

**Parsvnath**  
committed to build a better world

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# THE NEXT PHASE OF GROWTH BUILDING MOMENTUM

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ANNUAL REPORT 2012-13

**Parsvnath**  
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## **Forward-looking statement**

In this annual report, we have disclosed forward looking information to enable investors to comprehend our prospects and take informed investment decisions. This report and other statements, written and oral, that we periodically make contain forward-looking statements that set out anticipated results based on the management's plan and assumptions. We have tried wherever possible to identify such statements by using words such as 'anticipate', 'estimate', 'expects', 'project', 'intends', 'plans', 'believes' and words of similar substance in connection with any discussion of future performance. We cannot guarantee that these forward-looking statements will be realised, although we believe we have been prudent in assumptions. The achievement of results is subject to risks, uncertainties and even inaccurate assumptions. Should known or unknown risks or uncertainties materialise or should underlying assumptions prove inaccurate, actual results could vary materially from those anticipated, estimated or projected. Readers should bear this in mind.

	02	The Next Phase of Growth							
		04	Building momentum through the decades						
Vision Mission & Values	05		06	Pan India Presence					
					What's Inside				
Chairman's Letter		08		10	Building momentum across businesses				
Progress Beyond Growth	14	Financial Summary	16		17	Corporate Information			
			Directors' Report	18					
		Annexure to Directors' Report	22	Management Discussion & Analysis	23		33	Corporate Governance Report	
						47		Independent Auditors' Report on Consolidated Financial Statements	
			Consolidated Financial Statements		48				
		Statement Pursuant to Section 212 of the Companies Act, 1956		91		92		Summarised Financial Statement of Subsidiary Companies	
		Independent Auditors' Report on Standalone Financial Statements			93			98	Standalone Financials Statements

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47  
Completed  
Projects



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Presence  
in  
44 cities

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50  
Ongoing  
Projects

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# THE NEXT PHASE OF GROWTH

## BUILDING MOMENTUM



Entering our twenty-fourth year in fiscal 2013-14, we at Parsvnath Developers Ltd. (Parsvnath/PDL/the Company) are excited as ever about the opportunities we see in our business. Opportunities which we are confident will take us forward to build our next phase of growth.

Over the decades, the Company has grown brick by brick, guided by its high values and driven by the passion to build a better world. Today, we stand tall to be recognised as one of the most progressive and multi-faceted real-estate entities in the Country. And, while we are proud of our aspirational residential, commercial and lifestyle places, we recognise the need to continually devise new strategies to beat the economic headwinds and build the momentum for the next cycle of growth.

From launching the innovative '25:75 House of Happiness' Scheme, where buyers had the option of paying most of the total cost i.e. 75% on offer of possession, to continuing to retain a firm control on costs; from targeted land buying to having the best people deal with an increasingly complex regulatory environment; from capitalising on our scale to a strong emphasis on faster execution; from providing real estate offerings backed by construction excellence to providing an industry leading customer experience; we believe we have at hand all the tools to move decisively towards the dawn of new era in the growth trajectory of Parsvnath.

**A new era which will bring more satisfied customers in its fold and create greater value for all our stakeholders.**



## BUILDING MOMENTUM THROUGH THE DECADES

A force to reckon with today, the Parsvnath Group has had a growing presence in the real estate and infrastructure development sectors for almost three decades. We have a portfolio of 48 completed projects and are currently working on 50 more in various verticals including Residential, Commercial (office and retail), DMRC, Hospitality, SEZs, IT Parks and even Third Party Construction.

In terms of projects under execution, 65% of saleable area is in the Delhi/National Capital Region, 18% in western India, 1% in Southern India and 16% in Northern India.

We have a human talent pool that comprises talented and experienced engineers, architects and others, who work closely with consultants, including renowned professionals such as Hafeez Contractor, C.P. Kukreja, Gian Mathur, Callison (U.S.A.) and Habitat & Associates. This ensures excellence right from concept design to the delivery of world-class reality landmarks.

Our track record of supreme quality and adherence to execution schedules is driven by our philosophy – Building a better world.

## Our Vision

Our vision revolves around our motto 'Building a better world'.

We strive to:

- ❑ Envision, design and construct the most magnificent landmarks and edifices
- ❑ Contribute tangibly to regional and national development by way of key infrastructure projects
- ❑ Protect and preserve the environment we live in
- ❑ Make the world a better place to live in
- ❑ Transform and uplift the quality of living and the lifestyle of each and every individual who comes in contact with us

Our vision steers our growth strategy as we work towards delivering holistic and long-term value.

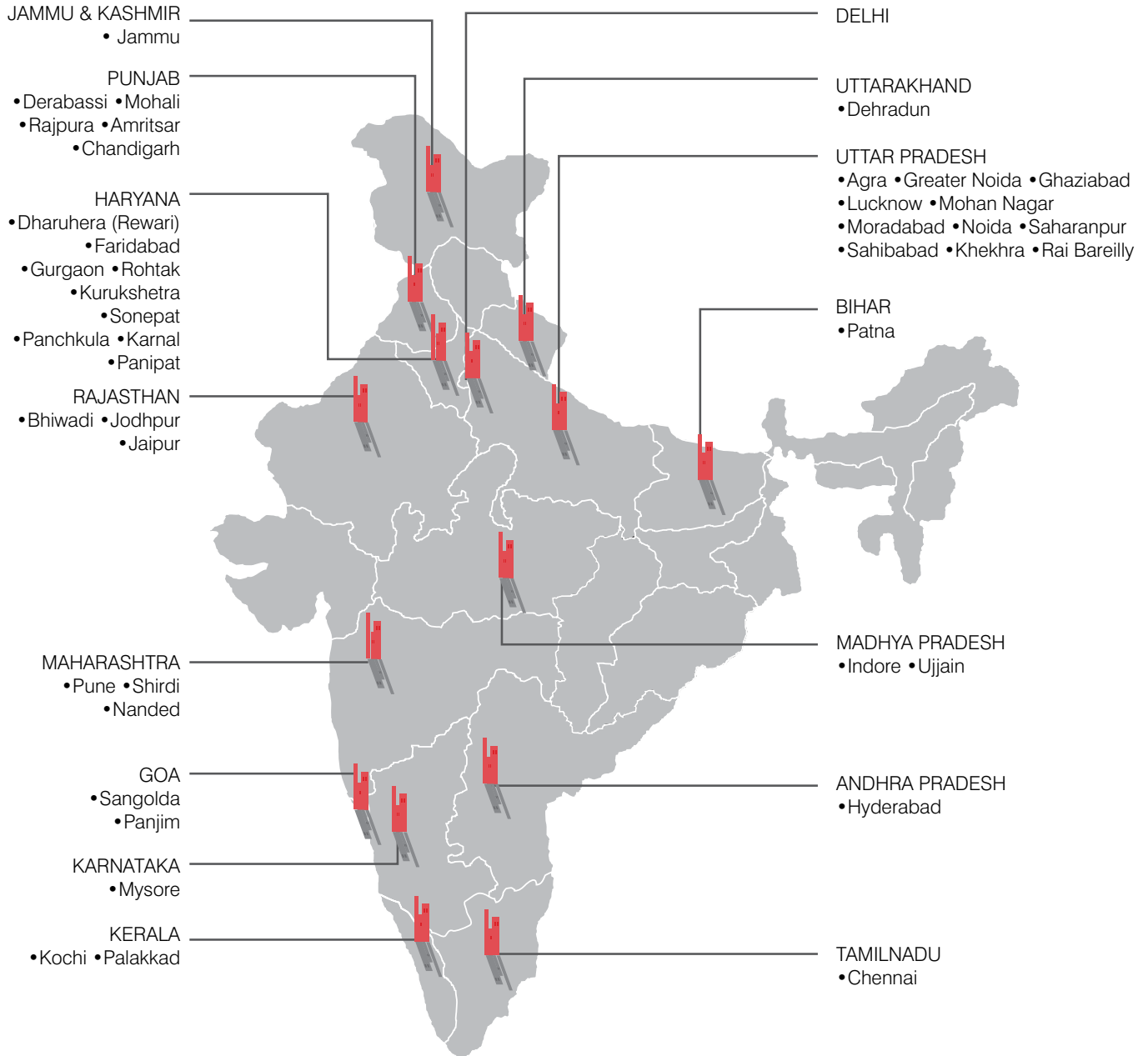
## Our Mission

- ❑ To build a better world
- ❑ To set standards and improve our environment
- ❑ To offer a wide portfolio of international quality products that cater to different markets and segments
- ❑ To deliver value for money and excellent investment returns
- ❑ To take customer relationships and customer satisfaction to new levels
- ❑ To focus on strategic growth
- ❑ To evolve contemporary benchmarks in construction and marketing practices

## Our Growth Drivers

- ❑ Excellent track record
- ❑ Diversified business model with clear focus
- ❑ Huge land reserves
- ❑ Pan India presence
- ❑ Strong project execution capabilities
- ❑ Robust systems to ensure quality control, timely delivery and cost efficiency
- ❑ Long-term relationship with vendors for streamlined raw material supply
- ❑ Highest safety standards

# PAN INDIA PRESENCE ACROSS VERTICALS

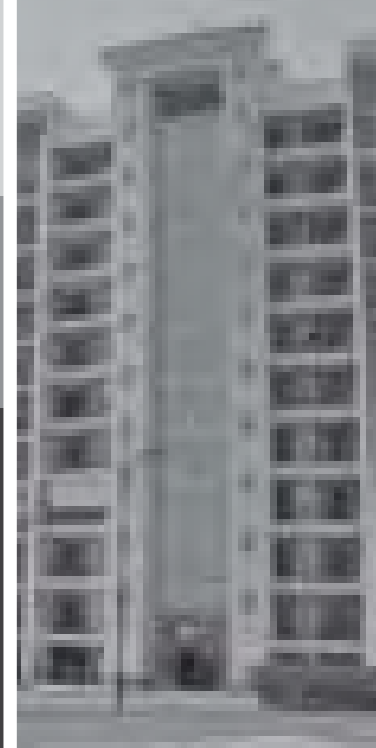




**Completed Projects**

**Ongoing Projects**

19 Residential	< Saleable Area 8,06,399 sq. mtrs. (8.68 mn. sq. ft.)	16 Residential	<Saleable Area 18,58,992 sq. mtrs. (20.01 mn. sq. ft.)
Saleable Area > 70,606 sq. mtrs. (0.76 mn. sq. ft.)	12 Commercial	Saleable Area > 1,81,161 sq. mtrs. (1.95 mn. sq. ft.)	10 Commercial
09 DMRC (BOT)	< Saleable Area 61,316 sq. mtrs. (0.66 mn. sq. ft.)	05 DMRC (BOT)	<Saleable Area 1,28,206 sq. mtrs. (1.38 mn. sq. ft.)
Saleable Area > 7,37,651 sq. mtrs. (7.94 mn. sq. ft.)	08 Integrated Townships	Saleable Area > 47,51,066 sq. mtrs. (51.14 mn. sq. ft.)	14 Integrated Townships
48 TOTAL 16,75,972 sq. mtrs. (18.04 mn. sq. ft.)		05 Hotels	<Saleable Area 46,452 sq. mtrs. (0.50 mn. sq. ft.)
		Saleable Area > 64,103 sq. mtrs. (0.69 mn. sq. ft.)	01 IT Parks
		50 TOTAL 70,29,980 sq. mtrs. (75.67 mn. sq. ft.)	



# FROM THE CHAIRMAN'S DESK



## Dear Shareholders,

In stark contrast to our cautious mood last year, we are happy to address you with calculated optimism this year as both the Indian economy and the real estate sector have begun to show signs of promise once more.

The financial year 2012-13 began on a challenging note for the real estate sector, with rising costs and a tight funding environment, which subdued demand and impacted companies in the sector. However, as the year progressed, positive news began to flow in. At a macro level, the Government and the RBI announced measures which would improve the investment climate in the country. The easing of ECB norms for affordable housing will attract global investors to the Indian market. Side by side, banks have been reducing their home loan rates as liquidity in the banking system has eased. This is likely to rekindle residential sales and have a positive impact on the real estate sector. Further, the Government's approval of FDI in retail will give a boost

to retail spaces. We specifically expect our DMRC properties, which are situated at various locations of Delhi, to benefit from this development.

All these developments put us in an optimistic mood as we enter 2013-14, our 24th memorable year in the real estate business.

## BUILDING MOMENTUM – THE NEXT PHASE OF GROWTH

At a time when our industry, the nation and the world are all facing difficult economic and political times, constraints notwithstanding, I am pleased to let you know that the Parsvnath Group still retains a zing in its stride. Approximately 70,29,980 sq. mtrs. (75.67 million sq. ft. of area) in 27 cities across India are under construction and development, out of which we have already sold around 50 per cent. Our consolidated net profit in 2012-13 has increased to ₹ 71.24 Crores from ₹ 56.09 Crores in 2011-12.

Where our finances are concerned, at present, we have several projects being funded by PE Funds from three major investors - Sun- Area Property Partners, JP Morgan Advisors India Private Limited and Red Fort Capital. We are happy to inform you that we have already begun buy back of securities issued to PE Funds. In line with our strategy to reduce debt, the Company has also continued a strategic and comprehensive portfolio review of its real estate assets, with a view to exit the non-strategic assets and monetize few of our projects. All these moves will go a long way in helping us meet our target of a net cash position by 2015.

True to our corporate philosophy and motto of 'committed to build a better world', we unveiled a pilot initiative targeted at facilitating first time home buyers. Our '25:75 House of Happiness' Scheme, which was kept open for a specific period

**“After studying buying trends and the profile of our target customers, we created a solution that not only suits the end user but also helps investors – the 25:75 House of Happiness Scheme.”**

was applicable to 16 residential and 4 commercial projects, required the buyers to make a down-payment of merely 25% while booking their property and rest at the time of offer of possession. This 'risk-free' Scheme was aimed to transform the way houses are sold. It offered a win-win proposition for all involved. It provided the buyers with immense relief as they may no longer have to resort to bank loans and EMIs and this, in turn, created a boost in demand for our properties across India in cities like New Delhi, Greater Noida, Ghaziabad, Sonapat, Dharuhera, Moradabad, Ujjain, Saharanpur, Bhiwadi, Panchkula and Rajpura and the Scheme generated an overwhelming response from the buyers.

#### **OUTLOOK**

Over the past two decades or so, we have built a reputation of being a Company that creates innovative architecture and designs and are known for our commitment towards our customers and stakeholders.

