, Listed, Redeemable, Non-Convertible Debentures aggregating up to Rs. 100 Crores to be issued.

The Company and the Trustee shall enter into relevant trustee agreements and other necessary Debenture documents for the aforesaid issue of NCDs and also agrees & undertakes to comply with the provisions of the SEBI (Debenture Trustees) Regulations, 1993, the RBI Circular No.RBI/2012-13/560 dated June 27, 2013, the Companies Act, 2013, the Companies (Share Capital and Debenture) Rules, 2014 and any other applicable statutes, regulations and provisions as amended from time to time.

We are also agreeable for inclusion of our name as trustees in the Company's offer document/disclosure document/ listing application/any other document to be filed with the Stock Exchange(s) or any other authority as required.

The Company shall enter into Agreement with Trustee as required by Regulation 13 of SEBI (Debenture Trustee) Regulations, 1993 thereby agreeing to create the security within three months from the date of closure of issue or in accordance with the Companies Act, 2013 or as per the provisions as prescribed by any regulatory authority as applicable and comply with the provisions of applicable laws.

Yours faithfully,

For Catalyst Trusteeship Limited

dwivedi

Authorized Signatory

We Accept the above terms
For Parsvnath Estate Developers Private Limited

For Parsvnath Estate Developers Pvt. Ltd.

Director/Authorised Signatory

Authorized Signatory

CATALYST TRUSTEESHIP LIMITED (FORMERLY GDA TRUSTEESHIP LIMITED)
An ISO:9001 Company
Mumbai Office Windsor, 6th Floor, Office No. 604, C.S.T. Road, Kalina, Santacruz (East), Mumbai 400 098 **Tel** +91 (022) 4922 0555 **Fax** +91 (022) 4922 0505
Regd. Office GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune 411 038 **Tel** +91 (020) 25280081 **Fax** +91 (020) 25280275
Delhi Office Office No. 810, 8th Floor, Kailash Building, 26, Kasturba Gandhi Marg, New Delhi - 110001 **Tel** 11 430 29101/02.
CIN No. U74999PN1997PLC110262 **Email** dt@ctltrustee.com **Website** www.catalysttrustee.com
Pune | Mumbai | Bangaluru | Delhi | Chennai

INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED

Report on the Ind AS Financial Statements

We have audited the accompanying Indian Accounting Standards (Ind AS) financial statements of Parsvnath Estate Developers Private Limited ("the Company"), which comprise the Balance Sheet as at 31 March 2018, and the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flows and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Ind AS prescribed 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 the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these Ind AS financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit of the Ind AS financial statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Ind AS financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the Ind AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the Ind AS financial statements.

We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the Ind AS financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Ind AS, of the state of affairs of the Company as at 31 March 2018, and its loss (including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"/"CARO 2016") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.

2. As required by Section 143(3) of the Act, based on our audit, we report, to the extent applicable, that:

   a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

   b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

   c) The Ind AS Financial Statements dealt with by this Report are in agreement with the books of account.

   d) In our opinion, the Ind AS financial statements comply with the Indian Accounting Standards prescribed under section 133 of the Act.

   e) On the basis of the written representations received from the directors as on 31 March, 2018 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2018 from being appointed as a director in terms of Section 164(2) of the Act.

   f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

   g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014 (as amended), in our opinion and to the best of our information and according to the explanations given to us:

      i. The Company does not have any pending litigations which would impact its financial position – Refer Note 26 to the Ind AS financial statements;

      ii. The Company did not have any long term contracts including derivative contracts for which there were any material foreseeable losses – Refer Note 27 to the Ind AS financial statements;

Y

iii. There were no amounts which were required to be transferred to the to the Investor Education and Protection Fund by the Company;

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

Vinesh Jain
Partner
Membership No.: 087701

Place: Delhi
Date: 22 May, 2018

"ANNEXURE A" TO THE INDEPENDENT AUDITORS' REPORT
(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

i. a. The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets, which have been classified as Intangible assets.

b. The fixed assets were physically verified during the year by the Management in accordance with a regular programme of verification which, in our opinion, provides for physical verification of all the fixed assets at reasonable intervals. According to information and explanations given to us, no material discrepancies were noticed on such verification.

c. According to the information and explanations given to us and the records examined by us, the Company has constructed building on land taken on licence basis and disclosed as intangible assets in the financial statements. This licence agreement is in the name of the Company, where the Company is the licensee in the agreement.

ii. In our opinion and according to the information and explanations given to us, having regard to the nature of inventory, the physical verification by way of verification of title deeds, site visits by the Management, are at reasonable intervals and no material discrepancies were noticed on physical verification

iii. The Company has not granted any loans, secured or unsecured to Companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013.

iv. The Company has not granted any loans, made investments or provided guarantees and hence reporting under clause (iv) of CARO 2016 is not applicable.

v. According to the information and explanations given to us, the Company has not accepted any deposits from the public.

vi. The maintenance of cost records has not been specified by the Central Government under section 148(1) of the Companies Act, 2013.

vii. According to the information and explanations given to us in respect of statutory dues:

a. There have been delays in deposit of Income Tax, Service Tax and Goods and Service Tax by the Company with the appropriate authorities during the year. We are informed that the provisions of the Employees Provident Funds and Miscellaneous Act, 1952 and Employees State Insurance Act, 1948 are not applicable to the Company and that the operations of the Company during the year, did not give rise to any liability for Sales Tax, Value Added Tax, Excise Duty and Customs Duty.

b. Tax deducted at source (TDS) and interest thereon amounting to Rs. 2450.56 lakhs and Goods and Service Tax (GST) amounting to Rs. 202.78 lakhs, has remained outstanding for more than six months as at 31 March, 2018. There were no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Sales Tax, Service Tax, Value Added Tax, Customs Duty, Excise Duty, Cess and other material statutory dues in arrears as at 31 March, 2018 for a period of more than six months from the date they became payable.

c. There are no dues in respect of Income Tax, Value Added Tax, Sales Tax, Goods and Service Tax, Service Tax, Customs Duty and Excise Duty which have not been deposited as on 31 March, 2018 on account of any dispute.

viii. The Company has not taken any loans or borrowings from banks, financial institutions and the government and has not issued any debentures.

ix. The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) or term loans and hence reporting under clause (ix) of the CARO 2016 Order is not applicable.

x. To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no material fraud on the Company by its officers or employees has been noticed or reported during the year.

xi. The Company has not paid / provided any managerial remuneration and hence reporting under clause (xi) of the CARO 2016 is not applicable.

xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of the CARO 2016 is not applicable.

xiii. In our opinion and according to the information and explanations given to us the Company is in compliance with Section 188 and 177 of the Companies Act, 2013, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements etc. as required by the applicable accounting standards.

xiv. During the year the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures and hence reporting under clause (xiv) of CARO 2016 is not applicable to the Company.

xv. In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its directors or directors of its subsidiary or associate company or persons connected with them and hence provisions of section 192 of the Companies Act, 2013 are not applicable.

xvi. The Company is not required to be registered under section 45-I of the Reserve Bank of India Act, 1934.

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

Vinesh Jain
Partner
Membership No.: 087701

Place: Delhi
Date: 22 May 2018

'Annexure B' to the Independent Auditor's Report

(Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' section of the Independent Auditor's Report of even date to the members of Parsvnath Estate Developers Private Limited on the Ind AS financial statements as at and for the year ended 31 March 2018)

Independent Auditor's 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 over financial reporting of Parsvnath Estate Developers Private Limited ("the Company") as of 31 March 2018 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 over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the company's business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial controls over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Ind AS financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls over financial reporting 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 Ind AS 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 Ind AS financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, 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 over financial reporting to future periods are subject to the risk that internal financial controls over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2018, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.

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

Vinesh Jain
Partner
Membership No.: 087701

Place: Delhi
Date: 22 May, 2018

Parsvnath Estate Developers Private Limited
Balance Sheet as at 31 March, 2018

	Notes	As at 31-March-18 Rs in lakhs	As at 31-March-17 Rs in lakhs
Assets			
1. Non-current assets			
a. Other intangible assets	3	29,897.53	31,823.09
b. Intangible assets under development	3	8,512.20	6,812.56
c. Financial assets			
i. Other financial assets	4	3,835.01	3,833.01
d. Tax assets (Net)	8	1,555.86	1,047.56
e. Deferred tax assets (net)	17	1,282.00	1,280.00
f. Other non-current assets	9	11,360.89	13,276.45
Total non-current assets		56,443.49	58,072.67
2. Current assets			
a. Inventories	5	7,300.83	6,580.32
b. Financial assets			
i. Trade receivables	6	107.42	52.97
ii. Cash and cash equivalents	7	149.28	85.55
iii. Other financial assets	4	16,605.23	18,493.60
c. Other current assets	9	3,311.76	2,871.17
Total current assets		27,474.52	28,083.61
Total assets		**83,918.01**	**86,156.28**
Equity and Liabilities			
1. Equity			
a. Equity share capital	10	500.00	500.00
b. Other equity	11	(20,112.16)	(9,521.49)
Total Equity		**(19,612.16)**	**(9,021.49)**
2. Liabilities			
Non-current liabilities			
a. Financial liabilities			
i. Borrowings	12	85,079.90	91,184.00
ii. Other financial liabilities	14	2,299.14	889.30
b. Other non-current liabilities	15	2,537.56	1,046.11
Total non-current liabilities		**89,916.60**	**93,119.41**
Current liabilities			
a. Financial liabilities			
i. Trade Payables	13	875.82	93.48
ii. Other financial liabilities	14	9,083.50	357.23
b. Other current liabilities	15	3,644.96	1,599.54
c. Provisions	16	9.29	8.11
Total current liabilities		**13,613.57**	**2,058.36**
Total liabilities		**1,03,530.17**	**95,177.77**
Total equity and liabilities		**83,918.01**	**86,156.28**
See accompanying notes forming part of the financial statements	1-43		

In terms of our report attached
For S. N. Dhawan & Co. LLP
Chartered Accountants
Firm's Registration No. 000050N/N500045

Vinesh Jain
Partner
Membership No. 087701

For and on behalf of the Board of Directors

Vivek Garg
Director
DIN:01832495

Praveen Jain
Director
DIN:00855104

Ankit Kumar Katta
Company Secretary

Place: Delhi
Date: 22 May.2018

Parsvnath Estate Developers Private Limited
Statement of Profit and Loss for the year ended 31 March, 2018

		Notes	Year ended 31 March, 2018 Rs in lakhs	Year ended 31 March, 2017 Rs in lakhs
I	Revenue from operations	18	7,239.58	6,245.28
II	Other income	19	27.27	25.98
III	**Total Income (I + II)**		7,266.85	6,271.27
IV	**Expenses**			
	(a) Purchase of property		-	4,376.36
	(b) Changes in inventories of finished goods and work-in-progress	20	-	(4,376.36)
	(c) Employee benefits expense	21	56.14	48.61
	(d) Finance costs	22	14,195.76	7,819.05
	(e) Depreciation and amortisation expense	23	1,937.15	1,934.84
	(f) Other expenses	24	1,670.47	1,143.54
	Total expenses (IV)		**17,859.52**	**10,946.04**
V	**Profit/(loss) before tax (III-IV)**		**(10,592.67)**	**(4,674.78)**
VI	Tax expense/(benefit):			
	(a) Deferred tax charge/(credit)		(2.00)	(490.00)
			(2.00)	(490.00)
VII	**Profit/(loss) for the year (V - VI)**		**(10,590.67)**	**(4,184.78)**
VIII	**Other comprehensive income**		-	-
IX	**Total comprehensive income for the year (VII + VIII)**		**(10,590.67)**	**(4,184.78)**
X	Earnings per equity share (face value Rs. 10 per share)	32		
	(1) Basic (in Rs)		(211.81)	(83.70)
	(2) Diluted (in Rs)		(211.81)	(83.70)
	See accompanying notes forming part of the financial statements	**1-43**		

In terms of our report attached
For S. N. Dhawan & Co. LLP
Chartered Accountants
Firm's Registration No. 000050N/N500045

Vinesh Jain
Partner
Membership No. 087701

Place: Delhi
Date: 22 May,2018

For and on behalf of the Board of Directors

Vivek Garg
Director
DIN:01832495

Praveen Jain
Director
DIN:00855104

Ankit Kumar Katta
Company Secretary

Parsvnath Estate Developers Private Limited
Statement of changes in equity for the year ended 31 March, 2018

A. Equity Share Capital

	Rs in lakhs
Balance as at 31 March, 2016	500.00
Changes in equity share capital during the year	-
Balance as at 31 March, 2017	500.00
Changes in equity share capital during the year	-
Balance as at 31 March, 2018	**500.00**

B. Other Equity

Particulars	Reserves and Surplus		
	Share warrants	Retained earnings	Total
Balance as at 31 March, 2016	**460.15**	**(5,336.71)**	**(4,876.56)**
Profit/(loss) for the year	-	(4,184.78)	**(4,184.78)**
Redemption during the year	**460.15**		
Balance as at 31 March, 2017	-	**(9,521.49)**	**(9,521.49)**
Profit/(loss) for the year	-	(10,590.67)	(10,590.67)
Other comprehensive income for the year	-	-	-
Balance as at 31 March, 2018	-	**(20,112.16)**	**(20,112.16)**

See accompanying notes forming part of the financial statements **1-43**

In terms of our report attached
For S. N. Dhawan & Co. LLP
Chartered Accountants
Firm's Registration No. 000050N/N500045

Vinesh Jain
Partner
Membership No. 087701

Place: Delhi
Date: 22 May,2018

For and on behalf of the Board of Directors

Vivek Garg
Director
DIN:01832495

Praveen Jain
Director
DIN:00855104

P. Jain

Ankit Kumar Katta
Company Secretary

Parsvnath Estate Developers Private Limited
Statement of Cash Flows for the year ended 31 March, 2018

	Notes	Year ended 31 March, 2018 Rs in lakhs	Year ended 31 March, 2017 Rs in lakhs
Cash flows from operating activities			
Profit/(loss) for the year		(10,592.67)	(4,674.78)
Adjustments for :			
Finance costs recognised in profit or loss		14,195.76	7,819.05
Interest income recognised in profit or loss		(26.27)	(25.98)
Provision for employee benefit		1.18	1.42
Depreciation and amortisation expense		1,937.15	1,934.84
		5,515.16	5,054.55
Movements in working capital:			
(Increase)/decrease in trade and other receivables		(54.45)	57.82
(Increase)/decrease in inventories		(720.51)	(6,580.32)
(Increase)/decrease in other non current financial assets		(2.00)	358.40
(Increase)/decrease in other non current assets		1,914.26	(7,292.45)
(Increase)/decrease in other current financial assets		1,900.91	(18,486.35)
(Increase)/decrease in other current assets		496.53	(2,047.75)
Increase/(decrease) in trade payables		782.34	19.52
Increase/(decrease) in other non current financial liabilities		1,409.84	(208.41)
Increase/(decrease) in other non current liabilities		1,491.45	(120.81)
Increase/(decrease) in other current financial liabilities		0.06	(989.34)
Increase/(decrease) in other current liabilities		2,045.38	897.00
Cash generated from operations		14,778.97	(29,338.13)
Income Taxes paid (net)		(508.30)	(530.03)
Net cash (used in)/generated by operating activities		**14,270.66**	**(29,868.16)**
Cash flows from investing activities			
Interest received		13.75	18.72
Capital expenditure on property, plant and equipment		(1,640.39)	(1,286.80)
Net Cash (used in) /generated by investing activities		**(1,626.65)**	**(1,268.08)**
Cash flows from financing activities			
Repayment of current borrowings		-	(916.38)
Proceeds from non current borrowings		8,689.82	91,184.00
Repayment of non current borrowings		(6,104.10)	(38,052.85)
Redemption of share warrants		-	(460.15)
Finance costs paid		(15,166.01)	(20,858.42)
Net Cash (used in)/generated by financing activities		(12,580.29)	30,896.20
Net increase in Cash and cash equivalents		63.73	(240.04)
Cash and cash equivalents at the beginning of the year		85.55	325.58
Cash and cash equivalents at the end of the year	18	149.28	85.55

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

See accompanying notes forming part of the financial statements 1-43

In terms of our report attached
For S. N. Dhawan & Co. LLP
Chartered Accountants
Firm's Registration No. 000050N/N500045

Vinesh Jain
Vinesh Jain
Partner
Membership No. 087701

Place: Delhi
Date: 22 May,2018

For and on behalf of the Board of Directors

Vivek Garg
Director
DIN:01832495

P. Jain
Praveen Jain
Director
DIN:00855104

Ankit Kumar Katta
Company Secretary

1. CORPORATE INFORMATION

PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED ("the Company") was incorporated on 24th July, 2007 under the name Farhat Developers Private Limited and became a subsidiary of Parsvnath Developers Limited with effect from 27th August, 2010. The name of the Company was changed to 'Parsvnath Estate Developers Private Limited' with effect from 22 November 2010 and fresh certificate of incorporation was issued by the Registrar of Companies, Delhi and Haryana. The Company is primarily engaged in the business leasing of commercial buildings.

2. Significant accounting policies

2.1 Basis of preparation

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

Upto the year ended 31 March, 2016, the Company prepared its financial statements in accordance with accounting standards notified under the section 133 of the Companies Act, 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (hereinafter referred to as 'Previous GAAP'). The date of transition to Ind AS is 1 April, 2015.

The financial statements are presented in Indian Rupee and all values are rounded to the nearest lakhs, except when otherwise stated.

2.2 Basis of measurement and presentation

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

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability

The principal accounting policies are set out below.

2.3 Revenue recognition

Revenue is recognised to the extent that it is probable that economic benefit will flow to the Company and that the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payments and excluding taxes and duties collected on behalf of the Government. Revenue is reduced for estimated customer returns, rebates and other similar allowances.

i Income from licence fee is recognised on accrual basis in accordance with the terms of agreement with the sub-licensees.

ii Income from rent is recognised on accrual basis in accordance with the terms of agreement with the lessee.

iii. Income from maintenance charges is recognised on accrual basis.

iv. 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

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

a. 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.

b. As lessee

Payments for 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 the lessor's expected inflationary cost increases, lease expense is recognised as per the contractual terms. Contingent rentals arising under operating leases are recognised as an expense in the period in which they are incurred.

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.

Liability for gratuity is provided on the basis of management estimate.

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.