We have recently launched a world class retail office space project on 0.49 hectares (1.18 acres) of land on the Kasturba Gandhi Marg in New Delhi. We have already received all the required approvals from various authorities. Looking ahead, we will continue to maintain a well diversified portfolio of projects from various verticals in the real estate sector. We believe this will insulate us from the risk of demand fluctuations in any one particular segment. In the near term, we plan to augment cash flows by developing high margin residential and township projects and to tide over the risk of periods of tighter liquidity we will continue to undertake projects in high value commercial properties that yield recurring revenue.

As in the past, we will continue to be committed to ensuring the delight of our customers, partners and stakeholders and we are confident that the coming year we will further strengthen our foundation and move from strength to strength. We continue to focus on three strategic pillars to ensure that the growth we have attained so far gathers momentum. These are innovation, timely execution & delivery and commitment to build a better world.

As always, before signing off, I would like to acknowledge that the growth and progress of the Group has been made possible only due to the constant support and confidence that our stakeholders have had in us. Accordingly, I would like to personally thank all our shareholders, employees, financiers, partners, vendors and consultants. We look forward to having you more closely involved with us in future and rewarding you with a mutually beneficial rise in our growth momentum.

Thanking you  
Yours sincerely,  
**Pradeep Jain**  
**Chairman**

# BUILDING MOMENTUM ACROSS BUSINESSES

Parsvnath takes its mission to set higher standards of quality and project execution in all verticals of the real estate and infrastructure sectors very seriously. With ingenious craftsmanship it has been constantly innovating to create architectural marvels using state-of-the-art technology and global architectural, construction and business practices. Irrespective of the arena of performance - be it contemporary residential spaces, state-of-the-art office complexes, affordable housing, luxurious shopping malls, posh hotels, futuristic multiplexes or ultra modern IT Parks and special economic zones - the Company has steadfastly focused on building dreamscapes that transform the lives of those who use these structures.

Over the years, it is this philosophy that has driven Parsvnath to become one of the most progressive and multi-faceted real estate and construction entities in the Country.

## RESIDENTIAL

Housing for the masses has always been a challenge in India with its teeming millions residing in sub-standard conditions. Side by side, the gaping housing shortage in the mid-range segment has been growing concomitantly with the socio-economic stratum which supports its demand. Lastly, the demand for premium housing has also gained momentum as new and growing upwardly mobile affluent Indians across the Country seek out better lifestyles. Effectively, the residential housing segment provides a colossal untapped opportunity.

To leverage this opportunity, Parsvnath has facilitated buyers by announcing a new Scheme '25:75 House of Happiness' Scheme, where buyers were required to pay just 25% of the total cost on booking and the rest on offer of possession. This Scheme was kept open for a specified period for 16 of our residential and 4 commercial projects across the Country and the Scheme received overwhelming response from the investors/end users.



During the financial year 2012-13 and period subsequent thereto, despite sluggish conditions in the residential market, the Company sold 2035 units, comprising an area of 3,29,806 sq. mtrs. (3.55 mn. sq. ft.) and handed over possession of 1114 units, covering an area of 1,96,449 sq. mtrs. (2.11 mn. sq. ft.) We, through our SPV implementing the project, have also paid the third instalment of ₹ 50,086 Lacs to Rail Land Development Authority for a Residential/Housing project in Sarai Rohilla, near Connaught Place, New Delhi. As implicit recognition of our quality consciousness, during the year we have been awarded the NCR-5 star rating for Parsvnath La-Tropicana, the super luxury Group Housing Project at Khyber Pass, Civil Lines in Delhi.



## INTEGRATED TOWNSHIPS

Much in demand lately, industrial townships have been mushrooming across the Country. Yet there are benchmarks that distinguish well planned and aesthetically laid-out projects from the rest. Our group has township projects at various stages of approval and completion at various locations including Indore, Jaipur, Jodhpur, Lucknow, Karnal, Panipat, Saharanpur, Sonapat, Ujjain, Rajpura, Rohtak, Dharuhera and Derabassi. Parsvnath has also filed an application for licence for a township and Group Housing project at Sohna Road for which the final master plan for the residential zone has already been notified by the Government of Haryana.

The Company will continue to pursue the developing high margin residential and township projects as it enables us to augment our near term cash flows and tide over the risk of periods of tighter liquidity.



# BUILDING MOMENTUM ACROSS BUSINESSES

## COMMERCIAL

Since commercial projects deliver recurring revenue, the Parsvnath Group is always in pursuit of suitable opportunities in the commercial segment. The most recent jewel in our crown is the 20,439 sq. mtrs. (0.22 mn. sq. ft.), Red Fort Capital Parsvnath Towers, a high-end ultra-modern commercial complex at Bhai Veer Singh Marg, in the heart of the national capital. This project is in the final stages of leasing out to potential customers. We have been rewarded for our efforts on this project with a NCR-6 star rating.

We have recently launched a world class retail office space project on 0.49 hectares (1.18 acre) of land on the Kasturba Gandhi Marg in New Delhi. We have already received all the required approvals from various authorities. Looking ahead, the Commercial segment will continue to be an integral part of our portfolio as the demand in this segment presents a sizeable opportunity.



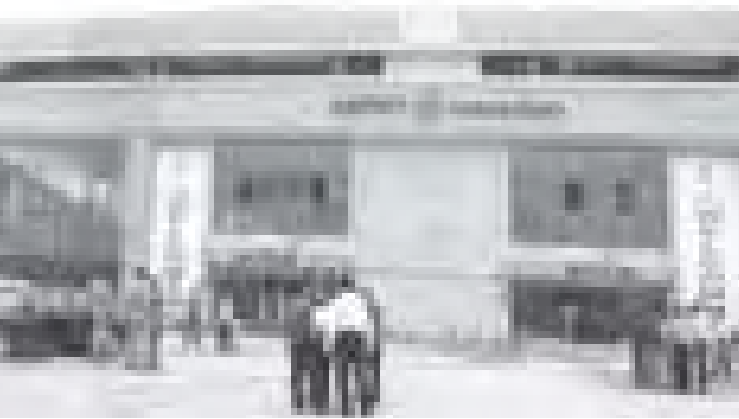
## DELHI METRO RAIL CORPORATION (DMRC)

The ever growing NCR has put into prominence the DMRC, which in turn has become a major growth driver across the infrastructural and commercial landscape.

Parsvnath has entered into strategic agreements with the DMRC, under which we are slated to develop 1,92,309 sq. mtrs. (2.07 mn. sq. ft.) of prime commercial real estate through the BOT format with average lease terms of 12 to 30 years. By end March 2013 we had completed 9 such projects. Our completed projects cover a total of 61,316 sq. mtrs. (0.66 mn. sq. ft.) of leasable area, stand out as realty landmarks on the NCR landscape.

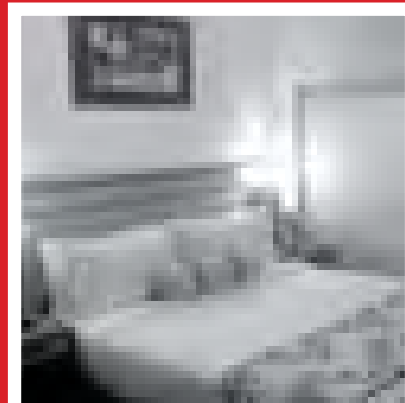
These projects have been well accepted and we have been able to attract high profile tenants including McDonald's, Big Bazaar, KFC, Blue-Dart, Syndicate Bank, Carrefour, Axis Bank, Comesum, Biglo's, etc. This has enabled us to gain steady revenues through rental income and will help us further consolidate our position in this segment.

Encouraged by our success with DMRC projects, we have recently entered an agreement with the Rail Land Development Authority, Ministry of Railways for the development of 15.27 hectares (37.73 acres) of railway land situated at Sarai Rohilla-Kishanganj, Delhi.



## HOTELS

Through a 100% subsidiary, Parsvnath Hotels Limited (PHL), Parsvnath is continuing with the development of the Hotel property at Shirdi and upon completion of the same, the said property will be managed by a national hotel chain.



## SEZ

Through a subsidiary, Parsvnath Infra Limited (PIL), the Company began developing and operating Special Economic Zones (SEZ) in 2006. We originally proposed to develop SEZs for IT/ITeS, Pharma and Biotechnology in different states of India covering an area of over 278.55 hectares (688.31 acres) in the next 5 to 7 years.

However, two years ago, we took a concerted decision to scale down our presence in this segment following the imposition of MAT (Minimum Alternate Tax) and uncertainty over continuation of tax sops to SEZ. Adopting a cautious and prudent strategy in line with this decision, we surrendered six in-principle approvals of SEZ projects last year and took a hiatus on earlier proposed SEZ projects at Sohna and Dehradun.

While the Sohna land is in the process of being developed into a township pursuant to the de-notification of SEZ by the Ministry of Commerce, Government of India by PDL along with other associate companies, the Dehradun land is in the process of being monetised to meet the fund requirements of the Company.



## THIRD-PARTY CONTRACTS

Leveraging our core in-house strengths and capabilities, we moved into the business of Third-Party construction. Our Third-Party construction contracts help us to stabilize our revenue streams even when the business environment in the sector is subdued.



# PROGRESS BEYOND GROWTH



At Parsvnath, Corporate Social Responsibility (CSR) is intrinsic to our business fabric. We have made collaborative growth the cornerstone of our CSR strategy. With our Chairman, Mr. Pradeep Jain, in the forefront, we adhere to the belief that we can only build value and sustain growth if we have a truly synergic relationship with members of society that we depend upon and come in contact with, especially those from economically backward sections.

Formed as an NGO, Parsvnath Foundations, the CSR arm of Parsvnath, chaired by Mr. Pradeep Jain himself, works relentlessly and dedicatedly to ensure the overall growth and progress of the communities in which it has a presence.







The Foundation endeavours to fulfil our social objectives in the fields of education and healthcare by promoting, operating, improving and developing scientific institutions, libraries, clinics, hospitals, dispensaries, and crèches for the poor and needy. It also assists in constructing, running and developing schools.

At a different level, we play a part in creating awareness and forwarding the cause of education among the relatively disadvantaged sections of society by printing, publishing books, magazines, newspapers, pamphlets; helping needy students through payment of fees, donations for building/development of school in tribal areas of the state of Madhya Pradesh.



With a broader social motive, the Company regularly undertakes blood donation camps and sponsorship of national and international chess events in order to promote the game.

# FIVE-YEAR FINANCIAL SUMMARY

(₹ In Lacs)

CONSOLIDATED						
Sr. No.	Item	Based on Revised Schedule VI			Based on Old Schedule VI	
		FY 2012-13	FY 2011-12	FY 2010-11	FY 2009-10	FY 2008-09
1.	Total Revenue	66,958	98,121	94,240	98,818	72,921
2.	Profit Before Tax (PBT)	13,165	20,114	23,856	19,619	13,695
3.	Profit After Tax (PAT)	7,255	6,876	16,808	14,061	11,282
4.	Minority Interest	130	1,267	2,702	575	(9)
5.	PAT (after Minority Interest)	7,124	5,609	14,106	13,486	11,291
6.	PBT Margin (%)	19.66	20.50	25.31	19.85	18.78
7.	PAT (after Minority Interest) Margin (%)	10.64	5.72	14.97	13.65	15.48
8.	EPS (in ₹)* (Face Value - ₹ 5 per share)	1.64	1.29	3.40	3.52	3.05
9.	NET WORTH	2,72,453	2,66,933	2,62,086	2,29,213	2,00,270
10.	CURRENT RATIO	2.0	2.2	2.2	3.8	4.4
11.	DEBT EQUITY RATIO	0.74	0.64	0.63	0.71	0.96

\* Adjusted pursuant to split / sub-division of equity shares.

# Corporate Information

## BOARD OF DIRECTORS

Shri Pradeep Kumar Jain	Chairman
Shri Sanjeev Kumar Jain	Managing Director & Chief Executive Officer
Dr. Rajeev Jain	Director (Marketing)
Shri Ashok Kumar	Director (Independent)
Shri Ramdas Janardhana Kamath	Director (Independent)
Dr. Pritam Singh	Director (Independent)

## SR.VICE PRESIDENT (LEGAL) & COMPANY SECRETARY

Shri V. Mohan

## AUDITORS

M/s Deloitte Haskins & Sells  
Chartered Accountants,  
7<sup>th</sup> Floor, Building No. 10, Tower B,  
DLF Cyber City Complex,  
DLF City, Phase-II, Gurgaon-122002

## REGISTRAR & SHARE TRANSFER AGENT

M/s Link Intime India Pvt. Ltd.  
44, Community Center,  
2<sup>nd</sup> Floor, Naraina Industrial Area, Phase-I  
New Delhi-I 10028

## SHARES LISTED AT

National Stock Exchange of India Limited (NSE)  
BSE Limited (BSE)  
Delhi Stock Exchange Limited (DSE)

## REGISTERED OFFICE

Parsvnath Metro Tower,  
Near Shahdara Metro Station,  
Shahdara  
Delhi-I 10032

## CORPORATE OFFICE

6<sup>th</sup> Floor, Arunachal Building,  
19, Barakhamba Road,  
New Delhi-I 10001

## BANKS & FINANCIAL INSTITUTIONS

Asix Bank Ltd.  
Bank of India  
Canara Bank  
Central Bank of India  
HDFC Bank Ltd.  
IDBI Bank Ltd.  
IFCI Factors Ltd.  
IFCI Ltd.  
IFCI Venture Capital Funds Ltd.  
IndusInd Bank Ltd.  
Karnataka Bank Ltd.  
Kotak Mahindra Bank Ltd.  
Life Insurance Corporation of India  
Oriental Bank of Commerce  
Punjab National Bank  
Royal Bank of Scotland  
Small Industries Development Bank of India  
State Bank of India  
State Bank of Mysore  
State Bank of Patiala  
Syndicate Bank  
UCO Bank  
United Bank of India  
Vijaya Bank

# Directors' Report

## Dear Shareholders,

Your Directors have pleasure in presenting the 22<sup>nd</sup> Annual Report together with the Audited Financial Statements of the Company for the financial year ended March 31, 2013.