2.8 Service Concession Arrangements

The Company has received licence rights on land, from Delhi Metro Rail Corporation (DMRC) on Build-Operate-Transfer (BOT) basis for specified period mentioned in the Licence Agreement. The Company has right for construction of infrastructural facilities and use it to earn revenue during the licence period. The cost relating to construction of such infrastructure facilities is recognised as Intangible Asset. The Cost of construction is considered as fair value of these intangible assets i.e no margin is recognised on construction services. The Company does not recognise any revenue from construction services. Once the infrastructure is in operations, revenue from these Intangible Assets is recognised in terms of contract with the customers.

2.9 Property, plant and equipment

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

Subsequent expenditure related to an item of property, plant and equipment is included in the carrying amount only if it increases the future benefits from the existing asset beyond its previously assessed standards of performance.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from the use. Any gain or loss arising on re-recognition to the asset is included in the Statement of Profit and Loss.

Property, plant and equipment which are not ready for intended use as on the date of Balance Sheet are disclosed as 'Capital work-in-progress'

2.10 Intangible assets

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

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

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

Intangible assets are amortised on a straight line basis over the licence period (right to use) which ranges from 12 to 30 years.

2.11 Amortisation of building, plant and equipment etc. classified as Intangible assets

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

Asset	Useful life
Plant and equipment	8 years
Furniture and fixture	8 years
Office equipment	5 years
Computer	3 years

Cost of building on land held on license basis is amortized over the remaining period of license of project facility on straight line basis.

2.12 Impairment of tangible and intangible assets

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

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

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

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

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

2.13 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 relisable 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 relisable 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.

2.14 Provisions

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

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

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

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

2.15 Contingent liabilities

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

2.16 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.

2.17 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.

2.18 Current/non-current classification

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

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

- Cash and cash equivalents unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current

- A liability is treated as current when :
- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

2.19 Operating cycle

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

2.20 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.

2.21 Financial assets

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

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

Classification of financial assets

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

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

All other financial assets are subsequently measured at fair value.

Effective interest method

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

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

Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, 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.

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

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

Derecognition of financial assets

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

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

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

2.22 Financial liabilities and equity instruments

Classification as debt or equity

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

Equity instruments

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

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

Financial liabilities

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

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

Financial liabilities at FVTPL

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

A financial liability is classified as held for trading if:

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

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

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

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

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

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

Financial liabilities subsequently measured at amortised cost

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

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

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.

2.23. 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.

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.

Deferred tax assets

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

Others

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

a. Useful life of property, plant and equipment
b. Measurement of contingent liabilities and expected cash outflows
c. Provision for expected credit losses
d. Impairment provision for intangible assets

Recent accounting pronouncements

a. Standard issued but not yet effective:

The Ministry of Corporate Affairs (MCA) has notified the Companies (Indian Accounting Standards) Amended Rules, 2018 on 28 March, 2018. As per these rules, Ind AS 115 "Revenue from Contracts with customers' supersedes Ind AS 11 "Construction contracts" and Ind AS 18 "Revenue". Ind AS 115 shall be applicable to the Company for accounting period commencing on or after 1 April, 2018. The Company is evaluating the effect of this standard.

b. Amendments to Existing standards:

The MCA has also carried amendments to the following existing Ind AS

i. Ind AS 40 – Investment property
ii. Ind AS 12 – Income Taxes
iii. Ind AS 28 – Investments in associates and joint ventures
iv. Ind AS 112 – Disclosure of interest in other entities

These amendments will be effective for accounting period commencing on or after 1 April, 2018. These amendments are not expected to have any significant impact on the Company's financial statements.

3.Other intangibles and intangible assets under development

	As at 31-March-18	As at 31-March-17
	Rs in lakhs	Rs in lakhs
Net Carrying amounts of :		
Assets on build-operate-transfer (BOT) basis		
Building on leasehold land		
Given under operating lease	22,815.07	23,855.92
Plant and equipment	2,588.62	2,961.31
Plant and equipment	3,253.94	3,520.95
Furniture and fixture	873.79	998.24
Office Equipment	16.53	24.62
Computers	349.58	462.05
Sub-total	29,897.53	31,823.09
Intangible assets under development	8,512.20	6,812.56
Total	38,409.72	38,635.66

	Given under operating lease	Plant and equipment	Plant and equipment	Furniture and fixture	Office Equipment	Computers	Total other Intangibles	Intangible assets under development
	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs
Cost or deemed cost								
Balance as at 31 March, 2016	25,918.03	3,694.69	4,059.31	1,234.57	38.09	697.90	**35,642.58**	5,395.77
Additions	17.65	6.60	5.74	10.00	1.78	-	**41.76**	1,416.80
Balance as at 31 March, 2017	25,935.67	3,701.29	4,065.05	1,244.57	39.86	697.90	**35,684.34**	6,812.56
Additions	-	-	5.78	-	-	5.81	**11.59**	1,699.63
Balance as at 31 March, 2018	**25,935.67**	**3,701.29**	**4,070.83**	**1,244.57**	**39.86**	**703.71**	**35,695.93**	**8,512.20**
Accumulated amortisation								
Balance as at 31 March, 2016	1,039.14	367.69	271.85	122.37	7.45	117.91	1,926.41	-
Amortisation expense	1,040.62	372.30	272.24	123.96	7.79	117.94	1,934.84	-
Balance as at 31 March, 2017	**2,079.76**	**739.98**	**544.09**	**246.33**	**15.24**	**235.85**	**3,861.25**	-
Amortisation expense	1,040.85	372.69	272.79	124.46	8.09	118.27	1,937.15	-
Balance as at 31 March, 2018	**3,120.61**	**1,112.67**	**816.88**	**370.79**	**23.33**	**354.12**	**5,798.40**	-
Net Carrying amount								
Balance as at 31 March, 2017	**23,855.92**	**2,961.31**	**3,520.95**	**998.24**	**24.62**	**462.05**	**31,823.09**	**6,812.56**
Balance as at 31 March, 2018	**22,815.07**	**2,588.62**	**3,253.94**	**873.79**	**16.53**	**349.58**	**29,897.53**	**8,512.20**

Notes:

Intangible assets

a. Assets on Build-operate-transfer (BOT) basis

Intangible assets comprises buildings constructed on 'Build-operate-Transfer' (BOT) basis. The company has unconditional right to use/lease such assets during the specified period. After expiry of specified period, these assets will get transferred to licensor without any consideration. Since, the Company has no ownership rights over these assets and has limited right of use during the specified period, these assets are classified as intangible assets.

BOT assets have been further bifurcated in:

Building on leasehold land
Plant and equipment
Furniture and fixture
Office equioment
Computers

b. Intangible assets under development

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

		As at 31-March-18 Rs in lakhs	As at 31-March-17 Rs in lakhs
4.	**Other financial assets**		
	Non-Current		
	a. Security deposit to holding company	3,600.00	3,600.00
	b. Security deposits to others	33.41	31.41
	c. Margin money to holding company	201.60	201.60
		3,835.01	**3,833.01**
	Current		
	a. Security deposit to holding company	16,585.44	18,486.35
	b. Interest accrued on deposits	19.79	7.25
		16,605.23	**18,493.60**
5.	**Inventories** (lower of cost and net realisable value)		
	a. Work-in-progress	7,300.83	6,580.32
		7,300.83	**6,580.32**

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:

	As at 31-March-18	As at 31-March-17
Less than 12 months	-	-
More than 12 months	7,300.83	6,580.32
	7,300.83	**6,580.32**

		As at 31-March-18	As at 31-March-17
6.	**Trade Receivable** **Current**		
	a. Unsecured, considered good	107.42	52.97
		107.42	**52.97**

Notes:
1. The average credit period is 10 days. For payments, beyond credit period, interest is charged at 18% per annum on outstanding balances.

		As at 31-March-18	As at 31-March-17
7.	**Cash and cash equivalents**		
	a. Balances with banks		
	i. in current accounts	145.76	83.34
	ii. in deposit accounts	-	-
	b. Cash on hand	3.52	2.21
		149.28	**85.55**
8.	**Tax assets (net)**		
	a. Tax Refund receivable	1,555.86	1,047.56
		1,555.86	**1,047.56**
9.	**Other assets**		
	Non-Current		
	a. Capital Advances	103.70	105.00
	b. Advances to vendors	2.13	9.50
	c. Upfront fees (unamortised)	11,255.06	13,161.95
		11,360.89	**13,276.45**
	Current		
	a. Prepaid expenses	1,174.97	70.68
	b. CENVAT credit receivable	-	76.03
	c. Upfront fees (unamortised)	2,126.79	2,714.46
	d. Others	10.00	10.00
		3,311.76	**2,871.17**

10 .Equity Share Capital

	As at 31-March-18 Rs in lakhs	As at 31-March-17 Rs in lakhs
Equity share capital	500.00	500.00
	500.00	**500.00**
Authorised Share Capital		
Class A		
37,75,000 (as at 31 March,2017: 37,75,000) fully paid Class A equity shares of Rs. 10 each	377.50	377.50
Class B		
12,25,000 (as at 31 March,2017: 12,25,000) fully paid Class B equity shares of Rs. 10 each	122.50	122.50
	500.00	**500.00**
Issued, subscribed and fully paid up capital		
Class A		
37,75,000 (as at 31 March,2017: 37,75,000) fully paid Class A equity shares of Rs. 10 each	377.50	377.50
Class B		
12,25,000 (as at 31 March,2017: 12,25,000) fully paid Class B equity shares of Rs. 10 each	122.50	122.50
	500.00	**500.00**

10.1- Reconciliation of share capital

	Class A		Class B	
	Number of Shares in	Share Capital Rs./lakhs	Number of Shares in	Share Capital Rs./lakhs
Balance as at March 31, 2016	37,75,000	377.50	12,25,000	122.50
Movements during the year	-	-	-	-
Balance as at March 31, 2017	37,75,000	377.50	12,25,000	122.50
Movements during the year	-	-	-	-
Balance as at March 31, 2018	**37,75,000**	**377.50**	**12,25,000**	**122.50**

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

i. The company has two class of equity shares having a par value of Rs10 per share. Each class A shareholder is entitled to one vote per share and Class B shareholder is entitled to three vote per share.

10.3- Details of shares held by the holding company, its subsidiaries and associates

	As at 31-March-18 No of shares	As at 31-March-17 No of shares
Parsvnath Developers Limited, the holding company		
Class A Share	37,75,000	37,75,000
Class B shares	12,15,000	12,15,000

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

	As at March 31, 2018		As at March 31, 2017	
	Number of shares held	% holding of equity shares	Number of shares held	% holding of equity shares
i. **Class A**				
Parsvnath Developers Limited	37,75,000	100.00%	37,75,000	100.00%
ii. **Class B**				
Parsvnath Developers Limited	12,15,000	100.00%	12,15,000	100.00%

	As at 31-March-18 Rs in lakhs	As at 31-March-17 Rs in lakhs
11. Other equity		
a. Retained earnings	(20,112.16)	(9,521.49)
b. Share warrants	-	-
	(20,112.16)	**(9,521.49)**
a. Retained Earnings		
Balance at the beginning of the year	(9,521.49)	(5,336.71)
Profit/(loss) for the year	(10,590.67)	(4,184.78)
Balance at the end of the year	(20,112.16)	(9,521.49)
b. Share warrants		
Balance at the beginning of the year	-	460.15
Redeemed during the year	-	(460.15)
Balance at the end of the year	-	-

Nature and purpose of reserves:

a. Retained earnings - Retained earnings are profits of the Company earned till date.

	As at 31-March-18 Rs in lakhs	As at 31-March-17 Rs in lakhs
12. Borrowings		
Non current		
Secured - at amortised cost		
b. Term loan		
-from Others	85,079.90	91,184.00
	85,079.90	**91,184.00**

Term loan from a non banking financial company is secured by

a. Second-ranking hypothecation/charge on and escrow of all Receivables received/to be received by the Company and/or Parsvnath Developers Limited from the project "Parsvnath Capital Tower" at Bhai Veer Singh Marg, near Gole Market, New Delhi subject to first charge of Delhi Metro Rail Corporation (DMRC);

b. First-ranking and exclusive pledge/charge of 49% of all of each class of present and/or future shares/securities and/or the convertible/voting instruments issued/to be issued by the Company.

c. 51% of each class of shares is also under negative lien.

d. Corporate guarantee of Parsvnath Developers Limited and a fellow subsidiary company

e. Cross collateralization of some other assets owned by holding company and its associates

f. Term loan of upto Rs. 32,810 lakhs is repayable in monthly instalments commencing from April, 2017; of upto Rs. 14200 lakhs in monthly instalments commencing from May, 2018 ; Rs. 47,800 lakhs in monthly instalments commencing from June, 2018; and of upto Rs. 12500 lakhs is repayable in monthly instalments commencing from August, 2017

g. Interest is ranging from 13.00% pa. to 15.27% p.a.

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March,2018

	As at 31-March-18 Rs in lakhs	As at 31-March-17 Rs in lakhs
13. Trade Payables		
Current		
a. Trade payables	875.82	93.48
	875.82	**93.48**

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.

	As at 31-March-18 Rs in lakhs	As at 31-March-17 Rs in lakhs
14. Other financial liabilities		
Non current		
a. Security deposits received	2,299.14	889.30
	2,299.14	**889.30**
Current		
a. Current maturities of long term debt	8,689.82	-
b. Interest accrued but not due	-	33.13
c. Security deposit received	52.48	52.42
d. Payables on purchase of fixed assets	341.20	271.68
	9,083.50	**357.23**
15. Other liabilities		
Non current		
a. Rent received in advance	2,537.56	1,046.11
	2,537.56	**1,046.11**
Current		
a. Statutory liabilities	3,644.96	1,599.54
	3,644.96	**1,599.54**
16. Provisions		
Current		
a. Employee benefits	9.29	8.11
	9.29	**8.11**

	As at 31-March-18 Rs in lakhs	As at 31-March-17 Rs in lakhs
17. Deferred tax assets (net)		
Deferred tax assets	3,985.00	4,113.00
Deferred tax liabilities	(2,703.00)	(2,833.00)
Net	**1,282.00**	**1,280.00**

	Opening balance	Recognised in Profit or loss	Closing balance
Year ended 31 March,2018			
Deferred Tax (liabilities)/assets in relation to Property, Plant and Equipment	(2,833.00)	130.00	(2,703.00)
	(2,833.00)	130.00	(2,703.00)
Tax losses	4,113.00	(128.00)	3,985.00
	1,280.00	**2.00**	**1,282.00**
Year ended 31 March,2017			
Deferred Tax (liabilities)/assets in relation to Property, Plant and Equipment	(2,490.00)	(343.00)	(2,833.00)
	(2,490.00)	(343.00)	(2,833.00)
Tax losses	3,280.00	833.00	4,113.00
	790.00	**490.00**	**1,280.00**

Notes:

1. The Company has tax losses of Rs.15,326.22 lakhs (31 March, 2017 - Rs. 13,208.76 lakhs) that are available for offsetting for eight years against future taxable income of the Company. The losses will expire as under:

	Rs. in lakhs
Year ending 31 March, 2019	5.92
Year ending 31 March, 2020	54.97
Year ending 31 March, 2021	65.10
Year ending 31 March, 2022	258.89
Year ending 31 March, 2023	6,132.32
Year ending 31 March, 2024	4,515.33
Year ending 31 March, 2025	2,176.22
Year ending 31 March, 2026	2,117.46

2. The Company has recognised deferred tax assets on its unabsorbed depreciation and business losses carried forward. The Company has executed long term lease agreements with its tenants. Based on these lease agreements, the Company has certainty as on the date of the balance sheet, that there will be sufficient taxable income available to realise such assets in the near future. Accordingly, the Company has created deferred tax assets on its carried forward unabsorbed depreciation and business losses.

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

Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March,2018

	Year ended 31 March, 2018 Rs in lakhs	Year ended 31 March, 2017 Rs in lakhs
18. Revenue from Operations		
a. Lease income received	6,577.44	5,729.25
b. Maintenance charges income	662.14	516.03
	-	-
	7,239.58	6,245.28
19. Other income		
a. Interest income:		
i. on deposits with bank	1.71	-
ii. on deposits with others	13.93	25.98
iii. on income tax refund	10.63	-
b. Sale of scrap	1.00	-
	27.27	25.98
20. Changes in inventories of finished goods and work-in-progress		
a. Inventories at the beginning of the year		
i. Work-in-progress	6,580.32	-
b. Add : Finance costs allocated to inventory of work-in-progress	720.51	2,203.96
c. Inventories at the end of the year		
i. Work-in-progress	7,300.83	6,580.32
d. Net (increase) /decrease (a+b-c)	-	(4,376.36)
21. Employee Benefit expense		
a. Salaries and Wages	56.14	48.61
	56.14	48.61
22. Finance Costs		
a. **Interest expenses:**		
i. on borrowings	14,239.86	8,805.87
ii. on loans from related parties	-	104.61
iii. on debentures from related parties	-	59.19
iv. debentures	-	800.99
v. others	254.86	94.82
vi. on delayed payment of statutory liabilities	405.84	137.62
Total interest expenses	14,900.56	10,003.10
Less: Finance cost allocated to inventory	720.51	2,203.96
	14,180.05	7,799.14
vii. Other Borrowing Cost	15.71	19.91
Total	14,195.76	7,819.05
23. Depreciation and amortisation expense		
a. Amortisation of intangible assets	1,937.15	1,934.84
	1,937.15	1,934.84
24. Other expenses		
a. Power and fuel	220.91	190.86
b. Lease rentals	595.15	591.78
c. Repair and maintenance - Building	37.63	32.74
d. Repair and maintenance - Others	29.48	28.02
e. Insurance	6.06	6.69
f. Rates and Taxes	0.06	1.40
g. Printing and stationery	0.14	0.38
h. Brokerage	497.03	-
i. Security and housekeeping expenses	250.64	207.48
j. Legal and professional charges	17.49	61.40
k. Payment to auditors - statutory audit fee	4.00	4.40
l. Miscellaneous expenses	11.89	18.39
	1,670.47	1,143.54

	Year ended 31 March, 2018 Rs. in lakhs	Year ended 31 March, 2017 Rs. in lakhs
25 Income tax		
i. Income tax expense/(benefit) recognised in Statement of Profit and Loss		
Current tax		
In respect of the current year	-	-
Tax adjustment for earlier years	-	-
	-	-
Deferred tax		
In respect of the current year	(2.00)	(490.00)
	(2.00)	(490.00)
Total income tax expense recognised	**(2.00)**	**(490.00)**
ii. Income tax expense/(benefit) reconciliation with effective tax rate on accounting profit:		
Profit/(loss) before tax	(10,592.67)	(4,674.78)
Income tax expense calculated at 26.0% (2016-17: 30.9%)	(3,273.13)	(1,444.51)
Effect of expenses that are not deductible in determining taxable profit	3,064.13	954.51
Effect of change in tax rate	207.00	-
Income tax expense/(benefit) recognised in statement of profit and loss	**(2.00)**	**(490.00)**

The tax rate used for the year 2017-18 is the corporate tax rate of 25% plus cess of 4% on corporate tax rate and for the year 2016-2017 corporate tax rate of 30% plus education cess of 3% on corporate tax, payable by corporate entities in India on taxable profits under the Indian tax law

iii. Income tax recognised in other comprehensive income		
Remeasurements of defined benefit obligation	-	-
Total income tax recognised in other comprehensive income	-	-

26. The Company does not have any pending litigations which would impact its financial position.

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

28. The Company entered into 'Amended and Restated Investment and Security Holder's Agreement' (in supersession of the Investment and Security Holder's Agreement dated March 25, 2010) dated September 14, 2010 with its Holding Company - Parsvnath Developers Limited (PDL) and two Overseas Investment Entities viz., City Centre Monuments and Emtons Holdings Limited (collectively referred to as 'Investors') for the development of office complex on the plot of land measuring 15,583.83 square metres situated at Bhai Veer Singh Marg, New Delhi on the terms and conditions contained in the aforesaid agreement. The rights in the said plot have been assigned on 'Build Operate Transfer' (BOT) basis to the Company by PDL with the approval of Delhi Metro Rail Corporation Limited (DMRC).