## Financial Results

[₹ in lacs]

Item	STAND-ALONE	
	FY 2012-13	FY 2011-12
<b>Total Revenue</b>	<b>49,612.79</b>	<b>73,857.93</b>
<b>Profit before Depreciation and Tax (PBDT)</b>	<b>14,317.92</b>	<b>15,562.43</b>
Less: Depreciation	1,162.47	1,499.48
<b>Profit Before Tax (PBT)</b>	<b>13,155.45</b>	<b>14,062.95</b>
Less: Provision for Taxation	5,788.08	11,510.03
<b>Profit After Tax (PAT)</b>	<b>7,367.37</b>	<b>2,552.92</b>
<b>Add: Balance brought forward</b>	<b>68,711.44</b>	<b>70,694.52</b>
Transferred from Debenture Redemption Reserve	15,786.00	1,214.00
<b>Less: Appropriations</b>		
Transferred to Debenture Redemption Reserve	-	5,750.00
<b>Amount available for Appropriation</b>	<b>91,864.81</b>	<b>68,711.44</b>

## Dividend

Your Directors have, with a view to conserve the resources for the operations of the Company, not recommended any dividend for the year under review.

## Extension of time to convene the Annual General Meeting

Pursuant to the approval granted by the Registrar of Companies, NCT of Delhi & Haryana for extension of 3 months' time for holding the 22<sup>nd</sup> Annual General Meeting (AGM) of the Members of the Company for the Financial Year ended March 31, 2013 i.e. upto December 31, 2013, the Board of Directors has decided to convene the 22<sup>nd</sup> AGM on December 30, 2013.

## Review of Operations

The financial year 2012-13 began on a challenging note for the real estate sector, with rising costs and a tight funding environment which slowed down the demand and impacted

operations of the companies in the sector. However, with the Indian Economy getting stabilised, positive news began to flow in.

During the year under review, on consolidated basis, your Company's Net Profit is ₹7,124.47 lacs in Fiscal 2012-2013 as against ₹5,608.80 lacs in Fiscal 2011-2012. The total revenue is ₹66,957.66 lacs in Fiscal 2012-2013 as against ₹98,121.41 lacs in Fiscal 2011-2012. The Profit before tax is ₹13,164.66 lacs as against ₹20,114.34 lacs in Fiscal 2011-2012. Earnings per Share (EPS) of the Company stood at ₹1.64 in Fiscal 2012-2013 as against ₹1.29 in Fiscal 2011-2012. On stand-alone basis, Earnings per Share (EPS) of the Company stood at ₹1.69 in Fiscal 2012-2013 as against ₹0.59 in Fiscal 2011-2012.

During the period subsequent to Year end, the Company had launched '25:75 House of Happiness' Scheme, which was kept open for a specific period and was applicable to 16 residential and 4 commercial projects of the Company. It required the buyers to make a down-payment of merely 25% while booking their property and rest at the time of offer of possession. This 'risk-free' Scheme was aimed to transform the way houses are sold. It provided the buyers with immense relief as they may no longer have to resort to bank loans and EMIs and this, in turn, created a boost in demand for Company's properties across India in cities like New Delhi, Greater Noida, Ghaziabad, Sonapat, Dharuhera, Moradabad, Ujjain, Saharanpur, Bhiwadi, Panchkula and Rajpura and the Scheme generated a overwhelming response from the buyers.

A detailed business-wise review of the operations of the Company is included in the Management Discussion and Analysis section of this Annual Report.

## Management Discussion and Analysis

The Management Discussion and Analysis Report, forming part of Directors' Report for the year under review, as stipulated under Clause 49 of the Listing Agreement with the Stock Exchanges, is discussed in a separate section of this Annual Report.

## Subsidiaries, Joint Venture Entities and Associate Companies

At the beginning of the year, your Company had fifteen subsidiary companies. The project-specific or sector-

specific subsidiary companies ensure maximum utilization of available resources through focused attention on specific activities.

During the year under review, Parsvnath HB Projects Pvt. Ltd. (erstwhile Gazala Promoters and Developers Pvt. Ltd.) became a subsidiary company and Parsvnath Realty Ventures Ltd. (erstwhile Parsvnath Royal Orchid Hotels Ltd.) has ceased to be a step-down subsidiary of the Company.

Subsequent to year end:

- Consequent upon disinvestment of equity shares of Parsvnath Retail Ltd. (PRL) by the Company, PRL has ceased to be subsidiary company;
- Pursuant to acquisition of securities of Parsvnath Hessa Developers Pvt. Ltd. (PHDPL) by the Company from PE funds, PHDPL has become subsidiary company;
- Upon notification of revised definition of subsidiary company under Section 2 of the Companies Act, 2013, Parsvnath Rail Land Project Pvt. Ltd. (PRLPPL) no longer falls under the ambit of a subsidiary company. Further, Parsvnath Buildwell Pvt. Ltd. (PBPL) & Parsvnath Realcon Pvt. Ltd. (subsidiary of PBPL) have become subsidiary companies in terms of the revised definition.

As required under the Listing Agreement with the Stock Exchanges, the Consolidated Financial Statements of the Company and all its subsidiaries are attached. The Consolidated Financial Statements have been prepared in accordance with the relevant Accounting Standards as prescribed under Section 211(3C) of the Companies Act, 1956 ("Act"). These financial statements disclose the assets, liabilities, income, expenses and other details of the Company, its subsidiaries and associate companies.

Pursuant to the provisions of Section 212(8) of the Act, the Ministry of Corporate Affairs has, vide General Circular No. 2/2011 dated February 08, 2011, granted general exemption for not attaching the annual accounts of the subsidiary companies with the annual accounts of holding company.

Accordingly, the Board of Directors of your Company at its meeting held on May 28, 2013 has given its consent, for not attaching the Annual Accounts of the subsidiary companies with that of the holding company and therefore, Balance Sheet, Statement of Profit and Loss and other documents

of the subsidiary companies required to be attached under Section 212(1) of the Act to the Balance Sheet of the Company, shall not be attached. However, a statement containing brief financial details of the Company's subsidiaries for the financial year ended March 31, 2013 is included in the Annual Report. The annual accounts of these subsidiaries and the related detailed information will be made available to any Shareholder of the Company/its subsidiaries seeking such information at any point of time and will also be kept open for inspection by any Shareholder of the Company/ its subsidiaries at the registered office of the Company and that of the respective subsidiary companies between 11.00 a.m. and 1.00 p.m. on all working days. The Company shall furnish a copy of detailed annual accounts of subsidiaries to any Shareholder on demand.

### **Debentures**

During the year under review, the Company has fully redeemed Series VII Secured Redeemable Non-Convertible Debentures (NCDs) aggregating to ₹10,000 lacs; Series IX NCDs aggregating to ₹10,000 lacs & Series X NCDs aggregating to ₹370 lacs outstanding at the beginning of the year and part redeemed Series VIII NCDs aggregating to ₹4,213.49 lacs.

During the period subsequent to Year end, the Company has raised funds to the tune of ₹5,900 lacs through issue of Series XII and Series XIII secured freely transferable and Non Convertible Debentures of the face value of ₹1,00,000/-each aggregating to ₹295 Lacs & ₹5,605 Lacs respectively on private placement basis.

### **Fixed Deposits**

Your Company continues to accept public deposits. The Fixed Deposits Scheme is receiving a good response and the management of the Company is thankful to all the investors for participating in the Scheme and for the trust reposed in the Company. As on March 31, 2013, the Company has fixed deposits to the tune of ₹1,415.16 lacs. The Company has no overdue deposits other than unclaimed deposits amounting to ₹20.28 lacs pertaining to 57 depositors as on March 31, 2013 and out of above 42 depositors having deposits aggregating to ₹14.19 lacs have subsequently claimed refund or renewed their deposits. The Company has no over-due deposits in respect of any small depositors other than unclaimed deposits.

## Directors

During the year under review:

- Shri Sunil Kumar Jain and Dr. Vinod Juneja, Independent Directors have resigned from the Board of Directors of the Company w.e.f. November 08, 2012 and February 14, 2013 respectively.
- In accordance with the applicable provisions of the Companies Act, 1956 read with the Articles of Association of the Company, Dr. Rajeev Jain and Shri Ashok Kumar, Directors of the Company will retire by rotation at the ensuing Annual General Meeting and being eligible, offer themselves for re-appointment. Necessary resolutions for their re-appointment are being included in the Notice convening the ensuing Annual General Meeting.

Brief Resume of the Directors being re-appointed, as required under Clause 49 of the Listing Agreement, are furnished in the explanatory statement to the Notice convening the ensuing Annual General Meeting.

During the period subsequent to Year end, Shri Ram Niwas Lakhotia, Independent Director has resigned from the Board of Directors of the Company w.e.f. August 14, 2013.

## Board Committees

The Board of Directors has re-constituted the Audit, Shareholders'/ Investors' Grievance and Remuneration Committees consequent upon resignation of the Directors as aforesaid.

## Directors' Responsibility Statement

Pursuant to the provisions of Section 217(2AA) of the Companies Act, 1956, your Directors, based on the representation received from the Operating Management, confirm that:

- (a) in preparation of the annual accounts for the financial year ended March 31, 2013, the applicable accounting standards have been followed and that there are no material departures;
- (b) the accounting policies selected and applied are consistent and the judgments and estimates made are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit of the Company for that period;

- (c) proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 1956, for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities;
- (d) the annual accounts have been prepared on a going concern basis.

## Auditors

M/s Deloitte Haskins & Sells, Chartered Accountants (Firm Registration No. 015125N), Statutory Auditors of the Company, shall retire at the conclusion of the ensuing Annual General Meeting and are eligible for re-appointment. It is proposed to re-appoint them as Statutory Auditors of the Company to hold office until conclusion of the next Annual General Meeting. The Auditors have confirmed that the re-appointment, if made, will be within the limits as prescribed under Section 224 (1B) of the Companies Act, 1956.

## Auditors' Report

There is no qualification in the Auditors' Report on the Financial Statements of the Company for the financial year ended March 31, 2013.

The Auditors in their report to the Members have, however, stated an "Emphasis of Matter" and made certain observations in the clauses (x) a and (xi) of the Annexure referred to in their Report and the response of your Directors is as follows:-

"The delays caused in making timely payment of principal and interest on its borrowings and discharge of its statutory liabilities have been due to recession in the real estate industry owing to slowdown in demand. The Company is also facing lack of adequate sources of finance to fund development of its real estate projects resulting in delayed realisations from its customers and lower availability of funds to discharge its liabilities. The Company is exploring alternative sources of finance, including sale of non-core assets to generate adequate cash inflows for meeting these obligations and to overcome this temporary liquidity shortage and is hopeful that these efforts will yield fruitful results."

## Corporate Governance

A separate section on Corporate Governance, forming part of the Directors' Report and the Certificate from the Company's Auditors confirming compliance of Corporate

Governance norms, as prescribed under Clause 49 of the Listing Agreement, are included in the Annual Report.

### Code of Conduct

As prescribed under Clause 49 of the Listing Agreement, a declaration signed by the Managing Director & CEO affirming compliance with the Code of Conduct by the Directors and senior management personnel of the Company for the financial year 2012-13 is annexed and forms part of Corporate Governance Report.

### Listing with Stock Exchanges

During the year under review, the equity shares of the Company continue to remain listed with the National Stock Exchange of India Limited (NSE), BSE Limited (BSE) and Delhi Stock Exchange Limited (DSE). The listing fee for the financial year 2013-14 to all these stock exchanges has been paid by the Company. The Equity Shares of the Company continue to be included in the list of CNX Nifty 500 index of NSE.

### Disclosures

#### 1. Conservation of energy, technology absorption, foreign exchange earnings and outgo

The nature of operations of the Company does not require disclosure of particulars relating to conservation of energy and technology absorption, as prescribed under Section 217(1)(e) of the Companies Act, 1956, read with the Companies (Disclosure of Particulars in the Report of Board of Directors) Rules, 1988. During the year under review, the Company has no foreign exchange earnings and has incurred expenditure of ₹105.50 lacs as compared to foreign exchange earnings of ₹43.93 lacs and expenditure of ₹166.03 lacs in the

previous year respectively.

#### 2. Particulars of Employees

The statement showing particulars of the employees of the Company, to be furnished under Section 217(2A) of the Companies Act, 1956, read with the Companies (Particulars of Employees) Rules, 1975, as amended, is annexed hereto and forms part of this report.

### Corporate Social Responsibility (CSR)

The Company is a responsible corporate citizen and is conscientiously working towards fulfilling its Corporate Social Responsibility. A separate section on CSR forms part of the Annual Report.

### Acknowledgement

Your Directors wish to place on record their sincere gratitude to the shareholders, customers, bankers, financial institutions, investors, vendors and all other business associates for the continuous support provided by them to the Company and for their confidence in the management of the Company. Your Directors wish to appreciate the confidence reposed by the foreign investors in the Company, by inducting funds for implementation of various ongoing projects of the Company through investment in our SPV Companies. Your Directors also acknowledge the contribution made by the employees of the Company at all levels.

**On behalf of the Board of Directors**

Place: New Delhi  
Date: November 06, 2013

Sd/-  
**PRADEEP KUMAR JAIN**  
Chairman

## ANNEXURE TO DIRECTORS' REPORT

### PARTICULARS OF EMPLOYEES PURSUANT TO SECTION 217 (2A) OF THE COMPANIES ACT, 1956 READ WITH THE COMPANIES (PARTICULARS OF EMPLOYEES) RULES, 1975

A. Employed throughout the year and was in receipt of remuneration aggregating ₹60,00,000/- or more per annum.

S. No.	Name	Designation / Nature of Duties	Qualifications	Remuneration (₹/ lacs)	Experience (Years)	Date of Joining	Age (Years)	Last Employment Held		Number & % of shares held in the Company	
								Employer	Designation	Number	%
1	Shri Pradeep Kumar Jain	Chairman	Graduate	360.79	27	1-Jan-02	48	Parasnath And Associates Pvt. Ltd.	Director	15,08,12,203	34.655
2	Shri Sanjeev Kumar Jain	Managing Director & CEO	B.E. (Civil)	132.40	21	1-Feb-02	43	Parasnath And Associates Pvt. Ltd.	Director	21,600	0.005
3	Dr. Rajeev Jain	Director (Marketing)	M.B.B.S.	96.40	15	1-Jan-02	40	Indraprastha Apollo Hospital	Resident Doctor	16,000	0.004
4	Shri Prehlad Kumar Jain	President	B.E.(Civil)	72.40	43	27-Sep-04	63	IDEB Constructions Pvt. Ltd.	Executive Director	8,266	0.002
5	Shri Pawan Kumar Gupta	President	B.Com., C.A.	72.40	23	11-May-06	48	Own Business	Proprietor	-	-

#### Notes :

- None of the employees is a relative of any Director except Shri Pradeep Kumar Jain, Shri Sanjeev Kumar Jain and Dr. Rajeev Jain, who are related to each other as brothers.
- Number of shares held by Shri Pradeep Kumar Jain includes shares held by Mrs. Nutan Jain, wife of Shri Pradeep Kumar Jain.
- Remuneration includes salary, allowances and monetary value of all perquisites as valued under the Income Tax Rules, 1962.
- The remuneration does not include leave encashment, gratuity and other retirement benefits.
- The nature of duties of Chairman and Managing Director includes management of day to day operations/ affairs of the Company, subject to superintendence, direction and control of the Board of Directors. Presidents of the Company oversee the projects undertaken by the Company and other business opportunities in the territories assigned to them by the management of the Company.
- The nature of employment in all cases is on contractual basis except in case of Directors, whose terms have been approved by the shareholders. Other terms and conditions of employment are as per Company policy.
- All the employees have adequate experience to discharge the responsibilities assigned to them and their designations are indicative of their nature of duties.



# Management Discussion and Analysis

## I. Global Economy

The global economy and fiscal conditions are still facing a slow and subdued recovery. As in previous years, growth remained unequally distributed with emerging economies growing faster and narrowing the income gap between them and advanced nations. The silver lining was the overall improvement in economic conditions during the fiscal 2012-13 as compared to the previous year. This was on account of the upturn in the USA and lowered acute crisis risks in the euro area, both resulting out of recent policy actions and continued growth in the emerging and developing world, especially in Asia and Africa.

While economic prospects have improved in recent months with a fading of financial risk, the International Monetary Fund (IMF) is still precautionary while predicting future growth rates. According to them, advanced economies would grow at 1.2% for 2013 and 2.2% in 2014, while emerging economies are expected to grow at 5.3% in 2013 and 5.7% in 2014.

## II. Indian Economy and Industry Overview

India has not been spared the effects of recession and the recent slowing of global growth. Adding to the global headwinds was India's internal policy paralysis stalling economic reform, and elevated interest rates. This discouraged domestic and foreign investment and India's GDP growth languished to a decade low of 5%, a far cry from the near double-digit pace of expansion before the 2008 global financial meltdown.

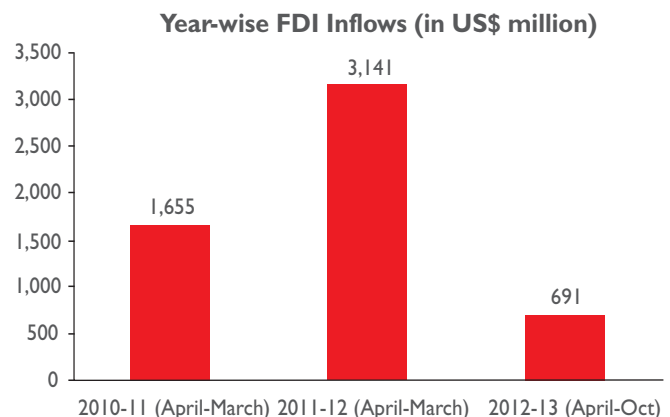
In the second quarter review of the monetary policy, the RBI has scaled down growth forecast for current fiscal to 5% from the earlier projection of 5.5%, citing downside risks stemming from domestic constraints. Nonetheless, strengthening of export growth, signs of revival in some services along with the expected pick-up in agriculture, and revival of large stalled projects, should buoy investment and overall economic activity towards the close of the year.

Fuelled by rapid urbanisation, positive demographics and rising income levels, the Indian real estate sector has become one of the fastest growing markets in the World. As per industry reports, the total economic value of real estate activity in the Country ranges between US\$40-45 billion, which contributes 5-6% to the GDP growth (Grant Thornton Annual handbook 2012). The sector comprises of four sub-sectors - housing, retail, hospitality, and commercial. While housing contributes five-six per cent of the Country's gross

domestic product (GDP), the remaining three sub-sectors are also growing at a rapid pace, meeting the increasing infrastructural needs.

Moving in tandem with the times, the dynamics of the Indian real estate industry has changed from an unorganised sector to a more organised one with companies increasingly adopting best global practices to meet consumers' expectations of high quality. It is not only successfully attracting domestic real estate developers, but foreign investors as well. India was 20<sup>th</sup> among the top 20 real estate investment markets globally with an investment volume of ₹ 190 billion (US\$ 3,466 million) recorded in 2012. Majority of the investment in India was through institutional sales (67%) while the remaining was through private equity (PE) (Cushman & Wakefield).

However, the sector saw a decline in terms of new investments in 2012-13 due to sluggish economic growth, high interest rates, high inflation, low industrial production and poor market sentiments. The sector that once grew at 7.8% in 2009-10 witnessed a deceleration during 2012-13 to 6.5% (till June 2012) (Grant Thornton Annual handbook 2012). The sector's investment commitment for the financial year 2012-13 was only ₹ 42,000 Crore, against ₹ 92,600 Crore in the previous financial year (2011-12), as per an analysis done by trade body ASSOCHAM with the help of the Centre for Monitoring Indian Economy (CMIE).



Source: Department of Industrial Policy and Promotion, Government of India

## REAL ESTATE SECTOR

Real Estate in India is graduating from being an unorganised sector, about a decade back, towards becoming an organised one. The sector continues to be the second largest employer

after agriculture and predictions are it will generate employment for at least 17 million people by 2025, thereby making a significant contribution to the GDP (Report: 'Assessing the Economic Impact of India's Real Estate Sector' by Global Property Consultants CBRE South Asia).

In the current financial year, the real estate industry scenario is expected to improve with the government introducing developer and buyer friendly policies. Also, a higher economic growth will spur the momentum for the real estate industry. The 2013 statistics of the real estate sector shows that an investment of ₹ 2,54,000 Crore is necessary for the implementation of the construction projects in the available land mentioned in the CBRE report which in turn will generate a revenue of ₹ 3,70,000 Crore and provide countrywide employment opportunity for 7.6 million people.

### III. Segment Wise Growth Scenario

#### a) Residential Segment

Residential Segment is the largest component of real estate sector amongst all the segments. Over the last five years, residential segment in the Country has rapidly grown in demand and has quickly absorbed the affordable housing products. However, slow growth and high inflation for the past several quarters of the last fiscal impacted sales in the residential sector, with both potential buyers and developers reeling under the adverse macro-economic conditions. In 2012, the residential sector was passive with total number of unit launches decreasing by 16 per cent when compared to 2011.

In the year 2012, the largest demand was recorded for the mid-end segment. This coupled with high input costs pushed the property prices upwards in most micro markets across cities. While there was an average price increase of 10% (y-o-y) in mid-end properties, high-end properties grew by 12% in the same period (Cushman & Wakefield). Chennai saw the highest increase in prices in the mid-end segment at 16% followed by the National Capital Region (NCR) at 15% and Mumbai at 14%. ([http://articles.economictimes.indiatimes.com/2013-02-08/news/36993320\\_1\\_cent-real-estate-sector-cushman-wakefield-research](http://articles.economictimes.indiatimes.com/2013-02-08/news/36993320_1_cent-real-estate-sector-cushman-wakefield-research))

#### Growth Drivers for the Residential Segment

Notwithstanding the average performance of the real estate

industry in the last fiscal, there is enough support to believe that there is significant development potential for the industry, especially in the residential sector. According to the CBRE report, the real estate sector of India is estimated to have a total pipeline of nearly 3.6 billion square feet lined up for completion in 2013, out of which 98% is concentrated in the residential areas.

#### Rapid urbanisation

Continuous migration from rural to urban areas has led to an increase in the demand for houses in the urban areas, especially in the mid-end category. According to the United Nations, India has the highest population rate of change among the BRIC nations. At this rate, an estimated 843 million people will live in Indian cities by 2050, a figure which is the combined population of present day USA, Brazil, Russia, Japan and Germany. Needless to say, this rapid urbanisation offers immense opportunities for real estate and infrastructure development in India. In 2012 approximately 84 per cent of launches catered to the mid-end segment.

#### Rich Demographic Dividend

India has a growing young population, as nearly 64% of the Indian population is in the working age group of 15-64 years and 35% is between 15-34 years. This favourable demographic structure increases earning capacity, disposable income levels and the number of nuclear families/households, driving demand for residential real estate.

#### FDI in real estate on an uptrend

The easing of the FDI norms in the real estate segment is expected to trigger the investment outlay in the sector. India is ranked 20<sup>th</sup> in the list of the world's top real estate investment markets with an investment volume of US\$ 3.4 billion in 2012, according to the report titled 'International Investment Atlas' by Cushman & Wakefield. The sector is set for robust inflows of US\$ 4-5 billion from overseas investors in the next couple of years, with Bengaluru, Delhi and Mumbai emerging as the favourites, according to Jones Lang LaSalle, a global real estate consultancy giant.

Construction development sector (including townships, housing, built-up infrastructure and construction-development projects) has attracted cumulative foreign direct investment (FDI) worth US\$ 22,007.67 million from April 2000 to February 2013. FDI flows into the construction

sector for the period April-February 2012-13 stood at US\$ 1,260 million, according to the department of industrial policy and promotion (DIPP).

#### Increased availability of credit

Much before liberalisation in 2001, purchasing real estate was only an option for those in the high income bracket. Post liberalisation, housing loans have been available at amenable rates. Further, easier access to mortgage, long tenure loans and tax incentives have encouraged the burgeoning middle and upper middle segment of the urban population to buy residences.

#### Housing shortage

In spite of the stupendous growth witnessed in the real estate sector, a substantial housing shortage is still prevalent in India. This is heightened due to the demand-supply mismatch, especially in the mid-range housing segment. According to Cushman & Wakefield Research in 2013, the mid-end segment is likely to witness maximum demand. Total demand for residential units across the top 8 cities in 2013 is expected to be in the range of 330,000 units to 350,000 units and supply is expected to be in the range of 220,000 units to 230,000 units. Of this total demand, the mid-range housing segment is expected to drive the maximum demand and account for more than 50 per cent of the total demand.

#### Higher savings rate

Indian households with a savings rate of 21%-24% show a higher propensity towards saving compared to other nations. Residential units are one of the most favoured investment options of Indian households and as incomes rise, there is an increasing trend of investing in second homes as investment vehicles.

#### Expanding city limits

While metropolis cities have grown exponentially, with skyscrapers and iconic architecture dominating the sky line, areas which were categorised as peripheral cities have today become prime areas with immense growth potential. This offers large-scale opportunity for real estate and infrastructure development. The recently approved Land Policy in Delhi is expected to make available about 20,000 Hectares of Land in 5 Urban Extension Zones for development, out of which about 50% land will be for residential use as per Master Plan for Delhi, 2021.

### b) Commercial Segment

India's commercial real estate development has been fuelled by increased revenue growth of companies in the services businesses especially in the IT and ITES sectors. With economic activity in the West still not gaining complete momentum in the year under consideration, the Indian service sector was also deeply impacted as there exists a strong co-relation between global growth and the progression of the Indian service sector. Issues such as high inflation, large budget deficit and the slow pace of regulatory reforms also weighed down on the business sentiment.

Subdued business for the IT and other service companies resulted in a cut down on expansion plans to maintain a healthy balance between cost, efficiency and expansion. As per the survey conducted by real estate consultant Jones Lang LaSalle (JLL), cost management was a top business challenge for office occupiers and 45% of the organizations have reduced office space per employee recently.

(Source:<http://www.livemint.com/Politics/H4n4QRDaymjiWXgIQ31RQI/Weak-demand-for-real-estate-may-continue-in-June-quarter.html>)

Based on expected recovery of the economy, triggered by global and domestic factors, office space demand is expected to witness a positive growth of 10% in 2013 and 20% in 2014. Global real estate consultant, Cushman & Wakefield estimates commercial office space demand of over 1,67,22,563 sq. mtrs. (180 million sq. ft.) in the next five years (2012 - 16) in the top 8 cities of the Country. The highest demand will be recorded in Mumbai, with an estimated 40,87,738 sq. mtrs. (44 million sq. ft.) over the next few five years followed by Bengaluru 28,79,997 sq. mtrs. (31 million sq. ft.) and the NCR 25,82,707 sq. mtrs. (27.8 million sq. ft.). The top three cities will constitute approximately 57% of the total office space demand. Ahmedabad will record the lowest office demand of approximately 7,24,644 sq. mtrs. (7.8 million sq. ft.) in the next five years, while Kolkata will finish one but last with demand of 7,80,386 sq. mtrs. (8.4 million sq. ft.).

(Source:<http://www.cushwake.co.in/cwglobal/jsp/newsDetail.jsp?repId=c55100005p&Language=EN&Country=2200179>)

### c) Retail Sector

Akin to other sectors of real estate, retail real estate also witnessed challenging times. The performance of the sector

was a far cry from the industry heydays during the last decade (2004-05 to 2007-08), when organised retail grew at a CAGR of 28%. Retailers struggled in 2012-13 as weak consumer sentiment hit growth. Subsequently, demand for retail real estate remained muted as retailers adopted a wait-and-watch policy. Net space additions were lower as many companies shut down unprofitable stores and rationalized existing store spaces. Lease rentals in retail also remained flat in 2012 vis-à-vis 2011. As per Crisil Research estimates, the organized retail market grew by a muted 10% in 2012-13, and is expected to grow by around 12-14% in 2013-14 due to a marginal recovery in consumer sentiment arising from an improvement in the macroeconomic environment.

With the government permitting FDI in multi-brand retail, more international investors are expected to invest in India, increasing demand for retail real estate. According to global real estate adviser DTZ, the government policy allowing up to 51 per cent foreign direct investment in multi brand and 100 per cent in single brand retail, along with an improvement in overall sentiment, is expected to bring an uptrend in leasing activity from retailers in 2013. This may result in an upward movement in retail rents, particularly in the second half of 2013 across most cities. However, it may be mentioned that factors such as the mandatory approval required by the state governments (currently only nine states and two union territories have allowed FDI in multi-brand retail) and the on-going political uncertainty may also put retailers on a cautious footing thereby impacting demand for retail real estate.

#### **d) Hospitality Sector**

The hotel sector too had a subdued year. Shrinking corporate budgets led many companies to curtail business travel. Also, advancements in technologies have made real time correspondence faster, easier and more cost effective while increased connectivity ensures lesser hours of stay per visit. Leisure travel, also impacted by the weak recovery of the global economy, witnessed a dip in both domestic and foreign tourists. Average occupancy rates (AOR) of premium segment hotels fell by over 400 basis points as the impact of this demand coincided with huge supply additions. Due to this demand-supply mismatch, the industry's revenue per available room (Rev PAR) this year is estimated to be at an 8-year low. (Source: Crisil CRB). A corresponding decline in Average Room Revenue (ARR) was noticed as hotels

tried to ensure occupancy even at a moderately lower cost. Healthy competition in many cities is leading hotels to create monetarily attractive packages for potential visitors.