Pursuant to the aforesaid agreement, the Company had allotted 1,225,000 Class B Equity Shares of ₹ 10 each and 11,177,500 Fully Convertible Debentures (carrying interest @15.50% per annum) of ₹ 100 each to the Investors during the Financial Year 2010-11. The Company had also allotted 3,765,000 Class A Equity Shares of ₹ 10 each and 1,74,75,000 Optionally Convertible Debentures (carrying interest @15.50% per annum) of ₹ 10 each to PDL.

Pursuant to the Fourth and the Fifth Supplementary Agreement (in relation to and with reference to the 'Amended and Restated Investment and Security Holder's Agreement' dated September 14, 2010) entered on 10 October, 2011 and 14 December, 2011 respectively, by the Company with PDL and Investors, the Company had allotted 25,00,000 Fully Convertible Debentures - Series B (carrying interest @17.25% per annum) of ₹ 100 each and 17,40,000 Fully Convertible Debentures - Series C (carrying interest @17.75% per annum) of ₹ 100 each to the investors namely Emtons Holdings Limited. The Company also allotted 34,88,000 Optionally Convertible Debentures of ₹ 10 each to PDL. Further, pursuant to the Fourth Supplementary Agreement, 46,09,500 Optionally Convertible Debentures of ₹ 10 each, held by PDL, were redeemed in financial year 2011-12.

During the previous year, PDL acquired all the securities of the Company held by the two Investors and the Company became a wholly owned subsidiary of PDL with effect from 25th May 2016.

29. Commitments

i. Capital Commitments	**As at 31 March, 2018** Rs in lakhs	**As at 31 March, 2017** Rs in lakhs
Estimated amount of contracts remaining to be capital account (net of advances and not provided for)	1,004.35	401.40

30. Employee benefit plan

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

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

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

	As at 31 March, 2018 Rs. in lakhs	**As at 31 March, 2017** Rs. in lakhs
Liability at the beginning of the year	3.21	1.77
Current service cost	0.45	1.45
Paid during the year	-	-
Liability at the end of the year	3.66	3.21
Expensed recognised in the Statement of Profit and Loss	0.45	1.45

31. Segment reporting

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

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

There is no single customer contributed 10% or more to the Company's revenue during the year 2017-18.

32. Earnings per share

			As at 31 March, 2018	As at 31 March, 2017
i.	Net loss for calculation of basic and diluted earnings per share	Rs. In lakhs	(10,590.67)	(4,184.78)
ii.	Weighted average number of equity shares outstanding during the year	Numbers	50,00,000	50,00,000
iii.	Basic and diluted earnings per share	Rs.	(211.81)	(83.70)
iv.	Nominal value of equity shares	Rs.	10	10.00

33. The Company is setting up various projects on Build Operate Transfer (BOT) basis. Costs incurred on these Projects till completion of the project are reflected as 'Intangible assets under development'. Details of incidental expenditure incurred during construction in respect of these projects debited to 'Intangible assets under development' are as under:

		Year ended 31 March, 2018 Rs. in lakhs	Year ended 31 March, 2017 Rs. in lakhs
a.	Legal and professional charges	13.91	63.19
b.	Licence fee	321.70	322.59
		335.61	385.78

34. Details of borrowing costs capitalised/inventorised during the year:

		Year ended 31 March, 2018 Rs. in lakhs	Year ended 31 March, 2017 Rs. in lakhs
a.	Intangible assets under development	1,165.34	660.52
b.	Inventory of work-in-progress	720.51	2,203.96
		1,885.85	2,864.48

35. Corporate social responsibility

In terms of provisions of section 135 of the Companies Act, 2013, the Company was not required to spend any amount on activities relating to Corporate Social Responsibilities (CSR).

36. Related party disclosures

i. List of related parties

(a) Holding Company
- Parsvnath Developers Limited

(b) Fellow subsidiary company (with whom the company has transactions)
- Primetime Realtors Private Limited

ii. Balances outstanding/transactions with related parties

	Holding Company Rs. in lakhs	Fellow subsidiary company Rs. in lakhs
(a) Transactions during the year		
Redemption of fully convertible debentures	- (17,052.85)	- (-)
Interest on debentures (capitalised)	- (4.00)	- (-)
Interest on debentures (expensed)	- (59.20)	- (-)
Interest income on deposits	13.93 (25.98)	- (-)

	Holding Company	Fellow subsidiary company
	Rs. In lakhs	Rs. In lakhs
Short-term borrowings received	-	-
	(822.66)	(-)
Short-term borrowings repaid	-	-
	(1,739.44)	(-)
Interest on borrowings (capitalised)	-	-
	(7.07)	(-)
Interest on borrowings (expensed)	-	-
	(104.61)	(-)
Margin money paid	-	-
	(201.60)	(-)
Margin money repaid	-	-
	(560.00)	(-)
Security deposit paid	-	-
	(17,850.00)	(-)
Security deposit received back	3,998.66	-
	(17,944.10)	(-)
Security deposit paid	2,097.75	-
	(23,883.81)	(-)
Receipt of unamortised upfront interest	-	-
	(5,303.36)	(-)
Financial guarantees issued by	12,500.00	12,500.00
	(74,872.00)	(78,800.00)
(b) Balances at year-end		
Security deposits (asset)	20,185.44	-
	(22,086.35)	(-)
Margin money (asset)	201.60	-
	(201.60)	(-)
Interest accrued on deposits	19.79	-
	(7.25)	(-)
Financial guarantees issued by	1,07,700.00	1,07,700.00
	(95,200.00)	(95,200.00)

Notes:

1 All related party transactions entered during the year were in ordinary course of business and are on arm's length basis. For the year ended 31 March, 2018, the Company has not recorded any impairment of receivables from related parties (31 March, 2017 - 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.

2 Figures in brackets represent figures as at and for the year ended 31 March, 2017.

37 Financial Instruments

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

Rs. in lakhs

	As at 31-March-18				As at 31-March-17			
	Total	**Amortised Cost**	**At cost**	**FVTPL**	**Total**	**Amortised Cost**	**At cost**	**FVTPL**
Financial assets								
i. Trade receivables	107.42	107.42	-	-	52.97	52.97	-	
ii. Cash and cash equivalents	149.28	149.28	-	-	85.55	85.55	-	-
iii. Other financial assets	20,440.24	20,440.24	-	-	22,326.61	22,326.61	-	-
Total financial assets	**20,696.95**	**20,696.95**	-	-	**22,465.13**	**22,465.13**	-	-
Financial liabilities								
i. Borrowings	85,079.90	85,079.90	-	-	91,184.00	91,184.00	-	-
ii. Trade Payables	875.82	875.82	-		93.48	93.48	-	
iii. Other financial liabilities	11,382.63	11,382.63	-		1,246.52	1,246.52	-	
Total financial liabilities	**97,338.35**	**97,338.35**	-	-	**92,524.00**	**92,524.00**	-	-

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.

38. Operating lease arrangements - As lessee

The Company has entered into Concession Agreements with Delhi Metro Rail Corporation (DMRC) and has acquired the License Rights to develop properties and sub license it to the customers for a defined period of time. License fees recognised during the year are as follows:

	Year ended 31 March, 2018 Rs. in lakhs	Year ended 31 March, 2017 Rs. in lakhs
Licence fee		
a. Charged to statement of profit and loss	590.15	591.78
b. Capitalised in Intangible assets	321.69	322.58
	911.84	**914.36**
Other lease charges		
a. Charged to statement of profit and loss	-	-

Note: Upfront fee paid by the Company has amortised over licence period and included in licence fee

The total of future minimum lease payments are as follows:

	As at 31 March, 2018 Rs. in lakhs	As at 31 March, 2017 Rs. in lakhs
a. Not later than one year	739.20	672.00
b. Later than one year but not later than five years	3,467.52	3,239.04
c. Later than five years	30,264.91	31,232.59
	34,471.63	**35,143.63**

39. Operating lease arrangements - As lessor

The Company has given certain building and facilities under non-cancellable operating leases.

Lease income (licence fee) recognised in the Statement of Profit and Loss is as under:

	Year ended 31 March, 2018 Rs. in lakhs	Year ended 31 March, 2017 Rs. in lakhs
Licence fee income		
a. Recognised in statement of profit and loss	6,577.44	5,729.25
	6,577.44	**5,729.25**

The total of future minimum lease receivables are as follows:

	As at 31 March, 2018 Rs. in lakhs	As at 31 March, 2017 Rs. in lakhs
a. Not later than one year	6,285.81	4,579.31
b. Later than one year but not later than five years	6,625.08	5,987.73
c. Later than five years	930.14	1,193.88
	13,841.03	**11,760.92**

40. Financial Risk Management

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

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, 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:

Rs. in lakhs

	Carrying amount	Payable within 1 year	Payable in 1-3 years	Payable more than 3 years
As at 31 March, 2018				
Borrowings	85,079.90	-	26,029.43	59,050.47
Trade payables	875.82	875.82	-	-
Other financial liabilities	11,382.63	9,083.49	2,299.14	-
	97,338.35	**9,959.31**	**28,328.57**	**59,050.47**
As at 31 March, 2017				
Borrowings	91,184.00	-	25,397.07	65,786.93
Trade payables	93.48	93.48	-	-
Other financial liabilities	1,246.52	357.21	889.30	-
	92,524.00	**450.69**	**26,286.37**	**65,786.93**

Market risk

Market risk is the risk that future cash flows will fluctuate due to changes in market prices i.e. interest rate risk and price risk.

A. Interest rate risk

Interest rate risk is the risk that the future cash flows will fluctuate due to changes in market interest rates. The Company is mainly exposed to the interest rate risk due to its borrowings. The Company manages its interest rate risk by having fixed rate borrowings. The Company does not enter into any interest rate swaps.

Interest rate sensitivity analysis

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

	As at 31 March, 2018 Rs. in lacs	As at 31 March, 2017 Rs. in lacs
Variable rate borrowings		
Long Term	-	-
Short Term	-	-
Total Variable rate Borrowing	-	-
Fixed Rate Borrowings		
Long Term	85,079.90	91,184.00
Short Term	-	-
Total Fixed rate Borrowing	85,079.90	91,184.00
Total Borrowing	85,079.90	91,184.00

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

B. Price risk

The Company has very limited exposure to price sensitive securities, hence price risk is not material.

Credit Risk

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

Customers credit risk is managed, generally by receipt of security deposit / advance rent from the lessee. The Company credit risk with respect to customers is diversified due to different customers.

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

	As at 31 March, 2018 Rs. in lakhs	As at 31 March, 2017 Rs. in lakhs
Outstanding for more than 6 months	46.48	52.03
Outstanding for 6 months or less	60.94	0.94
	107.42	**52.97**

41. Capital Management

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

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

	As at 31 March, 2018 Rs. in lacs	As at 31 March, 2017 Rs. in lacs
Borrowings:		
- Long term	85,079.90	91,184.00
- Short term	-	-
- Current maturities of long term borrowings	8,689.82	-
Total borrowings - A	**93,769.72**	**91,184.00**
Equity		
- Share capital	500.00	500.00
- Other equity	(20,112.16)	(9,521.49)
Total Equity - B	**(19,612.16)**	**(9,021.49)**
Debt to equity ratio (A/B)	(4.78)	(10.11)

42. Events after the reporting period

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

43. Approval of the financial statements

The financial statements were approved for issue by Board of Directors on

For and on behalf of the Board of Directors

Vivek Garg
Director
DIN:01832495

Praveen Jain
Director
DIN:00855104

Ankit Kumar Katta
Company Secretary

Place: Delhi
Date: 22 May,2018

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED

Report on the Ind AS Financial Statements

Opinion

We have audited the Ind AS financial statements of **Parsvnath Estate Developers Private Limited** ("the Company"), which comprise the balance sheet as at 31 March 2019, and the statement of Profit and Loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year then ended, and notes to the Ind AS financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2019, and its loss, total comprehensive loss, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Ind AS financial statements' section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

- The Company's Board of Directors is responsible for the other information. The other information comprises of the Director's Report. This report is expected to be made available to us after the date of this auditor's report.

- Our opinion on the Ind AS 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 Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Ind AS financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

- This report have not been made available to us till date of this audit report, we are unable to comment, whether any information in this report is materially inconsistent with the Ind AS financial statements of the Company.

Management's Responsibility for the Ind AS Financial Statements

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

In preparing the Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Ind AS financial statements.

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

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system with reference to financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Ind AS financial statements or, if such

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disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order/CARO 2016"), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in the **Annexure A,** a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. As required by Section 143(3) of the Act, we report that:

   (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

   (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

   (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the books of account.

   (d) In our opinion, the aforesaid Ind AS financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

   (e) On the basis of the written representations received from the directors as on 31 March, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2019 from being appointed as a director in terms of Section 164 (2) of the Act.

   (f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "**Annexure B.**

   (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of Section 197(16) of the Act, as amended:

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

(h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

i. The Company does not have any pending litigation which would impact its financial position - Refer Note 26 to the Ind AS financial statements;

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses - Refer Note 27 to the Ind AS financial statements;

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

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

Vinesh Jain
Partner
Membership No.: 087701

Place: Delhi
Date: 28 May, 2019

"ANNEXURE A" TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date to the members of **Parsvnath Estate Developers Private Limited** on the Ind AS financial statements as at and for the year ended 31 March, 2019)

i. a. The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets comprising of Property, Plant and Equipment and Other Intangible Assets.

b. The fixed assets were physically verified during the year by the Management in accordance with a regular programme of verification which, in our opinion, provides for physical verification of all the fixed assets at reasonable intervals. According to information and explanations given to us, no material discrepancies were noticed on such verification.

c. According to the information and explanations given to us and the records examined by us, the Company has constructed building on land taken on licence basis and disclosed as intangible assets in the financial statements. This licence agreement is in the name of the Company, where the Company is the licensee in the agreement.

ii. In our opinion and according to the information and explanations given to us, having regard to the nature of inventory, the physical verification by way of verification of title deeds, site visits by the Management, are at reasonable intervals and no material discrepancies were noticed on physical verification

iii. The Company has not granted any loans, secured or unsecured to Companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013.

iv. The Company has not granted any loans, made investments or provided guarantees and hence reporting under clause (iv) of CARO 2016 is not applicable.

v. According to the information and explanations given to us, the Company has not accepted any deposits from the public.

vi. The maintenance of cost records has not been specified by the Central Government under section 148(1) of the Companies Act, 2013.

vii. According to the information and explanations given to us in respect of statutory dues:

a. There have been significant delays in deposit of Income Tax and Goods and Service Tax by the Company with the appropriate authorities during the year. We are informed that the provisions of the Employees Provident Funds and Miscellaneous Act, 1952 and Employees State Insurance Act, 1948 are not applicable to the Company and that the operations of the Company during the year, did not give rise to any liability for Sales Tax, Value Added Tax, Service Tax, Excise Duty and Customs Duty.

b. Tax deducted at source (TDS) and interest thereon amounting to Rs. 3545.13 lakhs has remained outstanding for more than six months as at 31 March, 2019. There were no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Sales Tax, Service Tax, Value Added Tax, Goods and Service Tax, Customs Duty, Excise Duty, Cess and other material statutory dues in arrears as at 31 March, 2019 for a period of more than six months from the date they became payable.

c. There are no dues in respect of Income Tax, Value Added Tax, Sales Tax, Goods and Service Tax, Service Tax, Customs Duty and Excise Duty which have not been deposited as on 31 March, 2019 on account of any dispute.

viii. The Company has not taken any loans or borrowings from banks, financial institutions and the government and has not issued any debentures.

ix. The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) or term loans and hence reporting under clause (ix) of the CARO 2016 Order is not applicable.

x. To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no material fraud on the Company by its officers or employees has been noticed or reported during the year.

xi. The Company has not paid / provided any managerial remuneration and hence reporting under clause (xi) of the CARO 2016 is not applicable.

xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of the CARO 2016 is not applicable.

xiii. In our opinion and according to the information and explanations given to us the Company is in compliance with Section 188 and 177 of the Companies Act, 2013, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements etc. as required by the applicable accounting standards.

xiv. During the year the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures and hence reporting under clause (xiv) of CARO 2016 is not applicable to the Company.

xv. In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its directors or directors of its subsidiary or associate company or persons connected with them and hence provisions of section 192 of the Companies Act, 2013 are not applicable.

xvi. The Company is not required to be registered under section 45-I of the Reserve Bank of India Act, 1934.

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

Vinesh Jain
Partner
Membership No.: 087701

Place: Delhi
Date: 28 May, 2019

'Annexure B' to the Independent Auditor's Report
(Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' section of the Independent Auditor's Report of even date to the members of **Parsvnath Estate Developers Private Limited** on the Ind AS financial statements as at and for the year ended 31 March 2019)

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

We have audited the internal financial controls with reference to financial statements of **Parsvnath Estate Developers Private Limited** ("the Company") as of 31 March 2019 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

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

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

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

Meaning of Internal Financial Controls with reference to Financial Statements

A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

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

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls system with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at 31 March 2019, based on based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.