However, going forward ARR are expected to improve in the next 12-18 months on account of stability in the economy and expected growth in tourism in India. According to the report by the Working Group on Tourism (Twelfth Five-Year Plan), India will need an additional 181,752 approved hotel rooms by 2016 to meet demand from foreign tourist arrivals (FTAs) and domestic tourists. Additionally, India will also require another 2,078,288 unclassified hotel rooms by 2016 to meet the demand. Investment in budget hotels and mid-segment hotels is likely to increase. (Source: *Ernst & Young –Realty in Changing Times*)

Another important growth driver of the hospitality industry is the growing middle class having more spare money to spend on travel. Also, with more and more international brands operating in the Country, the market will move towards being more organized and standardize processes including cost per room night.

#### **e) Special Economic Zones (SEZs)**

Seeking to boost exports which slipped 1.76 percent in 2012-13, the government unveiled a slew of incentives for exporters and announced a package to revive special economic zones (SEZs). The measures include among others, easing of land norms to set up SEZs and inclusion of more products and destinations under different schemes like Focus Product and Focus Market Schemes. As regards the SEZ scheme, the minimum land area requirement for setting up such zones has been reduced to half and there would be no ceiling for IT and ITES SEZs. Taking note of the fact that there are acute difficulties in aggregating large tracts of uncultivable land which is vacant and contiguous, it has been decided to reduce the minimum land area requirement by half for different categories of SEZs. Due to demands for an exit policy for SEZs, it has been decided to allow transfer of ownership and sale of units.

These government decisions could prove to be a boon for this segment.

### **IV. SECTOR OUTLOOK**

Real estate sector in India continued to meander along at a slow pace in 2012-13, an outcome of the dampened

market sentiments. In the current year the real estate sector is still grappling with socio-political and economic issues; uncertainty on fiscal policies; and subdued interest from opportunistic investors. However, there are reasons to believe that the next fiscal year should show substantial signs of recovery. The passage of the two crucial bills, Real Estate Regulation Bill and Land Acquisition Bill in particular, is expected to boost the confidence of all stakeholders in the industry. The recent approval of the FDI in multi-brand retail should also provide a new impetus to the demand for real estate.

India Ratings, which is part of the international rating agency - Fitch Group, has revised its outlook for the Indian real estate sector to 'negative to stable' for 2013, from 'negative' in 2012. The rating agency sees signs of improvement in terms of stability of margins and the easing of liquidity pressures, with free cash flows turning positive since the second half of 2012.

## V. COMPANY OVERVIEW

Parsvnath Group is present in all verticals of the real estate industry and has completed 48 projects across the country. During its 24 years in the business, the Company has also built up a strong presence in the integrated infrastructure segment. It is currently working on 50 projects with a total area of 70,29,980 sq. mtrs. (75.67 million sq. ft.) of which it has already sold 34,28,125 sq. mtrs. (36.9 million sq. ft.) of space. The Company's business portfolio includes residential properties, commercial sites (office and retail), DMRC Projects, Hotels, SEZs, IT Parks and third party construction undertakings.

The Company recorded consolidated revenues of ₹ 66,957.66 lacs for the year ended March 31, 2013. The consolidated Profit before Tax stood at ₹ 13,164.66 lacs and net profit stood at ₹ 7,124.47 lacs. The consolidated EPS for the year was ₹ 1.64.

### Operational Highlights

The key highlights pertaining to the business of your Company, including its subsidiaries, for the year 2012-13 and period subsequent thereto, are given hereunder:

- Sold 2035 units, comprising an area of 3,29,806 sq. mtrs. (3.55 million sq. ft.).
- Handed over possession of 1,114 units, comprising an

area of 1,96,449 sq. mtrs. (2.11 million sq. ft.).

- Launched '25:75 House of Happiness' Scheme, where buyers were required to pay just 25% of the total cost on booking and the rest on offer of possession.
- Bought back securities worth ₹ 5,000 lacs earlier issued to Sun-Area Property Partners against their full investment in the SPV viz. Parsvnath Hessa Developers Pvt. Ltd. implementing project 'Parsvnath Exotica', Gurgaon.
- Made part payment against the loan provided by JP Morgan Advisors India Private Limited to the SPV viz. Parsvnath Landmark Developers Pvt. Ltd. implementing project 'La Tropicana'.
- In the final stages of leasing out 20,439 sq. mtrs. (0.22 million sq. ft.) to the potential customers of Red Fort Capital Parsvnath Towers, a high-end ultra-modern commercial complex at Bhai Veer Singh Marg, in the heart of the national capital, consequent upon receipt of occupation certificate.
- Paid the third instalment of ₹ 50,086 lacs to Rail Land Development Authority (RLDA) for a Residential/Housing project in Sarai Rohilla, near Connaught Place, New Delhi, in terms of Development Agreement executed with RLDA and thus an aggregate payment of ₹ 116,646 lacs has been made so far by the Company through its SPV viz. Parsvnath Rail Land Project Pvt. Ltd. implementing the project.
- Been awarded the NCR-6 star rating for Red Fort Capital Parsvnath Towers, an international standard office complex.
- Been awarded the NCR-5 star rating for Parsvnath La-Tropicana, the super luxury Group Housing Project at Khyber Pass, Civil Lines, Delhi.
- Filed an application for a licence to develop a Township and Group Housing project at Sohna, Gurgaon. Final Master Plan for Residential zone of Sohna has been notified by the Government of Haryana.
- Announced the commencement of construction of "The Parsvnath 27" at K.G. Marg, Connaught Place, New Delhi for developing a new generation world class Green-Building commercial complex in about 0.49 hectares (1.18 acres) of land.

- Launched Parsvnath Metro Mall, Akshardham, for sub-licensing of commercial spaces.

#### **New Projects/ Forthcoming Launches:**

- Parsvnath City, Sohna, a residential township project, subject to receipt of licence.

**The Company offered possessions comprising an area of 1,96,449 sq. mtrs. (2.11 million sq.ft.) during the year under review and period subsequent thereto as under:**

- Flats comprising an area of 37,466 sq. mtrs. in various projects of the Company viz. Parsvnath Pratishtha, Pune; Parsvnath Panchvati, Agra; Parsvnath Paradise-II, Ghaziabad; Parsvnath Prestige (Low Rise), Noida; Parsvnath Pratibha (Low Rise), Moradabad; Parsvnath City- Sonapat Villas; Parsvnath Elite Villas, Dharuhera; , Parsvnath Royal Floors Jodhpur and Parsvnath Prerna, Agra;
- Plots comprising an area of 1,54,483 sq. mtrs. in various projects of the Company viz. Parsvnath Greens, Derabassi; Parsvnath City, Indore (A& B Block); Parsvnath City, Ujjain (D Block); Parsvnath Narayan City, Jaipur; Parsvnath City, Jodhpur; King Citi, Rajpura; Parsvnath City, Sonapat A-Block and Parsvnath City, Dharuhera;
- Commercial space comprising an area of 4,500 sq. mtrs. in various projects of the Company viz. Parsvnath Panchvati Plaza, Agra and Parsvnath Exotica, Gurgaon

**Projects likely to be completed / Possession likely to be offered comprising an area of 8,96,462 sq. mtrs. (9.65 million sq.ft.) in near future and planned during the current year are:**

- Flats comprising an area of 2,49,367 sq. mtrs. in various projects of the Company viz. Parsvnath Planet, Lucknow (Tower Nos.T1,T2,T8,T9 & T10); Parsvnath Royal Floors, Lucknow; Parsvnath Royal Floors, Jodhpur; Parsvnath Exotica, Gurgaon (Tower No.B1,C4,D4,D5 & D6); Parsvnath Prerna, Agra; Parsvnath Pratibha, Moradabad (A & B-Block / Tower Nos.T1,T2,T7 & T9); Parsvnath Pratishtha, Pune (A & B Blocks); Parsvnath Regalia, Ghaziabad (Tower Nos.T2, T9 & T10), Parsvnath Sterling, Ghaziabad (Tower Nos.T2 & T3) and Parsvnath Castle, Rajpura (Tower Nos. T 7 & T8);
- Plots comprising an area of 6,13,178 sq. mtrs. in various projects of the Company viz. Parsvnath King

Citi, Rajpura; Parsvnath City, Ujjain (A, B & C Blocks); Parsvnath City, Indore (C Block); Parsvnath Paliwal City, Panipat; Parsvnath City, Karnal and Parsvnath City, Saharanpur;

- Commercial space comprising an area of 33,917 sq. mtrs. in various projects of the Company viz. Red Fort Capital Parsvnath Towers (8 Floors); Panchvati Plaza, Agra and Parsvnath Mall, Moradabad.

#### **Status of Prideasia Project at Chandigarh**

Pursuant to the order of the Hon'ble Supreme Court of India, the arbitration proceedings between the Company and Chandigarh Housing Board (CHB) with respect to Company's integrated Project on land admeasuring 50.10 hectares (123.79 acres) situated at Rajiv Gandhi Technology Park, Chandigarh are going on as on date and the award is expected in due course of time in terms of Hon'ble Supreme Court's directions to decide the matter within 6 months.

#### **SWOT**

##### **Strengths**

- Executed projects in the real estate arena for about two decades
- Strong presence in all segments of the sector with residential projects, integrated townships, commercial complexes, SEZs, IT parks and third-party contracts
- Projects in over 44 cities across 15 states in India
- Beyond real estate, income accruals from the DMRC and the hospitality segment
- Focus on fast-moving residential projects
- Expansive land bank and well executed plans
- Clear strategy to deleverage and strengthen Balance Sheet
- Dynamic and solid leadership

##### **Weaknesses**

- Exposure to interest rate fluctuations due to large capital investments
- Projects with long gestation periods

##### **Opportunities**

- Ever-increasing gap between demand and supply in the housing segment

- Demand for commercial space from the fast-growing IT/ITES and BSFI sectors
- Secular long term growth in India will result in demand for all segments of real estate
- Emerging interest in real estate as a viable new asset class among investors, especially due to availability of funding
- Gaining popularity of integrated townships and the importance of supporting urban infrastructure
- Promotion of tourism which drives growth in the hospitality industry
- Implementation of the PPP (Public Private Partnership) model of infrastructure development

### Threats

- The real estate sector has not yet been given 'industry' status, despite its size and backward and forward linkages
- Limited institutional funding options are available for real estate projects
- Volatility in availability of labour could adversely impact meeting time schedules
- Rising input cost impact final prices and could subdue demand
- Changes in lending policies by the banking sector could increase the cost of borrowing

### VI. Future Outlook

Looking ahead, the Company expects demand to receive a boost from Government policies targeted at reducing interest rates and facilitating credit. Approval of FDI in retail is also likely to result in enhanced interest in retail sector projects and improving the investment climate in the Country will have a salubrious effect on the real estate sector as a whole.

Understanding the needs of target customers, the Company devised a marketing strategy, kept open for a specific period and was applicable to 16 residential and 4 commercial projects, which involved a down-payment of merely 25 per cent, while the balance is paid on offer of possession. The said Scheme has generated an overwhelming response from the buyers.

In the near term, to boost cash flows, the Company's focus

remains on developing high margin residential and township projects. To improve the Company's resilience to periods of tighter liquidity, it will continue to undertake projects in high value commercial and hospitality properties that yield recurring revenue.

Meanwhile, the Company will continue to focus on three core pillars for sustained growth – innovation, timely execution & delivery and commitment to build a better world. The Company will continue to undertake a strategic and comprehensive portfolio review of its real estate assets, with a view to exit the non strategic assets and monetize relevant projects.

In the future, the business transformation announced by the Company during FY 2012-13 and the unveiling of a new corporate identity will go a long way in reflecting its integrated business model, consolidation, commitment, continuity and adaptability.

### VII. Subsidiaries and Associate Companies

#### Parsvnath Infra Ltd. (PIL)

Parsvnath operates in the SEZ segment through Parsvnath Infra Ltd.(PIL), in which PDL holds 94.87%. PIL is presently focussing on two SEZs – an Information Technology SEZ at Kochi, Kerala and a Bio-technology SEZ at Hyderabad, Andhra Pradesh. The projects are at initial stage. PIL has a wholly owned subsidiary company viz. Parsvnath MIDC Pharma SEZ Pvt. Ltd., which was incorporated to implement a Pharma SEZ at Nanded, Maharashtra, has now taken a decision not to go ahead with the project after due evaluation and as such has sought refund of the amount paid together with interest besides return of Bank Guarantee furnished from MIDC.

#### Parsvnath Landmark Developers Pvt. Ltd. (PLDPL)

Construction of the premium residential project "La Tropicana" at Civil Lines, Delhi is in full swing. The project is part funded by the J.P.Morgan Group and the project will be completed in phases in years 2014 and 2015.

#### Parsvnath Hotels Ltd. (PHL)

The hotel project of the Company at Shirdi is under construction and the same is expected to be completed during the course of the current financial year. The Shirdi hotel would be operated and managed by ITC Welcom Group - Fortune Park Hotels, under the Fortune Inn Brand. As regards the other hotel projects, the Company shall consider taking up construction of the hotels after completion of Shirdi Hotel Project. Further, the Company

has decided not to go ahead with the budget hotel segment.

#### **Primetime Realtors Pvt. Ltd. (PRPL)**

The Company shall be developing a new generation world class Green-Building commercial complex in about 0.49 hectares (1.18 acres) of land on K.G. Marg, New Delhi, for which all the required approvals from various authorities have been obtained.

#### **Parsvnath Estate Developers Pvt. Ltd. (PEDPL)**

Your Company has tied up with Red Fort Capital (RFC), a leading international Private Equity Real Estate firm, to jointly develop "Red Fort Capital Parsvnath Towers", a modern state-of-the-art office-cum-commercial Complex of International Standards, located adjacent to Connaught Place on Bhai Veer Singh Marg. Construction has been carried out by Larsen & Toubro (L&T), and the building is now ready to be leased out to the users and the Company is on the look out for good clients for this purpose.

#### **Parsvnath Promoters and Developers Pvt. Ltd. (PPDPL)**

The Rail Land project being developed by PPDPL has now been transferred to another company at the instance of Rail Land Development Authority. The investment made by the foreign investors and your Company is being withdrawn and shall be put into the other SPV company Parsvnath Rail Land Project Private Limited, subject to such approvals as may be required.

#### **Parsvnath Rail Land Project Pvt. Ltd. (PRLPPL)**

Parsvnath was the "selected bidder" for grant of lease for development of a project at Sarai Rohilla- Kishanganj, Delhi by 'Rail Land Development Authority' (RLDA). The project is being implemented by the SPV company PRLPPL. Your Company has tied-up with Red Fort Capital Group, international private equity investors, for investment in the project and inked an agreement with two investment companies for setting up the project. During the year ended 31<sup>st</sup> March 2013, PRLPPL issued non-convertible debentures worth ₹ 360 crores on private placement basis and got them listed on the BSE. Subsequently, another issue of non-convertible debentures worth ₹ 244 Crores approx. was also made besides fund raising by way of OCDs amounting to ₹ 225 Crores approx. The SPV has so far paid a sum of ₹ 116,646 lacs to RLDA in terms of the Development Agreement executed with them.

#### **Parsvnath Hessa Developers Pvt. Ltd. (PHDPL)**

PHDPL is developing the premium luxury residential project "Parsvnath Exotica" at Gurgaon, Haryana. Handing over of the flats to the customers has commenced on a phase wise basis. The project was funded by the Sun- Area Property Partners, an international real estate private equity fund and after the mandatory three year lock-in applicable to FDI projects, SUN-Area Property Partners have divested from the project in July 2013 and PHDPL has become a wholly owned subsidiary of your Company.

#### **Parsvnath Buildwell Pvt. Ltd. (PBPL)**

Your Company had entered into an agreement with Anuradha SA Investments LLC and Anuradha Ventures Ltd., funds managed by SUN-Area Property Partners, for an investment in its premium residential project "Parsvnath Exotica - Ghaziabad" in Ghaziabad District, Uttar Pradesh ("Project") spread over an area of approx. 12.55 hectares (31 acres). SUN-Area Property Partners have invested ₹ 90 crores in the project SPV, PBPL, which will develop the Project, pursuant to assignment of development rights to the SPV. The construction of the Project has already commenced and all requisite approvals have already been obtained. The project continues to receive good response from the customers.

#### **Parsvnath Realcon Pvt. Ltd. (PRPL)**

PRPL is operating as a project SPV for developing a luxury residential project at Subhash Nagar in West Delhi on the land acquired from DMRC and the construction is progressing satisfactorily.

#### **Parsvnath HB Projects Pvt. Ltd. (PHBPL)**

The business activity earlier being carried on by 'Parsvnath Developers AOP' (PDL-AOP), an Association of Persons having Parsvnath Developers Limited (PDL) and HB Estate Developers Limited (HBEDL) as its members, of developing a Hotel cum Multiplex cum Shopping Mall Project at Mohali in Punjab viz., 'Parsvnath Mall Matrix' has been taken over by M/s. Gazala Promoters and Developers Pvt. Ltd. ('Gazala') pursuant to an agreement to this effect entered into amongst PDL, HBEDL, Gazala and PDL-AOP .

Consequent upon this, Gazala has become a subsidiary of PDL as PDL holds 51% of the paid up capital of Gazala while the balance 49% is held by HBEDL. The name of Gazala has been changed to Parsvnath HB Projects Pvt. Ltd.



The company is required to make balance payment towards cost of the Plot allotted to PDL by Punjab Small Industries & Export Corporation Limited after which the conveyance deed in respect of the plot will be got executed.

### **Parsvnath Film City Limited (PFCL)**

The Arbitral Tribunal had made its Award in favour of PFCL in the matter of refund of allotment money amounting to ₹47.75 Crores paid to Chandigarh Administration (CA) for development of a Multimedia-cum-Film City Complex. Subsequently, CA filed a Petition before the District Judge at Chandigarh challenging the Award under Section 34 of Arbitration and Conciliation Act, 1996. The Petition was heard and PFCL filed its reply on the due date. Subsequently, CA has filed its rejoinder and an Application under Section 151 of CPC. The case is still pending for further hearings.

### **Parsvnath Telecom Pvt. Ltd.**

The Company has still not ventured into telecommunication related business and is still in the process of exploring the possibilities to undertake this business. The Company shall venture into this arena as and when suitable opportunities are identified.

### **PDL Assets Limited**

The Company is still in the process of exploring various possibilities of undertaking asset management and asset holding activities and shall venture into this business as and when suitable opportunities are identified.

### **Nanocity Haryana Infrastructure Ltd. (NHIL)**

NHIL was set up as a joint venture Company between Nano Works Developers Private Limited (Nano Works) and Haryana State Industrial & Infrastructure Development Corporation Limited (HSIIDC), wherein Parsvnath has acquired substantial interest, proposes to develop “Nanocity” project in the district of Panchkula, Haryana. NHIL has sought the approval of HSIIDC for implementing the project in phases within stipulated timelines but the same has not met with success so far.

## **VIII. Risk Management**

Although the real estate sector is a major contributor to the Country’s progress and GDP, it has not yet been given ‘industry’ status. As a result, it becomes difficult for developers to access capital at cost efficient rates. Since there is relatively little scope of institutional funding and uncertainty of banking sector approvals, companies in the

sector have to turn to other sources of funding and faces great volatility in interest rates. The Government’s cautious approach to Foreign Direct Investment (FDI) further narrows the channels for access to funding at competitive rates. All this makes it difficult for the sector to mitigate the risk of rising input costs and precludes the possibility of a proper pricing mechanism falling into place. Further, the sector faces a slow pace of reforms, poor disclosures and a lack of transparency, which have adversely impacted its growth. Nevertheless, the scenario is changing for the better, albeit slowly.

The Company has internally instituted an integrated risk management framework, comprising risk identification, creation of an appropriate risk management structure and evaluation of performance. Some of the significant risks faced by the Company as a whole and the steps taken to mitigate them are:

### **1. Fluctuations in demand**

Demand drivers in the real estate sector depend heavily on economic conditions. While growth in incomes and reduction in interest rates are leading factors, the impact of these on purchase decisions vary across real estate verticals. Accordingly, to mitigate the risk of demand fluctuations, the Company opted for a well diversified portfolio which includes mid-income residential projects, integrated townships, commercial complexes, hotels, IT Parks, BOT Projects, SEZs and third party construction contracts. The Company strategically focuses on developing residences, primarily for the mid-income and affordable segment as the demand in these segments is relatively less volatile. Further, the Company is partially insulated from the risk of fluctuating demand due to its pandemic presence across the Country. Finally, the Company is constantly alert to Government policies that allow the Company to enter segments such as infrastructure BOT projects and third-party contracting as this offer stable revenue streams.

### **2. Rising input costs**

Due to the Company’s scale of operations and the long term relationship that it has maintained with its suppliers, it enjoys finer rates on raw materials. Further, the Company focuses on planning logistics to deliver results with minimal inventory, which in turn reduces storage costs. Another aspect that enables the Company to combat the risk of rising costs is its strategy to

undertake most of its projects in-house to effect cost control, while side by side resorting to outsourcing to expedite execution. This optimum balance has resulted in low costs without project delays.

### **3. Project execution**

Supreme quality and time bound execution are the landmarks of real estate sector frontrunners. To consolidate its position among industry stalwarts, the Company has defined its priorities to ensure execution of projects within the stipulated time frame. Towards this end, the Company is also outsourcing construction activities. At the same time, it has moved to a project-based organisation structure so as to enhance project flexibility and control. This results in an improvement in the quality of its construction.

### **4. Human resources**

In the real estate sector, a Company is only as good as the people that it comprises. With rising competition within the sector, ensuring a top quality talent pool has become more challenging. Acknowledging this fact, the Company has adopted HR policies that attract the best talent in the industry and retain it.

### **5. Sourcing of funds**

The real estate sector is capital-intensive in nature yet the availability of finance is not forthcoming, especially from institutional sources. To ensure seamless execution of its projects, the Company has adopted a focused strategy of raising capital through various resources (ranging from banks to private equity) and strengthening its balance sheet. Side by side, to generate streams of recurring income, it has forayed into the commercial and hospitality segments. Lastly, the Company's third-party contract projects and BOT projects offer consistent returns.

## **IX. Human Resources**

The Company recognises the fact that manpower is the most vital resource in the real estate industry. Consequently, the Company has been committed to attracting and retaining talent by instituting best practices with respect to its employees. Beyond rewarding employees with attractive remunerations, the Company constantly endeavours to create a more conducive work environment. Employees are encouraged to be innovative and involved and pursue their

aspirations which are aligned with the larger interests of the Company. This has culminated in a human resource pool that is comparable with the best in the sector.

As on March 31, 2013, the Company's total employee strength stood at 673.

## **X. Internal Controls and Systems**

In order to examine and evaluate the adequacy and effectiveness of its internal control systems and processes, the Company has in place a comprehensive in-house Internal Audit Department. This department seeks to achieve the objective of maximum productivity and output. Its activities include safeguarding and protecting the Company's assets from unauthorised use or disposition, maintenance of proper accounting records and verification of authentication of all transactions. Further, to make its Internal Audit systems more robust, the Company uses the services of an independent firm of Chartered Accountants. This firm has been commissioned the duty of carrying out internal audits of various project sites, commercial and other functions of the Company. With a sound reporting system with regard to compliance, the management can ensure that the Company follows best practices only. The performance of the Company is regularly reviewed by the qualified and independent Audit Committee and the Board of Directors to ensure that it is in consonance with the overall Corporate Policy and well aligned with the Company's values and objectives.

## **Cautionary Statement**

*Statements made in the Management Discussion and Analysis Report describing the Company's objective, projections, estimates, expectations may be forward looking statements within the meaning of applicable laws and regulations, based on beliefs of the management of your Company. Such statements reflect the Company's current views with respect to the future events and are subject to risks and uncertainties. Many factors could cause the actual result to be materially different from those projected in this report, including among others, changes in the general economic and business conditions affecting demand/supply and price conditions in the segment in which the Company operates, changes in business strategy, changes in interest rates, inflation, deflation, foreign exchange rates, competition in the industry, changes in governmental regulations, tax laws and other Statutes & other incidental factors. The Company does not undertake any obligation to publicly update any forward looking statements, whether as a result of new information, future events or otherwise.*

# Corporate Governance Report

## 1. Company's Philosophy on Corporate Governance

The welfare of the stakeholders of the Company forms the crux of the Company's Corporate Governance Policy. The Company's philosophy strives to ensure that its business strategies and plans prioritise the welfare of all stakeholders, while at the same time, maximising shareholders' value on a sustained basis. The Board of Directors, Management and Employees of the Company consistently envisage attainment of the highest level of transparency, integrity and equity in all facets of the operations of the Company and also in its interactions with the stakeholders. The Company is committed to benchmark itself with the best standards of Corporate Governance, not only in form but also in spirit. Our Company is in compliance with the Corporate Governance guidelines as stipulated under Listing Agreement entered into with the stock exchanges. A report on the matters mentioned in the said clauses and the practices followed by the Company is detailed below.

## 2. Board of Directors

### A. Composition & Category

The composition of the Board of Directors of the Company has undergone a change due to resignation of Shri Sunil Kumar Jain and Dr. Vinod Juneja, Independent Directors. The detailed composition of the Board is represented in Table 1 below. As on March 31, 2013, there were 7 (Seven) Directors on the Board including 4 (Four) Non-Executive Directors in compliance with the prescribed combination of Executive and Non-Executive Directors on the Board. As regards the presence of Independent Directors, the Company requires at least half of the Board to be represented by Independent Directors, since the Board of Directors of the Company is headed by an Executive Chairman. All the 4 (Four) Non-Executive Directors of the Company are Independent and thereby, the composition of the Board of Directors is in compliance with the parameters prescribed under Clause 49 of the Listing Agreement.

Subsequent to year end, Shri R.N. Lakhotia resigned from the Board of Directors w.e.f. August 14, 2013 and accordingly at present there are 6 (Six) Directors on the Board including 3 (Three) Non-Executive Directors which is in compliance with the prescribed combination of Executive and Non-Executive Directors on the Board.

The Independent Directors of the Company shall mean Non-Executive Directors of the Company who:

- a) apart from receiving Director's remuneration by way of sitting fees, do not have any material pecuniary relationships or transactions with the Company, its Promoters, its Directors, its senior management, its subsidiaries and associates, which may affect their independence;
- b) are not related to the Promoters or persons occupying management positions at the Board level or at one level below the Board;
- c) have not been executive(s) of the Company in the immediately preceding three financial years;
- d) are not partner(s) or executive(s) or were not partner(s) or executive(s) during the preceding three years of any of the following:
  - i. The statutory audit firm or the internal audit firm that is associated with the Company; and
  - ii. The legal firm(s) and consultancy firm(s) that have a material association with the Company;
- e) are not material supplier(s), service provider(s) or customer(s) or lessor(s) or lessee(s) of the Company, which may affect their independence;

- f) are not substantial shareholder(s) of the Company i.e. owning two percent or more of the block of voting shares; and
- g) are not less than 21 years of age.

As per the declarations received by the Company, none of the Directors is disqualified under Section 274(1)(g) of the Companies Act, 1956 read with Companies (Disqualification of Directors under Section 274(1)(g) of the Companies Act, 1956) Rules, 2003.

None of the Directors of the Company is a member of more than ten Committees or acts as a Chairman of more than five Committees across all Public Limited Companies in which he holds the directorship. The Company is notified by the Directors, from time to time, the status of Committee positions they occupy in other companies.

**Table I: Composition of the Board of Directors as on March 31, 2013**

Sr. No.	Name & Category of the Director	DIN	Designation	Number of Directorship(s) in other Public Limited Companies*	Number of Membership(s)/ Chairmanship(s) held in Committees of Public Limited Companies**	
					Membership(s)	Chairmanship(s)

**Executive Directors**

1	Shri Pradeep Kumar Jain	00333486	Chairman	6	-	-
2	Shri Sanjeev Kumar Jain	00333881	Managing Director & CEO	12	4	1
3	Dr. Rajeev Jain	00433463	Director (Marketing)	8	2	-

**Non-Executive Independent Directors**

4	Shri Ashok Kumar	00138677	Director	3	2	1
5	Shri Sunil Kumar Jain <sup>1</sup>	00010695	Director	N.A.	N.A.	N.A.
6	Shri Ramdas Janardhana Kamath	00035386	Director	6	1	4
7	Dr. Pritam Singh	00057377	Director	3	4	-
8	Dr. Vinod Juneja <sup>2</sup>	00044311	Director	N.A.	N.A.	N.A.
9	Shri Ram Niwas Lakhotia <sup>3</sup>	00091290	Director	-	1	-

<sup>1</sup> Resigned with effect from November 08, 2012

<sup>2</sup> Resigned with effect from February 14, 2013

<sup>3</sup> Resigned with effect from August 14, 2013

\* Excludes private, foreign, unlimited liability companies, Government bodies and companies registered under Section 25 of the Companies Act, 1956.