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

Vinesh Jain
Partner
Membership No.: 087701

Place: Delhi
Date: 28 May, 2019

Parsvnath Estate Developers Private Limited
Balance Sheet as at 31 March, 2019

	Notes	As at 31-March-19 Rs in lakhs	As at 31-March-18 Rs in lakhs
Assets			
1. Non-current assets			
a. Other intangible assets	3	27,969.46	29,897.53
b. Intangible assets under development	3	10,962.51	8,512.20
c. Financial assets			
i. Other financial assets	4	2,383.33	3,835.01
d. Current Tax assets (Net)	8	2,223.76	1,555.86
e. Deferred tax assets (net)	17	1,248.00	1,282.00
f. Other non-current assets	9	9,489.60	11,360.89
Total non-current assets		54,276.66	56,443.49
2. Current assets			
a. Inventories	5	7,300.83	7,300.83
b. Financial assets			
i. Trade receivables	6	894.19	107.42
ii. Cash and cash equivalents	7	171.26	149.28
iii. Other financial assets	4	-	16,605.23
c. Other current assets	9	4,735.86	3,311.76
Total current assets		13,102.14	27,474.52
Total assets		67,378.80	83,918.01
Equity and Liabilities			
1. Equity			
a. Equity share capital	10	500.00	500.00
b. Other equity	11	(27,854.41)	(20,112.16)
Total Equity		(27,354.41)	(19,612.16)
2. Liabilities			
Non-current liabilities			
a. Financial liabilities			
i. Borrowings	12	85,165.77	85,079.90
ii. Other financial liabilities	14	2,491.37	2,299.14
b. Other non-current liabilities	15	1,221.18	2,537.56
Total non-current liabilities		88,878.32	89,916.60
Current liabilities			
a. Financial liabilities			
i. Trade Payables	13		
a. Total outstanding dues of micro enterprises and small enterprises		-	-
b. Total outstanding dues of creditors other than micro enterprises and small enterprises		1,081.86	875.82
ii. Other financial liabilities	14	303.16	9,083.50
b. Other current liabilities	15	4,457.92	3,644.96
c. Provisions	16	11.95	9.29
Total current liabilities		5,854.89	13,613.57
Total liabilities		94,733.21	1,03,530.17
Total equity and liabilities		67,378.80	83,918.01
See accompanying notes forming part of the financial statements	1-45		

In terms of our report attached
For S. N. Dhawan & Co. LLP
Chartered Accountants
Firm's Registration No. 000050N/N500045

Vinesh Jain
Partner
Membership No. 087701

Place: Delhi
Date: 28.05.2019

For and on behalf of the Board of Directors

Arvind Kumar Mishra
Director
DIN:08250280

Praveen Jain
Director
DIN:00855104

Parsvnath Estate Developers Private Limited
Statement of Profit and Loss for the year ended 31 March, 2019

		Notes	Year ended 31 March, 2019 Rs in lakhs	Year ended 31 March, 2018 Rs in lakhs
I	Revenue from operations	18	8,909.11	7,239.58
II	Other income	19	13.93	27.27
III	**Total income (I + II)**		**8,923.04**	**7,266.85**
IV	**Expenses**			
	(a) Employee benefits expense	21	59.36	56.14
	(b) Finance costs	22	11,856.78	14,195.76
	(c) Depreciation and amortisation expense	23	1,938.57	1,937.15
	(d) Other expenses	24	2,765.51	1,670.47
	Total expenses (IV)		**16,620.32**	**17,859.52**
V	**Profit/(loss) before tax (III-IV)**		**(7,697.28)**	**(10,592.67)**
VI	Tax expense/(benefit):			
	(i) Current tax		3.95	-
	(ii) Tax adjustment for earlier years		7.02	-
	(iii) Deferred tax		34.00	(2.00)
			44.97	(2.00)
VII	**Profit/(loss) for the year (V - VI)**		**(7,742.25)**	**(10,590.67)**
VIII	**Other comprehensive income**		-	-
IX	**Total comprehensive income for the year (VII + VIII)**		**(7,742.25)**	**(10,590.67)**
X	Earnings per equity share (face value Rs. 10 per sh	32		
	(1) Basic (in Rs)		(154.84)	(211.81)
	(2) Diluted (in Rs)		(154.84)	(211.81)
	See accompanying notes forming part of the financial statements	**1-45**		

In terms of our report attached
For S. N. Dhawan & Co. LLP
Chartered Accountants
Firm's Registration No. 000050N/N500045

For and on behalf of the Board of Directors

Vinesh Jain
Partner
Membership No. 087701

Arvind Kumar Mishra
Director
DIN:08250280

P. Jain
Praveen Jain
Director
DIN:00855104

Place: Delhi
Date: 28.05.2019

Parsvnath Estate Developers Private Limited
Statement of changes in equity for the year ended 31 March, 2019

A. Equity Share Capital

	Rs in lakhs
Balance as at 1 April, 2017	500.00
Changes in equity share capital during the year	-
Balance as at 31 March, 2018	**500.00**
Changes in equity share capital during the year	-
Balance as at 31 March, 2019	**500.00**

B. Other Equity

	Reserves and Surplus	
Particulars	**Retained earnings**	**Total**
Balance as at 1 April, 2017	**(9,521.49)**	**(9,521.49)**
Profit/(loss) for the year	(10,590.67)	(10,590.67)
Other comprehensive income for the year	-	-
Balance as at 31 March, 2018	**(20,112.16)**	**(20,112.16)**
Profit/(loss) for the year	(7,742.25)	(7,742.25)
Other comprehensive income for the year	-	-
Balance as at 31 March, 2019	**(27,854.41)**	**(27,854.41)**

See accompanying notes forming part of the financial statements 1-45

In terms of our report attached
For S. N. Dhawan & Co. LLP
Chartered Accountants
Firm's Registration No. 000050N/N500045

For and on behalf of the Board of Directors

Vinesh Jain
Partner
Membership No. 087701

Arvind Kumar Mishra
Director
DIN:08250280

Praveen Jain
Director
DIN:00855104

Place: Delhi
Date: 28.05.2019

Parsvnath Estate Developers Private Limited
Statement of Cash Flows for the year ended 31 March, 2019

	Notes	Year ended 31 March, 2019 Rs in lakhs	Year ended 31 March, 2018 Rs in lakhs
Cash flows from operating activities			
Profit/(loss) for the year		(7,697.28)	(10,592.67)
Adjustments for :			
Finance costs recognised in profit or loss		11,856.78	14,195.76
Interest income recognised in profit or loss		(13.93)	(26.27)
Provision for employee benefit		2.66	1.18
Depreciation and amortisation expense		1,938.57	1,937.15
		6,086.81	5,515.16
Movements in working capital:			
(Increase)/decrease in trade and other receivables		(786.78)	(54.45)
(Increase)/decrease in inventories		0.00	(720.51)
(Increase)/decrease in other non current financial assets		1,451.68	(2.00)
(Increase)/decrease in other non current assets		1,911.30	1,914.26
(Increase)/decrease in other current financial assets		16,585.44	1,900.91
(Increase)/decrease in other current assets		260.23	496.53
Increase/(decrease) in trade payables		206.03	782.34
Increase/(decrease) in other non current financial liabilities		192.23	1,409.84
Increase/(decrease) in other non current liabilities		(1,316.38)	1,491.45
Increase/(decrease) in other current financial liabilities		16.16	0.06
Increase/(decrease) in other current liabilities		812.96	2,045.38
Cash generated from operations		25,419.68	14,778.97
Income Taxes paid		(678.87)	(508.30)
Net cash (used in)/generated by operating activities		**24,740.81**	**14,270.66**
Cash flows from investing activities			
Interest received		33.72	13.75
Capital expenditure on property, plant and equipment		(2,607.50)	(1,640.39)
Net Cash (used in) /generated by investing activities		**(2,573.78)**	**(1,626.65)**
Cash flows from financing activities			
Proceeds from /(Repayment of) current borrowings		(8,689.82)	8,689.82
Proceeds from non current borrowings		85.87	(6,104.10)
Finance costs paid		(13,541.12)	(15,166.01)
Net Cash (used in)/generated by financing activities		**(22,145.07)**	**(12,580.29)**
Net increase in Cash and cash equivalents		21.98	63.73
Cash and cash equivalents at the beginning of the year		149.28	85.55
Cash and cash equivalents at the end of the year	7	**171.26**	**149.28**

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

See accompanying notes forming part of the financial statements 1-45

In terms of our report attached
For S. N. Dhawan & Co. LLP
Chartered Accountants
Firm's Registration No. 000050N/N500045

For and on behalf of the Board of Directors

Vinesh Jain
Partner
Membership No. 087701

Arvind Kumar Mishra
Director
DIN:08250280

Praveen Jain
Director
DIN:00855104

Place: Delhi
Date: 28.05.2019

3.Other intangibles and intangible assets under development

	As at 31-March-19	As at 31-March-18
	Rs in lakhs	Rs in lakhs
Net Carrying amounts of :		
Assets on build-operate-transfer (BOT) basis		
Building on leasehold land		
Given under operating lease	21,774.21	22,815.07
Plant and equipment	2,215.93	2,588.62
Plant and equipment	2,988.36	3,253.94
Furniture and fixture	749.33	873.79
Office Equipment	8.43	16.53
Computers	233.19	349.58
Sub-total	**27,969.46**	**29,897.53**
Intangible assets under development	10,962.51	8,512.20
Total	**38,931.96**	**38,409.72**

	Building given under operating lease	Plant and equipment	Plant and equipment	Furniture and fixture	Office Equipment	Computers	Total other intangibles	Intangible assets under development
	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs
Cost or deemed cost								
Balance as at 31 March ,2017	25,935.67	3,701.29	4,065.05	1,244.57	39.86	697.90	**35,684.34**	6,812.56
Additions	-	-	5.78	-	-	5.81	**11.59**	1,699.63
Balance as at 31 March, 2018	25,935.67	3,701.29	4,070.82	1,244.57	39.86	703.71	35,695.93	8,512.20
Additions	-	-	7.61	-	-	2.89	**10.50**	2,450.31
Balance as at 31 March, 2019	25,935.67	3,701.29	4,078.43	1,244.57	39.86	706.60	35,706.43	10,962.51
Accumulated amortisation								
Balance as at 31 March ,2017	**2,079.76**	**739.98**	**544.09**	**246.33**	**15.24**	**235.85**	**3,861.25**	-
Amortisation expense	1,040.85	372.69	272.79	124.46	8.09	118.27	**1,937.15**	-
Balance as at 31 March, 2018	**3,120.61**	**1,112.67**	**816.88**	**370.79**	**23.33**	**354.12**	**5,798.40**	-
Amortisation expense	1,040.85	372.69	273.20	124.46	8.09	119.28	**1,938.57**	-
Balance as at 31 March, 2019	**4,161.46**	**1,485.36**	**1,090.07**	**495.26**	**31.41**	**473.41**	**7,736.97**	-
Net Carrying amount								
Balance as at 31 March ,2017	**23,855.92**	**2,961.31**	**3,520.95**	**998.24**	**24.62**	**462.05**	**31,823.09**	**6,812.56**
Balance as at 31 March, 2018	**22,815.07**	**2,588.62**	**3,253.94**	**873.79**	**16.53**	**349.58**	**29,897.53**	**8,512.20**
Balance as at 31 March, 2019	**21,774.21**	**2,215.93**	**2,988.36**	**749.33**	**8.43**	**233.19**	**27,969.46**	**10,962.51**

Notes:

Intangible assets

a. Assets on Build-operate-transfer (BOT) basis

Intangible assets comprises buildings constructed on 'Build-operate-Transfer' (BOT) basis. The company has unconditional right to use/lease such assets during the specified period. After expiry of specified period, these assets will get transferred to licensor without any consideration. Since, the Company has no ownership rights over these assets and has limited right of use during the specified period, these assets are classified as intangible assets.

BOT assets have been further bifurcated in:

Building on leasehold land
Plant and equipment
Furniture and fixture
Office equioment
Computers

b. Intangible assets under development

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

		As at 31-March-19 Rs in lakhs	As at 31-March-18 Rs in lakhs
4.	**Other financial assets**		
	Non-Current		
	a. Security deposit to holding company	2,148.32	3,600.00
	b. Security deposits to others	33.41	33.41
	c. Margin money to holding company	201.60	201.60
		2,383.33	**3,835.01**
	Current		
	a. Security deposit to holding company	-	16,585.44
	b. Interest accrued on deposits	-	19.79
		-	**16,605.23**
5.	**Inventories** (lower of cost and net realisable value)		
	a. Work-in-progress	7,300.83	7,300.83
		7,300.83	**7,300.83**

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	-	-
More than 12 months	7,300.83	7,300.83
	7,300.83	**7,300.83**

6.	**Trade Receivable** **Current**		
	a. Unsecured, considered good	894.19	107.42
		894.19	**107.42**

Notes:
1. The average credit period is 10 days. For payments, beyond credit period, interest is charged at 18% per annum on outstanding balances.

7.	**Cash and cash equivalents**		
	a. Balances with banks		
	i. in current accounts	170.35	145.76
	b. Cash on hand	0.91	3.52
		171.26	**149.28**
8.	**Current tax assets (net)**		
	a. Tax refund receivable	2,223.76	1,555.86
		2,223.76	**1,555.86**
9.	**Other assets**		
	Non-Current		
	a. Capital Advances	143.70	103.70
	b. Advances to vendors	5.58	2.13
	c. Upfront fees (unamortised)	9,340.32	11,255.06
		9,489.60	**11,360.89**
	Current		
	a. Prepaid expenses	2,894.93	1,174.97
	b. Upfront fees (unamortised)	1,830.43	2,126.79
	c. Others	10.50	10.00
		4,735.86	**3,311.76**

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10 .Equity Share Capital

	As at 31-March-19 Rs in lakhs	As at 31-March-18 Rs in lakhs
Equity share capital	500.00	500.00
	500.00	**500.00**
Authorised Share Capital		
Class A		
37,75,000 (as at 31 March,2018: 37,75,000) fully paid Class A equity shares of Rs. 10 each	377.50	377.50
Class B		
12,25,000 (as at 31 March,2018: 12,25,000) fully paid Class B equity shares of Rs. 10 each	122.50	122.50
	500.00	**500.00**
Issued, subscribed and fully paid up capital		
Class A		
37,75,000 (as at 31 March,2018: 37,75,000) fully paid Class A equity shares of Rs. 10 each	377.50	377.50
Class B		
12,25,000 (as at 31 March,2018: 12,25,000) fully paid Class B equity shares of Rs. 10 each	122.50	122.50
	500.00	**500.00**

10.1- Reconciliation of share capital

	Class A		Class B	
	Number of Shares in	Share Capital Rs./lacs	Number of Shares in	Share Capital Rs./lacs
Balance as at April 1, 2017	37,75,000	377.50	12,25,000	122.50
Movements during the year	-	-	-	-
Balance as at March 31, 2018	37,75,000	377.50	12,25,000	122.50
Movements during the year	-	-	-	-
Balance as at March 31, 2019	**37,75,000**	**377.50**	**12,25,000**	**122.50**

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

The company has two class of equity shares having a par value of Rs10 per share. Each class A shareholder is entitled to one vote per share and Class B shareholder is entitled to three vote per share.

10.3- Details of shares held by the holding company, its subsidiaries and associates

	As at 31-March-19 No of shares	As at 31-March-18 No of shares
Parsvnath Developers Limited, the holding company		
Class A Share	37,75,000	37,75,000
Class B shares	12,25,000	12,25,000

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

	As at March 31, 2019		As at March 31, 2018	
	Number of shares held	% holding of equity shares	Number of shares held	% holding of equity shares
i. **Class A**				
Parsvnath Developers Ltd.	37,75,000	100.00%	37,75,000	100.00%
ii. **Class B**				
Parsvnath Developers Ltd.	12,25,000	100.00%	12,25,000	100.00%

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	As at 31-March-19 Rs in lakhs	As at 31-March-18 Rs in lakhs
11. Other equity		
a. Retained earnings	(27,854.41)	(20,112.16)
	(27,854.41)	**(20,112.16)**

a. Retained earnings

Balance at the beginning of the year	(20,112.16)	(9,521.49)
Profit/(loss) for the year	(7,742.25)	(10,590.67)
Balance at the end of the year	(27,854.41)	(20,112.16)

Nature and purpose of reserves:

a. Retained earnings - Retained earnings are profits/losses of the Company earned till date.

	As at 31-March-19 Rs in lakhs	As at 31-March-18 Rs in lakhs
12. Borrowings		
Non current		
Secured - at amortised cost		
b. Term loan from Others	85,165.77	85,079.90
	85,165.77	**85,079.90**

Term loan from a non banking financial company is secured by a. Second-ranking hypothecation/charge on and escrow of all Receivables received/to be received by the Company and/or Parsvnath Developers Limited from the project "Parsvnath Capital Tower" at Bhai Veer Singh Marg, near Gole Market, New Delhi subject to first charge of Delhi Metro Rail Corporation (DMRC);

b. First-ranking and exclusive pledge/charge of 49% of all of each class of present and/or future shares/securities and/or the convertible/voting instruments issued/to be issued by the Company.

c. 51% of each class of shares is also under negative lien.

d. Corporate guarantee of Parsvnath Developers Limited and a fellow subsidiary company

e. Cross collateralization of some other assets owned by holding company and its associates

Term loan of upto Rs. 32,810 lakhs is repayable in monthly instalments commencing from April, 2017; of upto Rs. 14200 lakhs in monthly instalments commencing from May, 2018 and balance Rs. 47,800 lakhs in monthly instalments commencing from June, 2018; of upto Rs. 12500 lakhs is repayable in monthly instalments commencing from August, 2017

Interest is ranging from 10.97% pa. to 11.61% p.a.

	As at 31-March-19 Rs in lakhs	As at 31-March-18 Rs in lakhs
13. Trade Payables		
Current		
a. Trade payables	1,081.86	875.82
	1,081.86	**875.82**

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.

	As at 31-March-19 Rs in lakhs	As at 31-March-18 Rs in lakhs
14. Other financial liabilities		
Non current		
a. Security deposits received	2,491.37	2,299.14
	2,491.37	**2,299.14**
Current		
a. Current maturities of long term debt	-	8,689.82
b. Security deposit received	68.64	52.48
c. Payables on purchase of fixed assets	234.52	341.20
	303.16	**9,083.50**
15. Other liabilities		
Non current		
a. Rent received in advance	1,221.18	2,537.56
	1,221.18	**2,537.56**
Current		
a. Statutory liabilities	4,457.92	3,644.96
	4,457.92	**3,644.96**
16. Provisions		
Current		
a. Employee benefits	11.95	9.29
	11.95	**9.29**
Break-up is as under:		
Provision for gratuity	5.61	3.66
Provision for compensated absences	6.34	5.63
	11.95	**9.29**

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	As at 31-March-19 Rs in lakhs	As at 31-March-18 Rs in lakhs
17. Deferred tax assets (net)		
Deferred tax assets	4,270.00	3,985.00
Deferred tax liabilities	(3,022.00)	(2,703.00)
Net	**1,248.00**	**1,282.00**

	Opening balance	Recognised in Profit or loss	Closing balance
Year ended 31 March, 2019	Rs in lakhs	Rs in lakhs	Rs in lakhs
Deferred Tax (liabilities)/assets in relation to Property, Plant and Equipment	(2,703.00)	(319.00)	(3,022.00)
	(2,703.00)	(319.00)	(3,022.00)
Deferred tax assets:			
Tax losses	3,985.00	285.00	4,270.00
	1,282.00	**(34.00)**	**1,248.00**
Year ended 31 March, 2018			
Deferred Tax (liabilities)/assets in relation to Property, Plant and Equipment	(2,833.00)	130.00	(2,703.00)
	(2,833.00)	130.00	(2,703.00)
Deferred tax assets:			
Tax losses	4,113.00	(128.00)	3,985.00
	1,280.00	**2.00**	**1,282.00**

Notes:

1. The Company has tax losses of Rs. 16,421.36 lakhs (31 March, 2018 - Rs. 15,326.22 lakhs) that are available for offsetting for eight years against future taxable income of the Company. The losses will expire as under:

	Rs. in lakhs
Year ending 31 March, 2020	60.89
Year ending 31 March, 2021	65.10
Year ending 31 March, 2022	258.89
Year ending 31 March, 2023	6,132.32
Year ending 31 March, 2024	4,515.33
Year ending 31 March, 2025	2,176.22
Year ending 31 March, 2026	2,117.46
Year ending 31 March, 2027	1,095.14

2. The Company has recognised deferred tax assets on its unabsorbed depreciation and business losses carried forward. The Company has executed long term lease agreements with its tenants. Based on these lease agreements, the Company has certainty as on the date of the balance sheet, that there will be sufficient taxable income available to realise such assets in the near future. Accordingly, the Company has created deferred tax assets on its carried forward unabsorbed depreciation and business losses.

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

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Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2019

	Year ended 31 March, 2019 Rs in lakhs	Year ended 31 March, 2018 Rs in lakhs
18. Revenue from operations		
a. Lease income received	8,181.04	6,577.44
b. Maintenance charges income	728.07	662.14
	8,909.11	**7,239.58**
19. Other income		
a. Interest income:		
i. on deposits with bank	-	1.71
ii. on deposits with others	13.93	13.93
iii. on income tax refund	-	10.63
b. Sale of scrap	-	1.00
	13.93	**27.27**
20. Changes in inventories of finished goods and work-in-progress		
a. Inventories at the beginning of the year		
i. Work-in-progress	7,300.83	6,580.32
b. Add : Finance costs allocated to inventory of work-in-progress	-	720.51
c. Inventories at the end of the year		
i. Work-in-progress	7,300.83	7,300.83
d. Net (increase) /decrease (a+b-c)	-	-
21. Employee benefits expense		
a. Salaries and wages	59.36	56.14
	59.36	**56.14**
22. Finance costs		
a. **Interest expenses:**		
i. on borrowings	10,820.89	14,239.86
ii. others	347.65	254.86
iii. on delayed payment of statutory liabilities	671.96	405.84
Total interest expense	11,840.50	14,900.56
Less: Finance cost allocated to inventory	-	720.51
	11,840.50	14,180.05
iv. Other borrowing cost	16.28	15.71
Total	**11,856.78**	**14,195.76**
23. Depreciation and amortisation expense		
a. Amortisation of intangible assets	1,938.57	1,937.15
	1,938.57	**1,937.15**
24. Other expenses		
a. Power and fuel	233.45	220.91
b. Lease rentals	639.58	595.15
c. Repair and maintenance - Building	44.34	37.63
d. Repair and maintenance - Others	14.77	29.48
e. Insurance	7.31	6.06
f. Rates and Taxes	1.20	0.06
g. Printing and stationery	0.23	0.14
h. Brokerage	-	497.03
i. Security and housekeeping expenses	299.77	250.64
j. Legal and professional charges	1,508.02	17.49
k. Payment to auditors	4.00	4.00
l. Miscellaneous expenses	12.94	11.89
	2,765.61	**1,670.47**

	Year ended 31 March, 2019 Rs. in lakhs	Year ended 31 March, 2018 Rs. in lakhs
25 Income tax		
i. Income tax expense/(benefit) recognised in Statement of Profit and Loss		
Current tax		
In respect of the current year	-	-
Tax adjustment for earlier years	-	-
	-	-
Deferred tax		
In respect of the current year	34.00	(2.00)
	34.00	(2.00)
Total income tax expense recognised	**34.00**	**(2.00)**
ii. Income tax expense/(benefit) reconciliation with effective tax rate on accounting profit:		
Profit/(loss) before tax	(7,697.28)	(10,592.67)
Income tax expense calculated at 26% (2017-18: 26%)	(2,001.29)	(3,273.13)
Effect of expenses that are not deductible in determining taxable profit	2,035.29	3,064.13
Effect of change in tax rate	-	207.00
Income tax expense/(benefit) recognised in statement of profit and loss	**34.00**	**(2.00)**

The tax rate used for the years 2018-19 and 2017-18 reconciliations above is the corporate tax rate of 25% plus cess of 4% on corporate tax, payable by corporate entities in India on taxable profits under the Indian tax law.

iii. Income tax recognised in other comprehensive income		
Remeasurements of defined benefit obligation	-	-
Total income tax recognised in other comprehensive income	-	-

26. The Company does not have any pending litigations which would impact its financial position.

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

28. The Company entered into 'Amended and Restated Investment and Security Holder's Agreement' (in supersession of the Investment and Security Holder's Agreement dated March 25, 2010) dated September 14, 2010 with its Holding Company - Parsvnath Developers Limited (PDL) and two Overseas Investment Entities viz., City Centre Monuments and Emtons Holdings Limited (collectively referred to as 'Investors') for the development of office complex on the plot of land measuring 15,583.83 square metres situated at Bhai Veer Singh Marg, New Delhi on the terms and conditions contained in the aforesaid agreement. The rights in the said plot have been assigned on 'Build Operate Transfer' (BOT) basis to the Company by PDL with the approval of Delhi Metro Rail Corporation Limited (DMRC).

Pursuant to the aforesaid agreement, the Company had allotted 1,225,000 Class B Equity Shares of ₹ 10 each and 11,177,500 Fully Convertible Debentures (carrying interest @15.50% per annum) of ₹ 100 each to the Investors during the Financial Year 2010-11. The Company had also allotted 3,765,000 Class A Equity Shares of ₹ 10 each and 1,74,75,000 Optionally Convertible Debentures (carrying interest @15.50% per annum) of ₹ 10 each to PDL.

Pursuant to the Fourth and the Fifth Supplementary Agreement (in relation to and with reference to the 'Amended and Restated Investment and Security Holder's Agreement' dated September 14, 2010) entered on 10 October, 2011 and 14 December, 2011 respectively, by the Company with PDL and Investors, the Company had allotted 25,00,000 Fully Convertible Debentures - Series B (carrying interest @17.25% per annum) of ₹ 100 each and 17,40,000 Fully Convertible Debentures - Series C (carrying interest @17.75% per annum) of ₹ 100 each to the investors namely Emtons Holdings Limited. The Company also allotted 34,88,000 Optionally Convertible Debentures of ₹ 10 each to PDL. Further, pursuant to the Fourth Supplementary Agreement, 46,09,500 Optionally Convertible Debentures of ₹ 10 each, held by PDL, were redeemed in financial year 2011-12.

During the financial year 2016-17, PDL acquired all the securities of the Company held by the two Investors and the Company became a wholly owned subsidiary of PDL with effect from 25 May 2016.

29. Commitments

I. Capital Commitments	**As at 31 March, 2019**	**As at 31 March, 2018**
	Rs in lakhs	**Rs in lakhs**
Estimated amount of contracts remaining to be capital account (net of advances and not provided for)	559.19	1,004.35

30. Employee benefit plan

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

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

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

	As at 31 March, 2019	**As at 31 March, 2018**
	Rs. in lakhs	**Rs. in lakhs**
Liability at the beginning of the year	3.66	3.21
Current service cost	3.17	0.45
Paid during the year	1.22	-
Liability at the end of the year	5.61	3.66
Expensed recognised in the Statement of Profit and Loss	3.17	0.45

31. Segment reporting

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

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

There is no single customer contributed 10% or more to the Company's revenue during the year 2018-19.

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32. Earnings per share

			As at 31 March, 2019	As at 31 March, 2018
i.	Net loss for calculation of basic and diluted earnings per share	Rs. In lakhs	(7,742.25)	(10,590.67)
ii.	Weighted average number of equity shares outstanding during the year	Numbers	50,00,000	50,00,000
iii.	Basic and diluted earnings per share	Rs.	(154.84)	(211.81)
iv.	Nominal value of equity shares	Rs.	10	10.00

33. The Company is setting up a project on Build Operate Transfer (BOT) basis. Costs incurred on this Projects till completion of the project are reflected as 'Intangible assets under development'. Details of incidental expenditure incurred during construction in respect of the project debited to 'Intangible assets under development' are as under:

		Year ended 31 March, 2019 Rs. in lakhs	Year ended 31 March, 2018 Rs. in lakhs
a.	Legal and professional charges	16.34	13.91
b.	Licence fee	345.49	321.70
		361.83	335.61

34. Details of borrowing costs capitalised/inventorised during the year:

		Year ended 31 March, 2019 Rs. in lakhs	Year ended 31 March, 2018 Rs. in lakhs
a.	Intangible assets under development	1,293.08	1,165.34
b.	Inventory of work-in-progress	-	720.51
		1,293.08	1,885.85

35. Corporate social responsibility

In terms of provisions of section 135 of the Companies Act, 2013, the Company was not required to spend any amount on activities relating to Corporate Social Responsibilities (CSR).

36. Related party disclosures

i. List of related parties

(a) Holding Company
- Parsvnath Developers Limited

(b) Fellow subsidiary company (with whom the company has transactions)
- Primetime Realtors Private Limited

ii. Balances outstanding/transactions with related parties

	Holding Company Rs. in lakhs	Fellow subsidiary company Rs. in lakhs
(a) Transactions during the year		
Interest income on deposits	13.93	-
	(13.93)	(-)

	Holding Company	Fellow subsidiary company
	Rs. in lakhs	Rs. in lakhs
Security deposit received back	19,673.22	-
	(3,998.66)	(-)
Security deposit paid	1,636.00	-
	(2,097.75)	(-)
Financial guarantees issued by	-	-
	(12,500.00)	(12,500.00)
(b) Balances at year-end		
Security deposits (asset)	2,148.32	-
	(20,185.44)	(-)
Margin money (asset)	201.60	-
	(201.60)	(-)
Interest accrued on deposits	-	-
	(19.79)	(-)
Gurantees received	672.00	-
	(672.00)	(-)
Financial guarantees issued by	1,07,700.00	1,07,700.00
	(1,07,700.00)	(1,07,700.00)

Notes:

1 All related party transactions entered during the year were in ordinary course of business and are on arm's length basis. For the year ended 31 March, 2019, the Company has not recorded any impairment of receivables from related parties (31 March, 2018 - 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.

2 Figures in brackets represent figures as at and for the year ended 31 March, 2018.

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37 Financial Instruments

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

Rs. in lakhs

		As at 31-March-19				As at 31-March-18		
	Total	**Amortised Cost**	**At cost**	**FVTPL**	**Total**	**Amortised Cost**	**At cost**	**FVTPL**
Financial assets		-				-		
i. Trade receivables	894.19	894.19	-	-	107.42	107.42	-	
ii. Cash and cash equivalents	171.26	171.26	-	-	149.28	149.28	-	-
iii. Other financial assets	2,383.33	2,383.33	-	-	20,440.24	20,440.24	-	-
Total financial assets	**3,448.78**	**3,448.78**	-	-	**20,696.94**	**20,696.94**	-	-
Financial liabilities								
i. Borrowings	85,165.77	85,165.77	-	-	85,079.90	85,079.90	-	-
ii. Trade Payables	1,081.86	1,081.86	-		875.82	875.82	-	
iii. Other financial liabilities	2,794.53	2,794.53	-		11,382.63	11,382.63	-	
Total financial liabilities	**89,042.16**	**89,042.16**	-	-	**97,338.35**	**97,338.35**	-	-

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.

38. The holder of fully convertible debentures and fully convertible debentures 'Series B' and Series 'C' and the Company by way of board's resolution had decided that interest on these debentures will accrue on the date on which the Company achieves the target sale and if sales target is not achieved by the specified date or such other date as unanimously approved, no interest shall be paid to the debenture holders. Accordingly, the Company had not accrued any interest liability on these debentures. These debentures have been fully redeemed during the year 2017-18 and no liability exists as on date.

39. Operating lease arrangements - As lessee

The Company has entered into Concession Agreements with Delhi Metro Rail Corporation (DMRC) and has acquired the License Rights to develop properties and sub license it to the customers for a defined period of time. License fees recognised during the year are as follows:

	Year ended 31 March, 2019 Rs. in lakhs	Year ended 31 March, 2018 Rs. in lakhs
Licence fee		
a. Charged to statement of profit and loss	639.58	595.15
b. Capitalised in Intangible assets	345.49	321.70
	985.07	**916.85**
Other lease charges		
a. Charged to statement of profit and loss	-	-

Note: Upfront fee paid by the Company has amortised over licence period and included in licence fee

The total of future minimum lease payments are as follows:

	As at 31 March, 2019 Rs. in lakhs	As at 31 March, 2018 Rs. in lakhs
a. Not later than one year	806.40	739.20
b. Later than one year but not later than five years	3,628.80	3,467.52
c. Later than five years	29,297.23	30,264.91
	33,732.43	**34,471.63**

40. Operating lease arrangements - As lessor

The Company has given certain building and facilities under non-cancellable operating leases.

Lease income (licence fee) recognised in the Statement of Profit and Loss is as under:

	Year ended 31 March, 2019 Rs. in lakhs	Year ended 31 March, 2018 Rs. in lakhs
Licence fee income		
a. Recognised in statement of profit and loss	8,181.04	6,577.44
	8,181.04	**6,577.44**

The total of future minimum lease receivables are as follows:

	As at 31 March, 2019 Rs. in lakhs	As at 31 March, 2018 Rs. in lakhs
a. Not later than one year	3,043.38	6,285.81
b. Later than one year but not later than five years	7,225.64	6,625.08
c. Later than five years	1,033.22	930.14
	11,302.24	**13,841.03**

41. 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 deposits with holding company.

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, 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:

Rs. in lakhs

	Carrying amount	Payable within 1 year	Payable in 1-3 years	Payable more than 3 years
As at 31 March, 2019				
Borrowings	85,165.77	11,978.40	30,399.45	42,787.92
Trade payables	1,081.86	1,081.86	-	-
Other financial liabilities	2,794.53	303.15	2,491.37	-
	89,042.16	**13,363.41**	**32,890.82**	**42,787.92**
As at 31 March, 2018				
Borrowings	85,079.90	-	26,029.43	59,050.47
Trade payables	875.82	875.82	-	-
Other financial liabilities	11,382.63	9,083.49	2,299.14	-
	97,338.35	**9,959.31**	**28,328.57**	**59,050.47**

Market risk

Market risk is the risk that future cash flows will fluctuate due to changes in market prices i.e. interest rate risk and price risk.

A. Interest rate risk

Interest rate risk is the risk that the future cash flows will fluctuate due to changes in market interest rates. The Company is mainly exposed to the interest rate risk due to its borrowings. The Company manages its interest rate risk by having fixed rate borrowings. The Company does not enter into any interest rate swaps.

Interest rate sensitivity analysis

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

	As at 31 March, 2019 Rs. in lacs	As at 31 March, 2018 Rs. in lacs
Variable rate borrowings		
Long Term	-	-
Short Term	-	-
Total Variable rate Borrowing	-	-
Fixed Rate Borrowings		
Long Term	85,165.77	85,079.90
Short Term	-	-
Total Fixed rate Borrowing	85,165.77	85,079.90
Total Borrowing	85,165.77	85,079.90

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

B. Price risk

The Company has very limited exposure to price sensitive securities, hence price risk is not material.

Credit Risk

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

Customers credit risk is managed, generally by receipt of security deposit / advance rent from the lessee. The Company credit risk with respect to customers is diversified due to different customers.

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

	As at 31 March, 2019 Rs. in lakhs	As at 31 March, 2018 Rs. in lakhs
Outstanding for more than 6 months	45.63	46.48
Outstanding for 6 months or less	848.56	60.94
	894.19	**107.42**

42. Capital Management

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

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

	As at 31 March, 2019 Rs. in lacs	As at 31 March, 2018 Rs. in lacs
Borrowings:		
- Long term	85,165.77	85,079.90
- Short term	-	-
- Current maturities of long term borrowings	-	8,689.82
Total borrowings - A	**85,165.77**	**93,769.72**
Equity		
- Share capital	500.00	500.00
- Other equity	(27,854.41)	(20,112.16)
Total Equity - B	**(27,354.41)**	**(19,612.16)**
Debt to equity ratio (A/B)	(3.11)	(4.78)

43. The Company has entered into long-term leasing arrangements, which ensures regular leasing income. The Phase II of the project is near completion, which will be leased out and generate additional revenue. Although, net worth of the Company has fully eroded, the management believes that the Company does not have any issue to meet its obligations. Moreover, the holding company has also committed financial support. Accordingly, these financial statements have been prepared on the fundamental assumption of going concern.

44. Events after the reporting period

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

45. Approval of the financial statements

The financial statements were approved for issue by Board of Directors on 28 May,2019

For and on behalf of the Board of Directors

Arvind Kumar Mishra
Director
DIN:08250280

Praveen Jain
Director
DIN:00855104

Place: Delhi
Date:28.05.2019

1. CORPORATE INFORMATION

PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED ("the Company") was incorporated on 24th July, 2007 under the name Farhat Developers Private Limited and became a subsidiary of Parsvnath Developers Limited with effect from 27th August, 2010. The name of the Company was changed to 'Parsvnath Estate Developers Private Limited' with effect from 22 November 2010 and fresh certificate of incorporation was issued by the Registrar of Companies, Delhi and Haryana. The Company is primarily engaged in the business leasing of commercial buildings.