\*\* For the purpose of reckoning the limit of the Committees on which a Director can serve, the Chairmanship/Membership of the Audit Committee and the Shareholders'/Investors' Grievance Committee of all listed and/or unlisted Public Limited Companies only have been considered.

## B. Board Meetings & Last Annual General Meeting – Attendance of Directors

The Board met five times on 30.05.2012, 13.08.2012, 22.09.2012, 08.11.2012 and 14.02.2013, during the financial year ended March 31, 2013. The attendance of each Director at the Board Meetings and at the last Annual General Meeting (AGM) of the Company is set out in Table 2 below:

**Table 2: Attendance of the Directors at the Board Meetings and at the last AGM**

Sr. No.	Name of the Director	Number of Board Meetings attended	Attendance at AGM held on 22.09.2012
1	Shri Pradeep Kumar Jain	5	Y
2	Shri Sanjeev Kumar Jain	5	Y
3	Dr. Rajeev Jain	5	Y
4	Shri Ashok Kumar	4	N
5	Shri Sunil Kumar Jain <sup>1</sup>	-	N
6	Shri Ramdas Janardhana Kamath	4	Y
7	Dr. Pritam Singh	3	N
8	Dr. Vinod Juneja <sup>2</sup>	2	N
9	Shri Ram Niwas Lakhota <sup>3</sup>	4	Y

<sup>1</sup> Resigned with effect from November 08, 2012

<sup>2</sup> Resigned with effect from February 14, 2013

<sup>3</sup> Resigned with effect from August 14, 2013

## C. Information supplied to the Board & Statutory Compliance

The Board of Directors has complete access to all information available with the Company. The agenda notes prepared for the meetings of the Board of Directors cover all items specified in Annexure IA to Clause 49 of the Listing Agreement to the extent applicable to the Company. In addition, the following items are also provided and reviewed by the Board of Directors on a regular basis:

- Report on statutory compliance with all applicable laws by the Company, as well as steps taken by the Company to rectify instances of non-compliance, if any;
- Minutes of the meetings of the Board of Directors of all the subsidiary companies of the Company; and
- Statement of all significant transactions and arrangements entered into by/with the subsidiary companies.

## D. Non-Executive Directors' compensation

The Non-Executive Directors are paid sitting fee of ₹20,000/- for attending each meeting of the Board of Directors or Committees thereof. The sitting fee so paid by the Company is within the limits prescribed under the provisions of the Companies Act, 1956, fixed by the Board of Directors under the Articles of Association of the Company and does not require approval of the shareholders.

## E. Code of Conduct

The Board of Directors has laid down a 'Code of Conduct' applicable to all Board members and senior management personnel of the Company. This Code of Conduct is posted on the website of the Company ([www.parsvnath.com](http://www.parsvnath.com)). In compliance with Clause 49 of the Listing Agreement, annual affirmation of this Code of Conduct by all Board members and senior management personnel has been ensured and the certificate to this effect signed by the Managing Director & CEO is appended to this report.

### 3. Committees of Board of Directors

#### A. Audit Committee

The Audit Committee of Board of Directors of the Company has such powers as are detailed under Section 292A of the Companies Act, 1956 and Clause 49 of the Listing Agreement.

The responsibilities of the Audit Committee include, *inter alia*, overseeing the financial reporting process to ensure proper disclosure of financial statements, recommending appointment/removal of Statutory Auditors and their remuneration, reviewing the quarterly and annual financial statements before submission to the Board, reviewing the adequacy of the internal audit function including the structure and staffing of the internal audit department, ensuring compliance of internal control systems, reviewing findings of internal investigations, discussing the nature and scope of audit with Statutory Auditors, reviewing the Company's financial and risk management policies and looking into reasons of substantial defaults, if any, of non-payment to stakeholders and a mandatory review of Management Discussion and Analysis of financial condition and results of operations, Statement of significant related party transactions submitted by management, management letters/letters of internal control weaknesses, if any, issued by the Statutory Auditors and the internal audit reports relating to internal control weaknesses, if any.

The Audit Committee comprises Shri Ramdas Janardhana Kamath (Chairman), Shri Sanjeev Kumar Jain, Shri Ashok Kumar and Dr. Pritam Singh. All members except Shri Sanjeev Kumar Jain are Non-Executive Independent Directors of the Company. During the year, the Committee got re-constituted upon resignation of Dr. Vinod Juneja w.e.f. February 14, 2013.

All the members of the Audit Committee possess sound knowledge of accounts, audit, taxation etc. Shri V. Mohan, Sr. Vice President (Legal) & Company Secretary acts as the Secretary to the Audit Committee. The Committee invites Group Chief Financial Officer, head of the Internal Audit Department and representative(s) of the Statutory Auditors and External Internal Auditors to attend the meetings of the Audit Committee on a regular basis. The Committee met four times with adequate quorum on 30.05.2012, 13.08.2012, 08.11.2012 and 14.02.2013 during the financial year ended March 31, 2013. The attendance of each member thereat is set out in Table 3 below:

**Table 3: Attendance of the Members at the Audit Committee Meetings**

Sr. No.	Name of the Member	Number of Audit Committee Meetings attended
1	Shri Ramdas Janardhana Kamath	3
2	Shri Sanjeev Kumar Jain	4
3	Shri Ashok Kumar	4
4	Dr. Pritam Singh	3
5	Dr. Vinod Juneja <sup>1</sup>	2

<sup>1</sup>Resigned with effect from February 14, 2013

#### B. Remuneration Committee

The Remuneration Committee of Board of Directors of the Company has been constituted to recommend/review the remuneration package of the Executive Directors. The Committee is chaired by Dr. Pritam Singh and other members are Shri Ramdas Janardhana Kamath and Shri Ashok Kumar, all being Non-Executive Independent Directors. During the year, the Committee got re-constituted upon resignation of Dr. Vinod Juneja w.e.f. February 14, 2013.

The remuneration of Executive Directors is decided after taking into consideration a number of factors including industry trend, remuneration package in other comparable corporates, job responsibilities and key performance areas, Company's performance etc. The remuneration policy is directed towards rewarding performance, based on review of achievements on a periodical basis. The remuneration paid to the Executive Directors is subject to the limits laid down under Sections 198, 269 and 309 read with Schedule XIII to the Companies Act, 1956 and in accordance with the terms of appointment approved by the shareholders of the Company. The Executive Directors are not being paid any sitting fees for attending the meetings of the Board of Directors and/or Committees thereof.

During the year ended March 31, 2013, no meeting of the Remuneration Committee was held.

All pecuniary relationships and elements of remuneration package of Directors are disclosed in Table 4 below:

**Table 4: Remuneration paid/payable to the Directors of the Company during Financial Year 2012-13**

Sr. No.	Name of the Director	No. of Shares held	Salary & Perquisites (₹/ Lacs)	Sitting Fees (₹/ Lacs)	Total Amount (₹/ Lacs)
1	Shri Pradeep Kumar Jain	10,68,52,559	360.79	-	360.79
2	Shri Sanjeev Kumar Jain	21,600	132.40	-	132.40
3	Dr. Rajeev Jain	16,000	96.40	-	96.40
4	Shri Ashok Kumar	2,000	-	2.40	2.40
5	Shri Sunil Kumar Jain <sup>1</sup>	1,782	-	-	-
6	Shri Ramdas Janardhana Kamath	-	-	1.80	1.80
7	Dr. Pritam Singh	-	-	1.20	1.20
8	Dr. Vinod Juneja <sup>2</sup>	-	-	1.20	1.20
9	Shri Ram Niwas Lakhota <sup>3</sup>	-	-	1.40	1.40

<sup>1</sup> Resigned with effect from November 08, 2012

<sup>2</sup> Resigned with effect from February 14, 2013

<sup>3</sup> Resigned with effect from August 14, 2013

**Notes:**

- Shareholding figures are as on March 31, 2013. The Company has not issued any instruments that can be converted into equity shares. No Stock option has been granted to any of the Directors of the Company.
- The term of office of the Executive Directors shall remain valid for a period of five years from the respective dates of their appointment, which may be terminated by giving prior notice of six months in writing by either side. No severance fee is payable.
- The remuneration, by way of salary & perquisites, does not include leave encashment, gratuity and other retirement benefits.
- Shri Pradeep Kumar Jain, Shri Sanjeev Kumar Jain and Dr. Rajeev Jain are related to each other as brothers. This apart, none of the other Directors is *inter-se* related to each other.
- The Company pays rentals to Shri Pradeep Kumar Jain and Smt. Nutan Jain, wife of Shri Pradeep Kumar Jain, for the Car Parking Spaces/office flats taken on rent.
- Shri Sunil Kumar Jain did not accept sitting fees during his tenure as Director of the Company.

**C. Shareholders'/Investors' Grievance Committee**

The Shareholders'/Investors' Grievance Committee of Board of Directors of the Company comprises four Members, including two Executive Directors viz. Shri Sanjeev Kumar Jain and Dr. Rajeev Jain and two Non-Executive Independent Directors viz. Shri Ashok Kumar and Shri Ramdas Janardhana Kamath. Shri Ashok Kumar

is the Chairman of the Committee and Shri V. Mohan, Sr. Vice President (Legal) & Company Secretary acts as the Secretary to the Committee and is the Compliance Officer. During the year, the Committee got re-constituted, from time to time, upon induction of Shri Sanjeev Kumar Jain and Shri Ramdas Janardhana Kamath as members w.e.f. May 30, 2012 and resignation of Dr. Vinod Juneja and Shri Ram Niwas Lakhotia w.e.f. February 14, 2013 & August 14, 2013 respectively.

During the financial year ended March 31, 2013, the Shareholders'/Investors' Grievance Committee met 19 times with adequate quorum on 30.05.2012, 15.06.2012, 26.07.2012, 13.08.2012, 31.08.2012, 22.10.2012, 08.11.2012, 21.11.2012, 04.12.2012, 18.12.2012, 29.12.2012, 09.01.2013, 21.01.2013, 01.02.2013, 14.02.2013, 25.02.2013, 08.03.2013, 19.03.2013 and 30.03.2013. The attendance of each member thereat is set out in Table 5 below:

**Table 5: Attendance of the Members at the Shareholders'/Investors' Grievance Committee Meetings**

Sr. No.	Name of the Member	Number of Shareholders'/Investors' Grievance Committee Meetings attended
1	Shri Ashok Kumar	4
2	Shri Sanjeev Kumar Jain <sup>1</sup>	18
3	Dr. Rajeev Jain	19
4	Shri Ramdas Janardhana Kamath <sup>1</sup>	2
5	Dr. Vinod Juneja <sup>2</sup>	2
6	Shri Ram Niwas Lakhotia <sup>3</sup>	3

<sup>1</sup>Inducted with effect from May 30, 2012

<sup>2</sup>Resigned with effect from February 14, 2013.

<sup>3</sup>Resigned with effect from August 14, 2013

The Committee addresses issues relating to the redressal of shareholders' and investors' grievances on non-receipt of balance sheet/declared dividend/other related issues etc. Besides, the Committee also approves transfer of shares/re-materialization/split/consolidation of share certificates. In order to provide timely and efficient service to the shareholders, the Board of Directors has delegated the power to approve share transfers to Shri V. Mohan, Sr. Vice President (Legal) & Company Secretary.

During the year under review, 27 complaints were received from the shareholders, which were properly resolved and/or replied by the Company/ Registrar & Share Transfer Agent (RTA) viz. M/s Link Intime India Private Limited, leaving a balance of nil complaint as on March 31, 2013.

SEBI Complaints Redress System (SCORES): SEBI vide its Circular No. CIR/OIAE/2/2011 dated June 03, 2011, has commenced processing of investor complaints on a centralised web based complaints redress system called SCORES. During the financial year 2012 -13, the Company has received and resolved 2 investor complaints through the same.

#### 4. General Body Meetings

##### A. Annual General Meetings (AGMs) & Special Resolutions passed therein in the last three years

The date, time and location of the last three AGMs of the Company and the Special Resolutions passed by the Shareholders in these AGMs are set out in Table 6 and Table 7 respectively:



**Table 6: Particulars of last three AGMs of the Company**

Year	Location	Date	Time
2011-12	Air Force Auditorium, Subroto Park, New Delhi 110010	22.09.2012	11.00 A.M.
2010-11	Air Force Auditorium, Subroto Park, New Delhi 110010	24.09.2011	11.00 A.M.
2009-10	Air Force Auditorium, Subroto Park, New Delhi 110010	24.09.2010	3.30 P.M.

**Table 7: Special Resolutions passed in the last three AGMs of the Company**

Date of Meeting	Nature of Resolutions
22.09.2012	Raising of additional long- term funds through further issuance of Securities
24.09.2011	Raising of additional long- term funds through further issuance of Securities

**B Extra-Ordinary General Meetings (EGMs) & Special Resolutions passed therein in the last three years**

There was no EGM held during the last three years

**C Postal Ballot Exercise**

During the year under review, the Company has not passed any resolution through the postal ballot exercise.

Pursuant to Circular No. CIR/CFD/DIL/6/2012 dated July 13, 2012, SEBI has made it mandatory for the Listed Companies to provide e-voting facility to its Shareholders in respect of those businesses which are to be transacted through Postal Ballot. Accordingly, the Company has entered into a Tri-partite Agreement with Link Intime India Private Limited, Registrar & Share Transfer Agent (RTA) and National Securities Depository Limited (NSDL).

**5. Disclosures**

**A. Subsidiary Companies:** The Company had 15 subsidiary companies as on March 31, 2013, including two overseas subsidiaries viz. Parsvnath Developers Pte. Limited and Parsvnath Hospitality Holdings Limited (subsidiary of Parsvnath Developers Pte. Limited), incorporated in Singapore. During the year under review, Parsvnath HB Projects Private Limited (erstwhile Gazala Promoters and Developers Private Limited) became a subsidiary company and Parsvnath Realty Ventures Limited (erstwhile Parsvnath Royal Orchid Hotels Limited) has ceased to be a step-down subsidiary of the Company.

As at March 31, 2013, Parsvnath Landmark Developers Private Limited (PLDPL) has ceased to be a “material non-listed Indian subsidiary” as defined under Clause 49 of the Listing Agreement. However, Shri Ramdas Janardhana Kamath, Independent Director nominated by the Company continues to be on the Board of PLDPL. Additionally, as a good Corporate Governance practice, the Board of Directors had nominated Shri Ramdas Janardhana Kamath on the Boards of Parsvnath Infra Limited and Parsvnath Hotels Limited, subsidiaries of the Company.