2. Significant accounting policies

2.1 Basis of preparation

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

Upto the year ended 31 March, 2016, the Company prepared its financial statements in accordance with accounting standards notified under the section 133 of the Companies Act, 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (hereinafter referred to as 'Previous GAAP'). The date of transition to Ind AS is 1 April, 2015.

The financial statements are presented in Indian Rupee and all values are rounded to the nearest lakhs, except when otherwise stated.

2.2 Basis of measurement and presentation

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

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability

The principal accounting policies are set out below.

2.3 Revenue recognition

Revenue is recognised to the extent that it is probable that economic benefit will flow to the Company and that the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payments and excluding taxes and duties collected on behalf of the Government. Revenue is reduced for estimated customer returns, rebates and other similar allowances.

i Income from licence fee is recognised on accrual basis in accordance with the terms of agreement with the sub-licensees.

ii Income from rent is recognised on accrual basis in accordance with the terms of agreement with the lessee.

iii. Income from maintenance charges is recognised on accrual basis.

iv. 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

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

a. 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.

b. As lessee

Payments for 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 the lessor's expected inflationary cost increases, lease expense is recognised as per the contractual terms. Contingent rentals arising under operating leases are recognised as an expense in the period in which they are incurred.

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.

Liability for gratuity is provided on the basis of management estimate.

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.

2.8 Service Concession Arrangements

The Company has received licence rights on land, from Delhi Metro Rail Corporation (DMRC) on Build-Operate-Transfer (BOT) basis for specified period mentioned in the Licence Agreement. The Company has right for construction of infrastructural facilities and use it to earn revenue during the licence period. The cost relating to construction of such infrastructure facilities is recognised as Intangible Asset. The Cost of construction is considered as fair value of these intangible assets i.e no margin is recognised on construction services. The Company does not recognise any revenue from construction services. Once the infrastructure is in operations, revenue from these Intangible Assets is recognised in terms of contract with the customers.

2.9 Property, plant and equipment

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

Subsequent expenditure related to an item of property, plant and equipment is included in the carrying amount only if it increases the future benefits from the existing asset beyond its previously assessed standards of performance.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from the use. Any gain or loss arising on re-recognition to the asset is included in the Statement of Profit and Loss.

Property, plant and equipment which are not ready for intended use as on the date of Balance Sheet are disclosed as 'Capital work-in-progress'

2.10 Intangible assets

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

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

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

Intangible assets are amortised on a straight line basis over the licence period (right to use) which ranges from 12 to 30 years.

2.11 Amortisation of building, plant and equipment etc. classified as Intangible assets

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

Asset	Useful life
Plant and equipment	8 years
Furniture and fixture	8 years
Office equipment	5 years
Computer	3 years

Cost of building on land held on license basis is amortized over the remaining period of license of project facility on straight line basis.

2.12 Impairment of tangible and intangible assets

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

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

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

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

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

2.13 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 relisable 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 relisable 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.

2.14 Provisions

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

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

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

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

2.15 Contingent liabilities

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

2.16 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.

2.17 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.

2.18 Current/non-current classification

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

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

- Cash and cash equivalents unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current

- A liability is treated as current when :
- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

2.19 Operating cycle

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

2.20 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.

2.21 Financial assets

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

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

Classification of financial assets

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

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

All other financial assets are subsequently measured at fair value.

Effective interest method

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

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

Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, 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.

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

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

Derecognition of financial assets

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

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

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

2.22 Financial liabilities and equity instruments

Classification as debt or equity

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

Equity instruments

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

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

Financial liabilities

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

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

Financial liabilities at FVTPL

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

A financial liability is classified as held for trading if:

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

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

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

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

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

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

Financial liabilities subsequently measured at amortised cost

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

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

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.

2.23. 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.

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.

Deferred tax assets

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

Others

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

a. Useful life of property, plant and equipment
b. Measurement of contingent liabilities and expected cash outflows
c. Provision for expected credit losses
d. Impairment provision for intangible assets

Recent accounting pronouncements

a. Accounting Standard issued but not yet effective:

Ind AS 116 – Leases

On March 30, 2019, Ministry of Corporate Affairs has notified Ind AS 116 Leases. Ind AS 116 will replace the existing leases Standard, Ind AS 17 Leases, and related Interpretations. The Standard sets out the principles for the recognition, measurement, presentation and disclosure of leases for both parties to a contract i.e., the lessee and the lessor.

Ind AS 116 introduces a single lessee accounting model and requires a lessee to recognise assets and liabilities for all leases with a term of more than twelve months, unless the underlying asset is of low value. Currently, operating lease expenses are charged to the statement of Profit and Loss. The Standard also contains enhanced disclosure requirements for lessees. There is no significant change in accounting requirement for lessor. This accounting standard is applicable for accounting period commencing on or after 1 April 2019, the Company is evaluating the impact of this new accounting standard on the financial statements.

b. Amendments to existing accounting standards:

The MCA has also carried amendments to the following existing Ind AS

i. Ind AS 12 Appendix C - Uncertainty over Income Tax Treatments

On March 30, 2019, Ministry of Corporate Affairs has notified Ind AS 12 Appendix C, Uncertainty over Income Tax Treatments which is to be applied while performing the determination of taxable profit (or loss), tax bases, unused tax losses, unused tax credits and tax rates, when there is uncertainty over income tax treatments under Ind AS 12. According to the appendix, companies need to determine the probability of the relevant tax authority accepting each tax treatment, or group of tax treatments, that the companies have used or plan to use in their income tax filing which has to be considered to compute the most likely amount or the expected value of the tax treatment when determining taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates. The Company is currently evaluating the effect of this amendment on the financial statements.

ii. Amendment to Ind AS 12 – Income taxes

On March 30, 2019, Ministry of Corporate Affairs issued amendments to the guidance in Ind AS 12, 'Income Taxes', in connection with accounting for dividend distribution taxes.

The amendment clarifies that an entity shall recognise the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where the entity originally recognised those past transactions or events.

These amendments will be effective for accounting period beginning on or after April 1, 2019. These amendments are not expected to have any significant impact on the Company's financial statements.

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED

Report on the Ind AS Financial Statements

Opinion

We have audited the Ind AS financial statements of **Parsvnath Estate Developers Private Limited** ("the Company"), which comprise the balance sheet as at 31 March 2020, and the statement of Profit and Loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year then ended, and notes to the Ind AS financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2020, and its loss, total comprehensive loss, changes in equity and its cash flows for the year ended on that date.

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Ind AS financial statements' section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

- The Company's Board of Directors is responsible for the other information. The other information comprises of the Director's Report. This report is expected to be made available to us after the date of this auditor's report.

- Our opinion on the Ind AS 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 Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Ind AS financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

- When we read the Director's Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance as required under SA 720 'The Auditor's Responsibilities Relating to Other Information'

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Management's Responsibility for the Ind AS Financial Statements

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

In preparing the Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Ind AS financial statements.

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

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system with reference to financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw

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attention in our auditor's report to the related disclosures in the Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order/CARO 2016"), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in the **Annexure A,** a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. As required by Section 143(3) of the Act, we report that:

   (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

   (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

   (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the books of account.

   (d) In our opinion, the aforesaid Ind AS financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

   (e) On the basis of the written representations received from the directors as on 31 March, 2020 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2020 from being appointed as a director in terms of Section 164 (2) of the Act.

   (f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "**Annexure B.**

S.M. DHAWAN & CO. LLP CHARTERED ACCOUNTANTS GURGAON

(g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of Section 197(16) of the Act, as amended:

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

(h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

i. The Company does not have any pending litigation which would impact its financial position – Refer Note 26 to the Ind AS financial statements;

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses - Refer Note 27 to the Ind AS financial statements;

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

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

S.N. DHAWAN & CO. LLP
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CHARTERED ACCOUNTANTS

Vinesh Jain
Partner
Membership No.: 087701
UDIN: 20087701AAAABM3528

Place: Delhi
Date: 26 June, 2020

"ANNEXURE A" TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date to the members of **Parsvnath Estate Developers Private Limited** on the Ind AS financial statements as at and for the year ended 31 March, 2020)

i. a. The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets comprising of Property, Plant and Equipment and Other Intangible Assets.

b. The fixed assets were physically verified during the year by the Management in accordance with a regular programme of verification which, in our opinion, provides for physical verification of all the fixed assets at reasonable intervals. According to information and explanations given to us, no material discrepancies were noticed on such verification.

c. According to the information and explanations given to us and the records examined by us, the Company has constructed building on land taken on licence basis and disclosed as intangible assets in the financial statements. This licence agreement is in the name of the Company, where the Company is the licensee in the agreement.

ii. In our opinion and according to the information and explanations given to us, having regard to the nature of inventory, the physical verification by way of verification of title deeds, site visits by the Management, are at reasonable intervals and no material discrepancies were noticed on physical verification

iii. The Company has not granted any loans, secured or unsecured to Companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013.

iv. The Company has not granted any loans, made investments or provided guarantees and hence reporting under clause (iv) of CARO 2016 is not applicable.

v. According to the information and explanations given to us, the Company has not accepted any deposits from the public.

vi. The maintenance of cost records has not been specified by the Central Government under section 148(1) of the Companies Act, 2013.

vii. According to the information and explanations given to us in respect of statutory dues:

a. There have been significant delays in deposit of Income Tax and Goods and Service Tax by the Company with the appropriate authorities during the year. We are informed that the provisions of the Employees Provident Funds and Miscellaneous Act, 1952 and Employees State Insurance Act, 1948 are not applicable to the Company and that the operations of the Company during the year, did not give rise to any liability for Sales Tax, Value Added Tax, Service Tax, Excise Duty and Customs Duty.

b. Tax deducted at source (TDS) and interest thereon amounting to Rs. 5150.25 lakhs has remained outstanding for more than six months as at 31 March, 2020. There were no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Sales Tax, Service Tax, Value Added Tax, Goods and Service Tax, Customs Duty, Excise Duty, Cess and other material statutory dues in arrears as at 31 March, 2020 for a period of more than six months from the date they became payable.

c. There are no dues in respect of Income Tax, Value Added Tax, Sales Tax, Goods and Service Tax, Service Tax, Customs Duty and Excise Duty which have not been deposited as on 31 March, 2020 on account of any dispute.

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viii. The Company has not taken any loans or borrowings from banks, financial institutions and the government. The Company has not defaulted in repayment of dues of debenture holders.

ix. The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments). In our opinion, term loans raised during the year were applied for the purpose for which the loans were obtained

x. To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no material fraud on the Company by its officers or employees has been noticed or reported during the year.

xi. The Company has not paid / provided any managerial remuneration and hence reporting under clause (xi) of the CARO 2016 is not applicable.

xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of the CARO 2016 is not applicable.

xiii. In our opinion and according to the information and explanations given to us the Company is in compliance with Section 188 and 177 of the Companies Act, 2013, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements etc. as required by the applicable accounting standards.

xiv. During the year the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures and hence reporting under clause (xiv) of CARO 2016 is not applicable to the Company.

xv. In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its directors or directors of its subsidiary or associate company or persons connected with them and hence provisions of section 192 of the Companies Act, 2013 are not applicable.

xvi. The Company is not required to be registered under section 45-I of the Reserve Bank of India Act, 1934.

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

Vinesh Jain
Partner
Membership No.: 087701

UDIN: 20087701AAAABM3528

Place: Delhi
Date: 26 June, 2020

'Annexure B' to the Independent Auditor's Report
(Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' section of the Independent Auditor's Report of even date to the members of **Parsvnath Estate Developers Private Limited** on the Ind AS financial statements as at and for the year ended 31 March 2020)

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

We have audited the internal financial controls with reference to financial statements of **Parsvnath Estate Developers Private Limited** ("the Company") as of 31 March 2020 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

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

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

We believe that the audit evidence we have obtained is sufficient and appropriate to provide

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a basis for our audit opinion on the Company's internal financial controls system with reference to financial statements.

Meaning of Internal Financial Controls with reference to Financial Statements

A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

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

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls system with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at 31 March 2020, based on based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.

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

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Vinesh Jain
Partner
Membership No.: 087701
UDIN: 20087701AAAABM3528

Place: Delhi
Date: 26 June, 2020

Parsvnath Estate Developers Private Limited
Balance Sheet as at 31 March, 2020

	Notes	As at 31-March-20 Rs in lakhs	As at 31-March-19 Rs in lakhs
Assets			
1. Non-current assets			
a. Other intangible assets	3	26,045.32	27,969.46
b. Intangible assets under development	3	13,507.17	10,962.51
c. Right of use asset	3	9,832.04	-
d. Financial assets			
i. Other financial assets	4	235.01	2,383.33
e. Current Tax assets (net)	8	2,104.74	2,223.76
f. Deferred tax assets (net)	17	781.00	1,248.00
g. Other non-current assets	9	8,659.73	9,489.60
Total non-current assets		**61,165.01**	**54,276.66**
2. Current assets			
a. Inventories	5	7,300.83	7,300.83
b. Financial assets			
i. Trade receivables	6	630.73	894.19
ii. Cash and cash equivalents	7	148.78	171.26
iii. Other financial assets	4	813.93	-
c. Other current assets	9	32,218.91	4,735.86
Total current assets		**41,113.18**	**13,102.14**
Total assets		**1,02,278.19**	**67,378.80**
Equity and Liabilities			
1. Equity			
a. Equity share capital	10	500.00	500.00
b. Other equity	11	(39,136.87)	(27,854.41)
Total Equity		**(38,636.87)**	**(27,354.41)**
2. Liabilities			
Non-current liabilities			
a. Financial liabilities			
i. Borrowings	12	1,17,209.24	85,165.77
ii. Other financial liabilities	14	12,366.90	2,491.37
b. Other non-current liabilities	15	1,411.74	1,221.18
Total non-current liabilities		**1,30,987.88**	**88,878.32**
Current liabilities			
a. Financial liabilities			
i. Trade Payables	13		
a. Total outstanding dues of micro enterprises and small enterprises		-	-
b. Total outstanding dues of creditors other than micro enterprises and small enterprises		1,194.40	1,081.86
ii. Other financial liabilities	14	2,240.39	303.16
b. Other current liabilities	15	6,478.91	4,457.92
c. Provisions	16	13.48	11.95
Total current liabilities		**9,927.18**	**5,854.89**
Total liabilities		**1,40,915.06**	**94,733.21**
Total equity and liabilities		**1,02,278.19**	**67,378.80**

See accompanying notes forming part of the financial statements

In terms of our report attached
For S. N. Dhawan & Co. LLP
Chartered Accountants
Firm's Registration No. 000050N/N500045

S.N. DHAWAN & CO. LLP * CHARTERED ACCOUNTANTS * GURGAON

Vinesh Jain
Partner
Membership No. 087701

Place: Delhi
Date: 26 June, 2020

For and on behalf of the Board of Directors

Arvind Kumar Mishra
Director
DIN:08250280

Suryamani Pandey
Director
DIN:08250346

Parsvnath Estate Developers Private Limited

Statement of Profit and Loss for the year ended 31 March, 2020

		Notes	Year ended 31 March, 2020 Rs in lakhs	Year ended 31 March, 2019 Rs in lakhs
I	Revenue from operations	18	7,521.68	8,909.11
II	Other income	19	177.11	13.93
III	**Total income (I + II)**		**7,698.79**	**8,923.04**
IV	**Expenses**			
	(a) Employee benefits expense	21	52.86	59.36
	(b) Finance costs	22	14,933.11	11,856.78
	(c) Depreciation and amortisation expense	23	2,245.71	1,938.57
	(d) Other expenses	24	1,242.43	2,765.61
	Total expenses (IV)		**18,474.11**	**16,620.32**
V	**Profit/(loss) before tax (III-IV)**		**(10,775.32)**	**(7,697.28)**
VI	Tax expense/(benefit):			
	(i) Current tax		40.13	3.95
	(ii) Tax adjustment for earlier years		-	7.02
	(iii) Deferred tax		467.00	34.00
			507.13	44.97
VII	**Profit/(loss) for the year (V - VI)**		**(11,282.45)**	**(7,742.25)**
VIII	**Other comprehensive income**		-	-
IX	**Total comprehensive income for the year (VII + VIII)**		**(11,282.45)**	**(7,742.25)**
X	Earnings per equity share (face value Rs. 10 per sh	32		
	(1) Basic (in Rs)		(225.65)	(154.84)
	(2) Diluted (in Rs)		(225.65)	(154.84)

See accompanying notes forming part of the financial statements

In terms of our report attached
For S. N. Dhawan & Co. LLP
Chartered Accountants
Firm's Registration No. 000050N/N500045

Vinesh Jain
Partner
Membership No. 087701

S.N. DHAWAN & CO. LLP GURGAON CHARTERED ACCOUNTANTS

For and on behalf of the Board of Directors

Arvind Kumar Mishra
Director
DIN:08250280

Suryamani Pandey
Director
DIN:08250346

Place: Delhi
Date: 26 June, 2020

Parsvnath Estate Developers Private Limited
Statement of changes in equity for the year ended 31 March, 2020

A. Equity Share Capital

	Rs in lakhs
Balance as at 31 March, 2018	**500.00**
Changes in equity share capital during the year	-
Balance as at 31 March, 2019	**500.00**
Changes in equity share capital during the year	-
Balance as at 31 March, 2020	**500.00**

B. Other Equity

Particulars	Reserves and Surplus	
	Retained earnings	Total
Balance as at 31 March, 2018	**(20,112.16)**	**(20,112.16)**
Profit/(loss) for the year	(7,742.25)	(7,742.25)
Other comprehensive income for the year	-	-
Balance as at 31 March, 2019	**(27,854.42)**	**(27,854.42)**
Profit/(loss) for the year	(11,282.45)	(11,282.45)
Other comprehensive income for the year	-	-
Balance as at 31 March, 2020	**(39,136.87)**	**(39,136.87)**

See accompanying notes forming part of the financial statements

In terms of our report attached
For S. N. Dhawan & Co. LLP
Chartered Accountants
Firm's Registration No. 000050N/N500045

Vinesh Jain
Partner
Membership No. 087701

Place: Delhi
Date: 26 June, 2020

For and on behalf of the Board of Directors

Arvind Kumar Mishra
Director
DIN:08250280

Suryamani Pandey
Director
DIN:08250346

Parsvnath Estate Developers Private Limited

Statement of Cash Flows for the year ended 31 March, 2020

	Notes	Year ended 31 March, 2020 Rs in lakhs	Year ended 31 March, 2019 Rs in lakhs
Cash flows from operating activities			
Profit/(loss) for the year		(10,775.32)	(7,697.28)
Adjustments for :			
Finance costs recognised in profit or loss		14,933.11	11,856.78
Interest income recognised in profit or loss		(137.57)	(13.93)
Provision for employee benefit		1.53	2.66
Depreciation and amortisation expense		2,245.71	1,938.57
		6,267.46	6,086.81
Movements in working capital:			
(Increase)/decrease in trade and other receivables		263.47	(786.78)
(Increase)/decrease in other non current financial assets		2,148.32	1,451.68
(Increase)/decrease in other non current assets		1,041.16	1,911.30
(Increase)/decrease in other current financial assets		(801.36)	16,585.44
(Increase)/decrease in other current assets		(30,155.05)	260.23
Increase/(decrease) in trade payables		112.55	206.03
Increase/(decrease) in other non current financial liabilities		225.82	192.23
Increase/(decrease) in other non current liabilities		190.56	(1,316.38)
Increase/(decrease) in other current financial liabilities		6.67	16.16
Increase/(decrease) in other current liabilities		2,020.99	812.96
Increase/(decrease) in lease assets/liabilities (net)		624.08	-
Cash generated from operations		(18,055.33)	25,419.68
Income tax paid/refund (net)		78.88	(678.87)
Net cash (used in)/generated by operating activities		**(17,976.45)**	**24,740.81**
Cash flows from investing activities			
Interest received		125.00	33.72
Capital expenditure on Intangible assets (including development)		(3,087.51)	(2,607.50)
Net Cash (used in) /generated by investing activities		**(2,962.51)**	**(2,573.78)**
Cash flows from financing activities			
Proceeds from /(Repayment of) current borrowings		-	(8,689.82)
Proceeds from non current borrowings		32,043.47	85.87
Finance costs paid		(11,126.99)	(13,541.12)
Net Cash (used in)/generated by financing activities		**20,916.48**	**(22,145.07)**
Net increase in Cash and cash equivalents		(22.48)	21.98
Cash and cash equivalents at the beginning of the year		171.26	149.28
Cash and cash equivalents at the end of the year	7	**148.78**	**171.26**

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

See accompanying notes forming part of the financial statements

In terms of our report attached
For S. N. Dhawan & Co. LLP
Chartered Accountants
Firm's Registration No. 000050N/N500045

GURGAON

Vinesh Jain
Partner
Membership No. 087701

For and on behalf of the Board of Directors

Arvind Kumar Mishra
Director
DIN:08250280

Suryamani Pandey
Director
DIN:08250346

Place: Delhi
Date: 26 June, 2020

1. CORPORATE INFORMATION

PARSVNATH ESTATE DEVELOPERS PRIVATE LIMITED ("the Company") was incorporated on 24th July, 2007 under the name Farhat Developers Private Limited and became a subsidiary of Parsvnath Developers Limited with effect from 27th August, 2010. The name of the Company was changed to 'Parsvnath Estate Developers Private Limited' with effect from 22 November 2010 and fresh certificate of incorporation was issued by the Registrar of Companies, Delhi and Haryana. The Company is primarily engaged in the business leasing of commercial buildings.

2. Significant accounting policies

2.1 Basis of preparation

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

Upto the year ended 31 March, 2016, the Company prepared its financial statements in accordance with accounting standards notified under the section 133 of the Companies Act, 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (hereinafter referred to as 'Previous GAAP'). The date of transition to Ind AS is 1 April, 2015.

The financial statements are presented in Indian Rupee and all values are rounded to the nearest lakhs, except when otherwise stated.

2.2 Basis of measurement and presentation

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

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability

The principal accounting policies are set out below.

2.3 Revenue recognition

Revenue is recognised to the extent that it is probable that economic benefit will flow to the Company and that the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payments and excluding taxes and duties collected on behalf of the Government. Revenue is reduced for estimated customer returns, rebates and other similar allowances.

i Income from licence fee is recognised on accrual basis in accordance with the terms of agreement with the sub-licensees.

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ii Income from rent is recognised on accrual basis in accordance with the terms of agreement with the lessee.

iii. Income from maintenance charges is recognised on accrual basis.

iv. 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

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

a. 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.

b. As lessee

The company has applied Ind AS 116 as at the commencement date of 1 April, 2019 using the modified retrospective approach and therefore the comparative information has not been restated and continues to be reported under Ind AS 17.

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. 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.

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. The company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

Till Previous year ended 31 March, 2019:

Payments for operating leases were 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 the lessor's expected inflationary cost increases, lease expense was recognised as per the contractual terms. Contingent rentals arising under operating leases are recognised as an expense in the period in which they were incurred.

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.

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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.

Liability for gratuity is provided on the basis of management estimate.

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.

2.8 Service Concession Arrangements

The Company has received licence rights on land, from Delhi Metro Rail Corporation (DMRC) on Build-Operate-Transfer (BOT) basis for specified period mentioned in the Licence Agreement. The Company has right for construction of infrastructural facilities and use it to earn revenue during the licence period. The cost relating to construction of such infrastructure facilities is recognised as Intangible Asset. The Cost of construction is considered as fair value of these intangible assets i.e no margin is recognised on construction services. The Company does not recognise any revenue from construction services. Once the infrastructure is in operations, revenue from these Intangible Assets is recognised in terms of contract with the customers.

2.9 Property, plant and equipment

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

Subsequent expenditure related to an item of property, plant and equipment is included in the carrying amount only if it increases the future benefits from the existing asset beyond its previously assessed standards of performance.

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An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from the use. Any gain or loss arising on re-recognition to the asset is included in the Statement of Profit and Loss.

Property, plant and equipment which are not ready for intended use as on the date of Balance Sheet are disclosed as 'Capital work-in-progress'

2.10 Intangible assets

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

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

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

Intangible assets are amortised on a straight line basis over the licence period (right to use) which ranges from 12 to 30 years.

2.11 Amortisation of building, plant and equipment etc. classified as Intangible assets

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

Asset	Useful life
Plant and equipment	8 years
Furniture and fixture	8 years
Office equipment	5 years
Computer	3 years

Cost of building on land held on license basis is amortized over the remaining period of license of project facility on straight line basis.

2.12 Impairment of tangible and intangible assets

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

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

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

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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 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 relisable 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 relisable 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.

2.14 Provisions

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

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

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

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

2.15 Contingent liabilities

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

2.16 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.

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2.17 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.

2.18 Current/non-current classification

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

- Expected to be realised or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realised within twelve months after the reporting period;
- Cash and cash equivalents unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current

- A liability is treated as current when :
- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

2.19 Operating cycle

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

2.20 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.

2.21 Financial assets

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

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

Classification of financial assets

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

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

All other financial assets are subsequently measured at fair value.

Effective interest method

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

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

Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, 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

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the previous period, the Company again measures the loss allowance based on 12-month expected credit losses.

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

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

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

Derecognition of financial assets

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

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

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

2.22 Financial liabilities and equity instruments

Classification as debt or equity

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

Equity instruments

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

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

Financial liabilities

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

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

Financial liabilities at FVTPL

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

A financial liability is classified as held for trading if:

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

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

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

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

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

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

Financial liabilities subsequently measured at amortised cost

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

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

Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

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2.23. 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.

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.

Deferred tax assets

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

Others

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

a. Useful life of property, plant and equipment
b. Measurement and recognition of deferred tax assets
c. Provision for expected credit losses
d. Amortisation of intangible assets
e. Discount rate for calculating present value of lease liability

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3. Other intangible assets

	As at 31-March-20	As at 31-March-19
	Rs in lakhs	Rs in lakhs
Net Carrying amounts of		
Assets on build-operate-transfer (BOT) basis:		
Building on leasehold land:		
- Given under operating lease	20,733.36	21,774.21
Plant and equipment	1,844.27	2,215.93
Plant and equipment	2,714.97	2,988.36
Furniture and fixture	624.87	749.33
Office equipment	0.94	8.43
Computers	126.91	233.19
	26,045.32	**27,969.46**
3. Intangible assets under development	**13,507.17**	**10,962.51**
3. Right of use assets:		
Right of use assets	6,255.35	
Right of use assets under development	3,576.69	
	9,832.04	-

	Building given under operating lease	Plant and equipment	Plant and equipment	Furniture and fixture	Office equipment	Computers	Total other intangibles	Right of use assets	Intangible assets under development
	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs	Rs in lakhs
Cost or deemed cost									
Balance as at 31 March, 2018	**25,935.67**	**3,701.29**	**4,070.82**	**1,244.57**	**39.86**	**703.71**	**35,695.93**	-	**8,512.20**
Additions	-	-	7.61	-	-	2.89	10.50	-	2,450.31
Balance as at 31 March, 2019	**25,935.67**	**3,701.29**	**4,078.43**	**1,244.57**	**39.86**	**706.60**	**35,706.43**	-	**10,962.51**
Additions	-	1.10	-	-	-	14.37	15.47	6,561.45	2,544.66
Balance as at 31 March, 2020	**25,935.67**	**3,702.39**	**4,078.43**	**1,244.57**	**39.86**	**720.96**	**35,721.90**	**6,561.45**	**13,507.17**
Accumulated amortisation									
Balance as at 31 March, 2018	**3,120.61**	**1,112.67**	**816.88**	**370.79**	**23.33**	**354.12**	**5,798.40**		-
Amortisation expense	1,040.85	372.69	273.20	124.46	8.09	119.28	1,938.57		-
Balance as at 31 March, 2019	**4,161.46**	**1,485.36**	**1,090.07**	**495.26**	**31.41**	**473.41**	**7,736.97**		-
Amortisation expense	1,040.85	372.77	273.39	124.46	7.49	120.65	1,939.61	306.10	-
Balance as at 31 March, 2020	**5,202.31**	**1,858.12**	**1,363.46**	**619.73**	**38.89**	**594.06**	**9,676.58**	**306.10**	-
Net Carrying amount									
Balance as at 31 March, 2019	**21,774.21**	**2,215.93**	**2,988.36**	**749.33**	**8.43**	**233.19**	**27,969.46**	-	**10,962.51**
Balance as at 31 March, 2020	**20,733.36**	**1,844.27**	**2,714.97**	**624.87**	**0.94**	**126.91**	**26,045.32**	**6,255.35**	**13,507.17**

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Notes:

Intangible assets

a. Assets on Build-operate-transfer (BOT) basis

Intangible assets comprises buildings constructed on 'Build-operate-Transfer' (BOT) basis. The company has unconditional right to use/lease such assets during the specified period. After expiry of specified period, these assets will get transferred to licensor without any consideration. Since, the Company has no ownership rights over these assets and has limited right of use during the specified period, these assets are classified as intangible assets.

BOT assets have been further bifurcated in:

Building on leasehold land
Plant and equipment
Furniture and fixture
Office equioment
Computers

b. Intangible assets under development

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

c. Right of use assets

Right to use assets is lease liability measured at cost, which comprises initial amount of lease liability adjusted for lease payments made at or before the commencement date of 1 April, 2019 (see note 2)

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Parsvnath Estate Developers Private Limited
Notes to the financial statements for the year ended 31 March, 2020

		As at 31-March-20 Rs in lakhs	As at 31-March-19 Rs in lakhs
4.	**Other financial assets**		
	Non-Current		
	a. Security deposit to holding company	-	2,148.32
	b. Security deposits to others	33.41	33.41
	c. Margin money to holding company	201.60	201.60
		235.01	**2,383.33**
	Current		
	a. Security deposit to holding company	317.91	-
	b. Interest accrued on deposits	12.57	-
	c. Other receivables	483.45	
		813.93	**-**
5.	**Inventories**		
	(lower of cost and net realisable value)		
	a. Work-in-progress	7,300.83	7,300.83
		7,300.83	**7,300.83**

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	-	-
	More than 12 months	7,300.83	7,300.83
		7,300.83	**7,300.83**
6.	**Trade receivables**		
	Current		
	a. Unsecured, considered good	630.73	894.19
		630.73	**894.19**

Note:
1. The average credit period is 10 days. For payments, beyond credit period, interest is charged at 18% per annum on outstanding balances.

7.	**Cash and cash equivalents**		
	a. Balances with banks		
	i. in current accounts	148.58	170.35
	b. Cash on hand	0.20	0.91
		148.78	**171.26**
8.	**Current tax assets (net)**		
	a. Tax refund receivable	2,104.74	2,223.76
		2,104.74	**2,223.76**
9.	**Other assets**		
	Non-Current		
	a. Capital advances	354.99	143.70
	b. Advances to vendors	4.48	5.58
	c. Upfront fees (unamortised)	8,300.26	9,340.32
		8,659.73	**9,489.60**
	Current		
	a. Advance for purchase of land to related parties	31,000.00	-
	b. Prepaid expenses	229.72	2,894.93
	c. Upfront fees (unamortised)	978.69	1,830.43
	d. Others	10.50	10.50
		32,218.91	**4,735.86**

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10 .Equity Share Capital

	As at 31-March-20 Rs in lakhs	As at 31-March-19 Rs in lakhs
Equity share capital	500.00	500.00
	500.00	**500.00**
Authorised Share Capital		
Class A		
37,75,000 (as at 31 March,2019: 37,75,000) Class A equity shares of Rs. 10 each	377.50	377.50
Class B		
12,25,000 (as at 31 March,2019: 12,25,000) Class B equity shares of Rs. 10 each	122.50	122.50
	500.00	**500.00**
Issued, subscribed and fully paid up capital		
Class A		
37,75,000 (as at 31 March,2019: 37,75,000) fully paid Class A equity shares of Rs. 10 each	377.50	377.50
Class B		
12,25,000 (as at 31 March,2019: 12,25,000) fully paid Class B equity shares of Rs. 10 each	122.50	122.50
	500.00	**500.00**

10.1- Reconciliation of share capital

	Class A		Class B	
	Number of Shares in	**Share Capital Rs./lacs**	**Number of Shares in**	**Share Capital Rs./lacs**
Balance as at April 1, 2018	37,75,000	377.50	12,25,000	122.50
Movements during the year	-	-	-	-
Balance as at March 31, 2019	37,75,000	377.50	12,25,000	122.50
Movements during the year	-	-	-	-
Balance as at March 31, 2020	**37,75,000**	**377.50**	**12,25,000**	**122.50**

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

The company has two class of equity shares having a par value of Rs10 per share. Each class A shareholder is entitled to one vote per share and Class B shareholder is entitled to three vote per share.

10.3- Details of shares held by the holding company, its subsidiaries and associates

	As at 31-March-20 No of shares	As at 31-March-19 No of shares
Parsvnath Developers Limited, the holding company		
Class A Share	37,75,000	37,75,000
Class B shares	12,25,000	12,25,000

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

		As at March 31, 2020		As at March 31, 2019	
		Number of shares held	**% holding of equity shares**	**Number of shares held**	**% holding of equity shares**
i.	**Class A**				
	Parsvnath Developers Limited	37,75,000	100.00%	37,75,000	100.00%
ii.	**Class B**				
	Parsvnath Developers Limited	12,25,000	100.00%	12,25,000	100.00%

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	As at 31-March-20 Rs in lakhs	As at 31-March-19 Rs in lakhs
11. Other equity		
a. Retained earnings	(39,136.87)	(27,854.41)
	(39,136.87)	**(27,854.41)**

a. Retained earnings

Balance at the beginning of the year	(27,854.41)	(20,112.16)
Profit/(loss) for the year	(11,282.45)	(7,742.25)
Balance at the end of the year	**(39,136.87)**	**(27,854.41)**

Nature and purpose of reserves:

a. Retained earnings - Retained earnings are profits/losses of the Company earned till date.

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	As at 31-March-20 Rs in lakhs	As at 31-March-19 Rs in lakhs
12. Borrowings		
Non current		
Secured - at amortised cost		
a. Term loan		
- From others	1,17,209.24	85,165.77
	1,17,209.24	**85,165.77**

Term loan from a non banking financial company is secured by
a. Second-ranking hypothecation/charge on and escrow of all Receivables received/to be received by the Company and/or Parsvnath Developers Limited from the project "Parsvnath Capital Tower" at Bhai Veer Singh Marg, near Gole Market, New Delhi subject to first charge of Delhi Metro Rail Corporation (DMRC);

b. First-ranking and exclusive pledge/charge of 49% of all of each class of present and/or future shares/securities and/or the convertible/voting instruments issued/to be issued by the Company.

c. 51% of each class of shares under negative lien.

d. Corporate guarantee of Parsvnath Developers Limited ~~and a fellow subsidiary company~~

e. Cross collateralization of some other assets owned by holding company and its associates

f. Term loan of upto Rs. 32,810 lakhs is repayable in monthly instalments commencing from April, 2017; of upto Rs. 14200 lakhs in monthly instalments commencing from May, 2018, of upto Rs. 47,800 lakhs in monthly instalments commencing from June, 2018; of upto Rs. 12500 lakhs in monthly instalments commencing from August, 2019, of upto Rs. 40450 lakhs in quarterly instalments commencing from September, 2020

g. Interest is ranging from 10.00% pa. to 18.83% per annum

h. Based on discussions with the lender, the Company expects extension of loan repayment, accordingly no amount has been disclosed as current maturities

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Parsvnath Estate Developers Private Limited

Notes to the financial statements for the year ended 31 March, 2020

	As at 31-March-20 Rs in lakhs	As at 31-March-19 Rs in lakhs
13. Trade Payables		
Current		
a. Trade payables	1,194.40	1,081.86
	1,194.40	**1,081.86**

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.

	As at 31-March-20 Rs in lakhs	As at 31-March-19 Rs in lakhs
14. Other financial liabilities		
Non current		
a. Security deposits received	2,717.19	2,491.37
b. Lease liability	9,649.71	-
	12,366.90	**2,491.37**
Current		
a. Interest accrued and due	639.03	-
b. Interest accrued but not due	495.09	-
c. Security deposits received	75.31	68.64
d. Payables on purchase of fixed assets	224.56	234.52
e. Lease liability	806.40	-
	2,240.39	**303.16**
15. Other liabilities		
Non current		
a. Rent received in advance	1,411.74	1,221.18
	1,411.74	**1,221.18**
Current		
a. Statutory liabilities	6,478.91	4,457.92
	6,478.91	**4,457.92**
16. Provisions		
Current		
a. Employee benefits	13.48	11.95
	13.48	**11.95**
Break-up is as under:		
Provision for gratuity	6.83	5.61
Provision for compensated absences	6.65	6.34
	13.48	**11.95**

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	As at 31-March-20	As at 31-March-19
	Rs in lakhs	Rs in lakhs
17. Deferred tax assets (net)		
Deferred tax assets	4,084.00	4,270.00
Deferred tax liabilities	(3,303.00)	(3,022.00)
Net	**781.00**	**1,248.00**

	Opening balance	Recognised in Profit or loss	Closing balance
	Rs in lakhs	Rs in lakhs	Rs in lakhs
Year ended 31 March, 2020			
Deferred Tax (liabilities)/assets in relation to Property, Plant and Equipment	(3,022.00)	(281.00)	(3,303.00)
	(3,022.00)	(281.00)	(3,303.00)
Deferred tax assets:			
Tax losses	4,270.00	(186.00)	4,084.00
	1,248.00	**(467.00)**	**781.00**
Year ended 31 March, 2019			
Deferred Tax (liabilities)/assets in relation to Property, Plant and Equipment	(2,703.00)	(319.00)	(3,022.00)
	(2,703.00)	(319.00)	(3,022.00)
Deferred tax assets:			
Tax losses	3,985.00	285.00	4,270.00
	1,282.00	**(34.00)**	**1,248.00**

Notes:

1. The Company has tax losses of Rs. 15,709.72 lakhs (31 March, 2019 - Rs. 16,421.36 lakhs) that are available for off setting for eight years against future taxable income of the Company. The losses will expire as under:

	Rs. in lakhs
Year ending 31 March, 2023	5,805.56
Year ending 31 March, 2024	4,515.33
Year ending 31 March, 2025	2,176.22
Year ending 31 March, 2026	2,117.46
Year ending 31 March, 2027	1,095.14
Year ending 31 March, 2028	-

2. The Company has recognised deferred tax assets on its unabsorbed depreciation and business losses carried forward. The Company has executed long term lease agreements with its tenants. Based on these lease agreements, the Company has certainty as on the date of the balance sheet, that there will be sufficient taxable income available to realise such assets in the near future. Accordingly, the Company has created deferred tax assets on its carried forward unabsorbed depreciation and business losses.

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

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Parsvnath Estate Developers Private Limited

Notes to the financial statements for the year ended 31 March, 2020

		Year ended 31 March, 2020 Rs in lakhs	Year ended 31 March, 2019 Rs in lakhs
18. Revenue from operations			
a.	Lease income received	6,875.75	8,181.04
b.	Maintenance charges income	645.93	728.07
		7,521.68	**8,909.11**
19. Other income			
a.	Interest income:		
	i. on deposits with bank	0.11	-
	ii. on deposits with others	13.97	13.93
	iii. on income tax refund	123.49	-
b.	Excess provision written back	34.83	-
c.	Miscellaneous income	4.71	-
		177.11	**13.93**
20. Changes in inventories of work-in-progress			
a.	Inventories at the beginning of the year		
	i. Work-in-progress	7,300.83	7,300.83
b.	Inventories at the end of the year		
	i. Work-in-progress	7,300.83	7,300.83
c.	Net (increase) /decrease	-	-
21. Employee benefits expense			
a.	Salaries and wages	52.86	59.36
		52.86	**59.36**
22. Finance costs			
a.	**Interest expenses:**		
	i. on borrowings	13,161.29	10,820.89
	ii. others	1,060.53	347.65
	iii. on delayed payment of statutory liabilities	694.59	671.96
		14,916.41	11,840.50
	iv. Other borrowing cost	16.70	16.28
		14,933.11	**11,856.78**
23. Depreciation and amortisation expense			
a.	Amortisation of intangible assets	1,939.61	1,938.57
b.	Amortisation of right of use assets	306.10	-
		2,245.71	**1,938.57**
24. Other expenses			
a.	Power and fuel	214.67	233.45
b.	Lease rentals	159.77	639.58
c.	Repair and maintenance - Building	33.91	44.34
d.	Repair and maintenance - Others	15.10	14.77
e.	Insurance	11.94	7.31
f.	Rates and taxes	18.40	1.20
g.	Printing and stationery	0.11	0.23
h.	Advertisement and business promotion	100.00	-
i.	Security and housekeeping expenses	303.33	299.77
j.	Software development charges	25.00	
k.	Legal and professional charges	6.46	1,508.02
l.	Payment to auditors - Statutory audit fee	4.00	4.00
m.	Stamp duty	345.93	
n.	Miscellaneous expenses	3.81	12.94
		1,242.43	**2,765.61**

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	Year ended 31 March, 2020	Year ended 31 March, 2019
	Rs. in lakhs	Rs. in lakhs
25 Income tax		
i. Income tax expense/(benefit) recognised in Statement of Profit and Loss		
Current tax		
In respect of the current year	40.13	3.95
Tax adjustment for earlier years	-	7.02
	40.13	10.97
Deferred tax		
In respect of the current year	467.00	34.00
	467.00	34.00
Total income tax expense recognised	**507.13**	**44.97**
ii. Income tax expense/(benefit) reconciliation with effective tax rate on accounting profit:		
Profit/(loss) before tax	(10,775.32)	(7,697.28)
Income tax expense calculated at 26% (2018-19: 26%)	(2,801.58)	(2,001.29)
Income tax adjustment for earlier years	-	7.02
Effect of expenses that are not deductible in determining taxable profit	2,294.45	2,039.24
Income tax expense/(benefit) recognised in statement of profit and loss	**(507.13)**	**44.97**

The tax rate used for the years 2019-20 and 2018-19 reconciliations above is the corporate tax rate of 25% plus cess of 4% on corporate tax, payable by corporate entities in India on taxable profits under the Indian tax law.

iii. Income tax recognised in other comprehensive income		
Remeasurements of defined benefit obligation	-	-
Total income tax recognised in other comprehensive income	-	-

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26. The Company does not have any pending litigations which would impact its financial position.

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

28. The Company entered into 'Amended and Restated Investment and Security Holder's Agreement' (in supersession of the Investment and Security Holder's Agreement dated March 25, 2010) dated September 14, 2010 with its Holding Company - Parsvnath Developers Limited (PDL) and two Overseas Investment Entities viz., City Centre Monuments and Emtons Holdings Limited (collectively referred to as 'Investors') for the development of office complex on the plot of land measuring 15,583.83 square metres situated at Bhai Veer Singh Marg, New Delhi on the terms and conditions contained in the aforesaid agreement. The rights in the said plot have been assigned on 'Build Operate Transfer' (BOT) basis to the Company by PDL with the approval of Delhi Metro Rail Corporation Limited (DMRC).

Pursuant to the aforesaid agreement, the Company had allotted 1,225,000 Class B Equity Shares of ` 10 each and 11,177,500 Fully Convertible Debentures (carrying interest @15.50% per annum) of ` 100 each to the Investors during the Financial Year 2010-11. The Company had also allotted 3,765,000 Class A Equity Shares of ` 10 each and 1,74,75,000 Optionally Convertible Debentures (carrying interest @15.50% per annum) of ` 10 each to PDL.

Pursuant to the Fourth and the Fifth Supplementary Agreement (in relation to and with reference to the 'Amended and Restated Investment and Security Holder's Agreement' dated September 14, 2010) entered on 10 October, 2011 and 14 December, 2011 respectively, by the Company with PDL and Investors, the Company had allotted 25,00,000 Fully Convertible Debentures - Series B (carrying interest @17.25% per annum) of ` 100 each and 17,40,000 Fully Convertible Debentures - Series C (carrying interest @17.75% per annum) of ` 100 each to the investors namely Emtons Holdings Limited. The Company also allotted 34,88,000 Optionally Convertible Debentures of ` 10 each to PDL. Further, pursuant to the Fourth Supplementary Agreement, 46,09,500 Optionally Convertible Debentures of ` 10 each, held by PDL, were redeemed in financial year 2011-12.

During the financial year 2016-17, PDL acquired all the securities of the Company held by the two Investors and the Company became a wholly owned subsidiary of PDL with effect from 25 May 2016.

29. Commitments

i. Capital Commitments

	As at 31 March, 2020 Rs in lakhs	As at 31 March, 2019 Rs in lakhs
Estimated amount of contracts remaining to be executed on capital account (net of advances)	186.00	559.19

30. Employee benefit plan

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

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

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

	As at 31 March, 2020 Rs. in lakhs	As at 31 March, 2019 Rs. in lakhs
Liability at the beginning of the year	5.61	3.66
Current service cost	1.22	3.17
Paid during the year	-	1.22
Liability at the end of the year	6.83	5.61
Expensed recognised in the Statement of Profit and Loss	1.22	3.17

31. Segment reporting

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

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

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

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32. Earnings per share

			As at 31 March, 2020	As at 31 March, 2019
i.	Net loss for calculation of basic and diluted earnings per share	Rs. In lakhs	(11,282.45)	(7,742.25)
ii.	Weighted average number of equity shares outstanding during the year	Numbers	50,00,000	50,00,000
iii.	Basic and diluted earnings per share	Rs.	(225.65)	(154.84)
iv.	Nominal value of equity shares	Rs.	10	10.00

33. The Company is setting up a project on Build Operate Transfer (BOT) basis. Costs incurred on this Projects till completion of the project are reflected as 'Intangible assets under development'. Details of incidental expenditure incurred during construction in respect of the project debited to 'Intangible assets under development' are as under:

		Year ended 31 March, 2020 Rs. in lakhs	Year ended 31 March, 2019 Rs. in lakhs
a.	Legal and professional charges	6.49	16.34
b.	Licence fee	84.32	345.49
		90.81	361.83

34. Details of borrowing costs capitalised during the year:

		Year ended 31 March, 2020 Rs. in lakhs	Year ended 31 March, 2019 Rs. in lakhs
a.	Intangible assets under development	1,876.88	1,293.08
		1,876.88	1,293.08

35. Corporate social responsibility

In terms of provisions of section 135 of the Companies Act, 2013, the Company was not required to spend any amount on activities relating to Corporate Social Responsibilities (CSR).

36. Related party disclosures

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

(a) Holding Company

- Parsvnath Developers Limited

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ii. Balances outstanding/transactions with related parties

	Holding Company Rs. In lakhs
(a) Transactions during the year	
Interest income on deposits	13.97 (13.93)
Security deposit received back	2,348.32 (19,673.22)
Security deposit paid	517.91 (1,636.00)
Advance paid for purchase of land	31,000.00 (-)
Advances paid	483.45 (-)
Financial guarantees issued by	40,500.00 (-)
(b) Balances at year-end	
Security deposits (asset)	317.91 (2,148.32)
Margin money (asset)	201.60 (201.60)
Interest accrued on deposits	12.57 (-)
Advance for purchase of land	31,000.00 (-)
Other receivables	483.45 (-)
Gurantees received	672.00 (672.00)
Financial guarantees issued by	1,48,200.00 (1,07,700.00)

Notes:

1 All related party transactions entered during the year were in ordinary course of business and are on arm's length basis. For the year ended 31 March, 2020, the Company has not recorded any impairment of receivables from related parties (31 March, 2019 - 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.

2 Figures in brackets represent figures as at and for the year ended 31 March, 2019.

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37 Financial Instruments

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

Rs. in lakhs

	As at 31-March-20				As at 31-March-19			
	Total	Amortised Cost	At cost	FVTPL	Total	Amortised Cost	At cost	FVTPL
Financial assets								
i. Trade receivables	630.73	630.73	-	-		-	-	-
ii. Cash and cash equivalents	148.78	148.78	-	-	894.19	894.19	-	-
iii. Other financial assets	1,048.94	1,048.94	-	-	171.26	171.26	-	-
					2,383.33	2,383.33		
Total financial assets	**1,828.45**	**1,828.45**	-	-	**3,448.78**	**3,448.78**	-	-
Financial liabilities								
i. Borrowings	1,17,209.24	1,17,209.24	-	-	85,165.77	85,165.77	-	-
ii. Trade Payables	1,194.40	1,194.40	-		1,081.86	1,081.86	-	
iii. Other financial liabilities	14,607.29	14,607.29	-		2,794.53	2,794.53	-	
Total financial liabilities	**1,33,010.94**	**1,33,010.94**	-	-	**89,042.16**	**89,042.16**	-	-

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.

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38. Operating lease arrangements - As lessee

The company has applied Ind AS 116 using the modified retrospective approach, under which lease liability as at the commencement date of 1 April, 2019 has been recognised and equivalent amount of 'Right of use asset' have been recognised

Right of use assets of Rs. 10138.14 lakhs and lease liabilities of Rs. 10,138.14 lakhs have been recognised as on 1 April,2019.

The impact of change in accounting policy on account on adoption of Ind AS 116 is as follows:

a. Increase in lease liability by Rs 10,456.11 lakhs
b. Increase in rights of use by Rs. 9,832.04 lakhs
c. Increase in finance cost by Rs. 1124.38 lakhs
d. Increase in depreciation by Rs. 306.10 lakhs

The carrying value of right of use assets at the end of the 31 March,2020

	Year ended 31 March, 2020 Rs. in lakhs	Year ended 31 March, 2019 Rs. in lakhs
a. Balance as at the beginning of the year	10,138.14	-
b. Depreciation charged during the year	306.10	-
c. Balance as at the end of the year	9,832.04	-

Maturity analysis of lease liabilities – contractual undiscounted cash flows

	Year ended 31 March, 2020 Rs. in lakhs	Year ended 31 March, 2019 Rs. in lakhs
a. Not later than one year	806.40	806.40
b. Later than one year but not later than five years	3,886.85	3,628.80
c. Later than five years	28,232.78	29,297.23

Total undiscounted lease liabilities at 31 March 2020

Lease liabilities included in the statement of financial position at 31 March 2020		
Current	806.40	-
Non current	9,649.71	-
	10,456.11	-

Amounts recognised in profit or loss	Year ended 31 March, 2020 Rs. in lakhs	Year ended 31 March, 2019 Rs. in lakhs
Interest on lease liabilities	1,124.38	-
Amortisation of right to use assets	306.10	-

Previous year: Lease charges of Rs. 639.58 lakhs was recognised in Statement of Profit and Loss

39. Operating lease arrangements - As lessor

The Company has given certain building and facilities under non-cancellable operating leases.

Lease income (licence fee) recognised in the Statement of Profit and Loss is as under:

	Year ended 31 March, 2020 Rs. in lakhs	Year ended 31 March, 2019 Rs. in lakhs
Licence fee income		
a. Recognised in statement of profit and loss	6,875.75	8,181.04
	6,875.75	**8,181.04**

The total of future minimum lease receivables are as follows:

	As at 31 March, 2020 Rs. in lakhs	As at 31 March, 2019 Rs. in lakhs
a. Not later than one year	1,232.40	3,043.38
b. Later than one year but not later than five years	3,193.26	7,225.64
c. Later than five years	402.68	1,033.22
	4,828.34	**11,302.24**

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40. Financial Risk Management

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

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, 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:

Rs. in lakhs

	Carrying amount	Payable within 1 year	Payable in 1-3 years	Payable more than 3 years
As at 31 March, 2020				
Borrowings	1,17,209.24	-	43,381.99	73,827.25
Trade payables	1,194.40	1,194.40	-	-
Other financial liabilities	14,607.29	2,240.39	4,571.91	7,794.99
	1,33,010.94	**3,434.80**	**47,953.90**	**81,622.24**
As at 31 March, 2019				
Borrowings	85,165.77	11,978.40	30,399.45	42,787.92
Trade payables	1,081.86	1,081.86	-	-
Other financial liabilities	2,794.53	303.15	2,491.37	-
	89,042.16	**13,363.41**	**32,890.82**	**42,787.92**

Market risk

Market risk is the risk that future cash flows will fluctuate due to changes in market prices i.e. interest rate risk and price risk.

A. Interest rate risk

Interest rate risk is the risk that the future cash flows will fluctuate due to changes in market interest rates. The Company is mainly exposed to the interest rate risk due to its borrowings. The Company manages its interest rate risk by having fixed rate borrowings. The Company does not enter into any interest rate swaps.

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Interest rate sensitivity analysis

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

	As at 31 March, 2020 Rs. in lacs	As at 31 March, 2019 Rs. in lacs
Variable rate borrowings		
Long Term	-	-
Short Term	-	-
Total Variable rate Borrowing	-	-
Fixed Rate Borrowings		
Long Term	1,17,209.24	85,165.77
Short Term	-	-
Total Fixed rate Borrowing	1,17,209.24	85,165.77
Total Borrowing	1,17,209.24	85,165.77

Sensitivity

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

B. Price risk

The Company has very limited exposure to price sensitive securities, hence price risk is not material.

Credit Risk

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

Customers credit risk is managed, generally by receipt of security deposit / advance rent from the lessee. The Company credit risk with respect to customers is diversified due to different customers.

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

	As at 31 March, 2020 Rs. in lakhs	As at 31 March, 2019 Rs. in lakhs
Outstanding for more than 6 months	40.89	45.63
Outstanding for 6 months or less	589.83	848.56
	630.73	**894.19**

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41. Capital Management

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

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

	As at 31 March, 2020 Rs. in lacs	As at 31 March, 2019 Rs. in lacs
Borrowings:		
- Long term	1,17,209.24	85,165.77
- Short term	-	-
- Current maturities of long term borrowings	-	-
Total borrowings - A	**1,17,209.24**	**85,165.77**
Equity		
- Share capital	500.00	500.00
- Other equity	(39,136.87)	(27,854.41)
Total Equity - B	**(38,636.87)**	**(27,354.41)**
Debt to equity ratio (A/B)	(3.03)	(3.11)

42. The Company has entered into long-term leasing arrangements, which ensures regular leasing income. The Phase II of the project is near completion, which will be leased out and generate additional revenue. Although, net worth of the Company has fully eroded, the management believes that the Company does not have any issue to meet its obligations. Moreover, the holding company has also committed financial support. Accordingly, these financial statements have been prepared on the fundamental assumption of going concern.

43. The outbreak of Coronavirus (COVID-19) pandemic has caused significant disturbance and slowdown of economic activity. The Company has assessed the economic impact of Covid-19 on its business by evaluating various scenarios on certain assumptions and current indicators of future economic conditions and on the basis of internal and external sources of information. Based on this, the Company has assessed recoverability and carrying value of its assets comprising intangible assets, right of use assets, advances, deferred tax assets and other financial and non-financial assets and believes that it will recover the carrying value of all its assets. The management does not expect ajny significant impact on its operations and will continue to closely monitor any material changes arising out of future economic conditions and impact on its business.

44. Events after the reporting period

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

45. Approval of the financial statements

The financial statements were approved for issue by Board of Directors on 26 June, 2020

S.N. DHAWAN & CO. LLP * GURGAON * CHARTERED ACCOUNTANTS

For and on behalf of the Board of Directors

Arvind Kumar Mishra
Director
DIN:08250280

Suryamani Pandey
Director
DIN:08250346

Place: Delhi
Date: 26 June, 2020