The Audit Committee of the Company periodically reviews the financial statements, in particular the investments, if any, made by subsidiary companies. Similarly, the Board of Directors of the Company reviews, on a regular basis, the minutes of the meetings of the Board of Directors of all the subsidiary companies, as well as the statements of all significant transactions and arrangements entered into by/ with the subsidiary companies.

- B. Related Party Transactions:** The transactions entered into by the Company with its 'Related Parties' during the financial year 2012-13 are set out in Note No.64 forming part of financial statements, given elsewhere in this Annual Report. These transactions were generally with the subsidiary and associate companies, based on considerations like synergy in operations, future growth strategy, optimization of resources etc. All Related Party Transactions were on an arm's length basis and were not in conflict with the interest of the Company at large.
- C. Accounting Treatment:** The financial statements are prepared under the historical cost convention, on the accrual basis of accounting and in accordance with Generally Accepted Accounting Principles (GAAP) in India and comply with Accounting Standards prescribed by the Companies (Accounting Standards) Rules, 2006, to the extent applicable and in accordance with the provisions of the Companies Act, 1956.
- D. Risk Management:** Risk evaluation and management is an ongoing process within the organization. The meeting of Risk Management Committee constituted by the Board of Directors for monitoring the compliance with the risk management policy laid down by the Company was held on March 29, 2013.
- E. Insider Trading Regulations – Code of Conduct (Code):** In compliance with SEBI (Prohibition of Insider Trading) Regulations, 1992, as amended from time to time, the Company has in place a 'Code of Conduct', as modified in view of various amendments in the aforesaid Regulations, applicable to its Directors/ Promoters/ Person(s) belonging to Promoter Group and their dependant relatives, Officers/ Designated Employees and their dependant relatives. Further, the Board of Directors has appointed Shri V. Mohan, Sr. Vice President (Legal) & Company Secretary as Compliance Officer who is responsible for setting forth policies and procedures for monitoring adherence to the Code for the preservation of price sensitive information, pre-clearance of trade and implementation of the Code for trading in Company's securities under the overall supervision of the Board of Directors.
- F. Non-compliance/strictures/penalties:** There were no instances of non-compliance by the Company on any matter related to capital markets and therefore, no penalties and/or strictures have been imposed on the Company by any Stock Exchange or SEBI or any statutory authority during the last three years.
- G. Compliance with mandatory & non-mandatory requirements:** The Company complies with all the mandatory requirements and non-mandatory requirement, relating to constitution of Remuneration Committee of Directors, details of which have been given under Para 3B of this Report, as prescribed under Clause 49 of the Listing Agreement:

## 6. Means of Communication

The notice of Board Meetings, quarterly and annual financial results of the Company are normally published in Business Standard / The Financial Express (English/daily), Jansatta (Hindi/Daily) and also posted on the website of the Company ([www.parsvnath.com](http://www.parsvnath.com)). The information and latest updates and announcements regarding the Company, including its shareholding pattern, management profile and presentation made to institutional investors/analysts are also available on the website of the Company.

Further, in support of the "Green Initiative in the Corporate Governance" announced by The Ministry of Corporate Affairs (MCA), the Company proposes to send all documents such as Notices for General Meetings, Annual Reports containing, *inter alia*, Directors' Report, Auditors' Report etc. including the Annual Report for the Financial Year 2012-13 in electronic form.

## 7. General Shareholder Information

### A. Annual General Meeting

**Day, Date & Time** : Monday, December 30, 2013 at 11.00 A.M.

**Venue** : Sri Sathya Sai International Centre, Pragati Vihar, Lodhi Road, New Delhi-110003

### B. Financial Calendar

The tentative financial calendar for the ongoing financial year i.e. April 01, 2013 to March 31, 2014 is set out in Table 8 below:

**Table 8: Tentative schedule for the Financial Year (FY) 2013-14**

Activity	Schedule
Financial Reporting for the Quarter ended June 30, 2013	August 14, 2013
Financial Reporting for the Quarter ended September 30, 2013	November 06, 2013
Financial Reporting for the Quarter ending December 31, 2013	On or before February 14, 2014
Financial Reporting for the Quarter/Year ending March 31, 2014	On or before May 30, 2014

### C. Date of Book Closure

The period of book closure is from Tuesday, December 24, 2013 to Monday, December 30, 2013 (both days inclusive).

### D. Dividend Payment Date

For the year 2012-13, with a view to conserve the resources for the operations of the Company, no dividend was recommended by the Board of Directors.

### E. Listing on Stock Exchanges

The equity shares of the Company are listed on the National Stock Exchange of India Limited (NSE), BSE Limited (BSE) and Delhi Stock Exchange Limited (DSE).

The Company has paid the annual listing fee for the financial year 2013-14 to all the said Stock Exchanges.

The annual custodial fee for the financial year 2013-14 to both the depositories viz. National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) has also been paid by the Company.

### F. Stock Code

The codes assigned to the equity shares of the Company by NSDL/CDSL, NSE, BSE & DSE are set out in Table 9 below:

**Table 9: Codes assigned to the equity shares of the Company**

NSDL/CDSL (ISIN)	NSE Stock Code	BSE Stock Code	DSE Stock Code
INE561H01026	PARSVNATH – EQ	532780	470013

## G. Market Price Data

The monthly high and low prices of the Company's equity shares traded at BSE and NSE, as also the high and low of S&P BSE Sensex and CNX Nifty for the financial year 2012-13 are set out in Table 10 & 11 below:

**Table 10: High/Low Price of the equity shares of the Company at BSE vis-à-vis S&P BSE Sensex**

Month/Year	HIGH		LOW	
	Price (₹)	S&P BSE Sensex	Price (₹)	S&P BSE Sensex
April, 2012	61.00	17664.10	51.15	17010.16
May, 2012	57.90	17432.33	52.10	15809.71
June, 2012	62.45	17448.48	52.25	15748.98
July, 2012	61.80	17631.19	35.55	16598.48
August, 2012	40.00	17972.54	36.70	17026.97
September, 2012	41.50	18869.94	38.05	17250.80
October, 2012	43.90	19137.29	36.15	18393.42
November, 2012	41.00	19372.70	35.80	18255.69
December, 2012	43.20	19612.18	38.15	19149.03
January, 2013	42.25	20203.66	35.35	19508.93
February, 2013	44.25	19966.69	40.60	19793.97
March, 2013	44.10	19754.66	38.20	18568.43

**Table 11: High/Low Price of the equity shares of the Company at NSE vis-à-vis CNX Nifty**

Month/Year	HIGH		LOW	
	Price (₹)	CNX Nifty	Price (₹)	CNX Nifty
April, 2012	61.05	5378.75	51.40	5154.30
May, 2012	57.00	5279.60	52.25	4788.95
June, 2012	62.60	5286.25	52.45	4770.35
July, 2012	61.90	5348.55	35.15	5032.40
August, 2012	40.00	5448.60	36.60	5164.65
September, 2012	41.70	5735.15	38.00	5215.70
October, 2012	44.00	5815.35	36.10	4888.20
November, 2012	41.15	5885.25	35.85	5549.25
December, 2012	43.15	5965.15	38.45	5823.15
January, 2013	42.50	6111.80	35.20	5935.20
February, 2013	44.30	6052.95	40.65	5671.90
March, 2013	44.00	5971.20	38.50	5604.85

## H. Registrar & Share Transfer Agent (RTA)

M/s Link Intime India Private Limited (Unit: Parsvnath Developers Limited)  
44, Community Centre, 2<sup>nd</sup> Floor, Naraina Industrial Area, Phase- I, New Delhi-110 028  
Phone: 011- 4141 0592/93/94, Fax: 011- 4141 0591, e-mail: [delhi@linkintime.co.in](mailto:delhi@linkintime.co.in)

## I. Share Transfer System

For registration of transfer of shares held in physical mode, the share certificate(s) in original alongwith the share transfer deed(s) and other relevant documents should be submitted at the registered office of the Company or with its RTA. In case the documents are in order, the requests for registration of transfer of shares are placed either before the delegated authority or before the Shareholders'/ Investors' Grievance Committee, as the case may be, for approval.

Pursuant to Clause 47(c) of the Listing Agreement, certificates issued by the Practising Company Secretary for due compliance of share transfer formalities have been furnished by the Company to the Stock Exchanges on half yearly basis. Pursuant to SEBI (Depositories and Participants) Regulations, 1996, the Company has received certificates from its RTA, confirming timely dematerialization/ rematerialization of the shares of the Company and Reconciliation of Share Capital Audit Reports from Practising Company Secretary on a quarterly basis for reconciliation of the share capital of the Company.

## J. Distribution of Shareholding

Table 12 and 13 list the shareholding pattern and distribution of the shareholding of the equity shares of the Company, in terms of categories of shareholders and size of holding respectively.

**Table 12: Shareholding Pattern as on March 31, 2013**

Category of Shareholders	Mode of Holding Shares		Total Shareholding	
	Physical	Demat	Number	%
Promoters	-	31,34,23,123	31,34,23,123	72.02
Bodies Corporate	-	3,72,02,651	3,72,02,651	8.55
Financial Institutions/Banks	-	22,63,286	22,63,286	0.52
Mutual Funds	-	3,108	3,108	0.00
Foreign Institutional Investors	-	4,91,01,391	4,91,01,391	11.28
NRIs	-	5,81,562	5,81,562	0.13
Individuals	27,197	3,05,33,995	3,05,61,192	7.02
Others	-	20,44,857	20,44,857	0.47
<b>Total</b>	<b>27,197</b>	<b>43,51,53,973</b>	<b>43,51,81,170</b>	<b>100.00</b>

**Table 13: Distribution of Shareholding as on March 31, 2013**

Range of Shareholding	Shareholders		Shareholding	
	Number	%	Number	%
Upto 250	1,84,831	88.84	1,28,37,329	2.95
From 251 to 500	13,369	6.42	49,62,958	1.14
From 501 to 1000	6,112	2.94	45,76,402	1.05
From 1001 to 2000	2,236	1.07	33,72,665	0.78
From 2001 to 3000	534	0.26	13,46,795	0.31
From 3001 to 4000	263	0.13	9,61,893	0.22
From 4001 to 5000	151	0.07	6,99,641	0.16
From 5001 to 10,000	251	0.12	18,60,772	0.43
10,001 and above	307	0.15	40,45,62,715	92.96
<b>Total</b>	<b>2,08,054</b>	<b>100.00</b>	<b>43,51,81,170</b>	<b>100.00</b>

### K. Dematerialization of shares

Table 14 lists the number of equity shares of the Company held in dematerialised mode through National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) as on March 31, 2013.

**Table 14: Shares in Dematerialised mode as on March 31, 2013**

NSDL		CDSL		Total	
No. of Shares	% of Capital	No. of Shares	% of Capital	No. of Shares	% of Capital
33,08,13,031	76.017	10,43,40,942	23.977	43,51,53,973	99.995

### L. Outstanding GDRs/ADRs/Warrants or any Convertible instruments

The Company has not issued any GDRs/ADRs/Warrants or any other instruments, which are convertible into equity shares of the Company.

### M. Address for correspondence

Company	Registrar & Share Transfer Agent (RTA)
Shri V. Mohan Sr. Vice President (Legal) & Company Secretary Parsvnath Developers Limited Parsvnath Metro Tower Near Shahdara Metro Station, Shahdara, Delhi - 110032. Phone: 011- 43050100/43010500 Fax: 011- 43050468/43050473 e-mail: investors@parsvnath.com	Link Intime India Private Limited (Unit: Parsvnath Developers Limited) 44, Community Centre, 2 <sup>nd</sup> Floor, Naraina Industrial Area, Phase-I, New Delhi - 110 028. Phone: 011- 41410592/93/94 Fax: 011- 41410591 e-mail: delhi@linkintime.co.in

### N. Status of Unclaimed Shares

Pursuant to Clause 5A of the Equity Listing Agreement, the Company has opened a separate demat suspense account named as "Parsvnath Developers Limited – Unclaimed Securities Suspense Account" and credited the shares of the Company which are remaining unclaimed by the Shareholders under the Initial Public Offer (IPO).

The details of such unclaimed shares as on March 31, 2013 are set out in Table 15 below.

**Table 15: Unclaimed Shares\***

Sr. No.	Particulars	Number	
		Shareholders	Shares
1	Aggregate Number of Shareholders and the outstanding shares in the aforesaid suspense account lying at the beginning of the year i.e. as at April 1, 2012	371	18,518
2	Number of Shareholders who approached for transfer of shares from the said account during the year 2012-13	1	40
3	Number of Shareholders to whom shares were transferred from the said account during the year 2012-13	1	40
4	Aggregate Number of Shareholders and the outstanding shares in the said account lying at the end of the year i.e. as at March 31, 2013	370	18,478

\*The voting rights on the above-mentioned Shares shall remain frozen till the rightful owners of such shares claim the Shares.

The shareholders who have not so far received shares allotted to them in the IPO are requested to contact, by writing, to the Company and/or to the RTA of the Company alongwith necessary documents.

**O. Transfer of Unpaid/Unclaimed amounts to Investor Education and Protection Fund:**

Pursuant to Section 205A read with Section 205C and other applicable provisions, if any, of the Companies Act, 1956, as amended from time to time, all unclaimed / unpaid dividend, application money, principal amount of deposits and interest thereon, as applicable remaining unclaimed / unpaid for a period of seven years from the date they became due for payment, are required to be transferred to Investor Education and Protection Fund (IEPF) of the Central Government. After such transfer, no claims of the members whatsoever shall subsist on the said amount. Therefore, members who have not yet claimed their Dividend declared for financial years 2006-07 and 2007-08 are requested to encash their Dividend warrant (s) on priority basis within the validity period. It may be noted that the refund of application money with respect to Company’s IPO in Financial Year 2006-07, remaining unclaimed as of November 23, 2013 is in the process of being transferred to the IEPF, in terms of the above-mentioned provisions.

Further, the particulars of unpaid/ unclaimed dividend, application money, principal amount of deposits and interest thereon as on September 22, 2012 i.e. date of last Annual General Meeting of the Company has been uploaded on Company’s website [www.parsvnath.com](http://www.parsvnath.com) in compliance of the Investor Education and Protection Fund (Uploading of Information regarding unpaid and unclaimed amounts lying with Companies) Rules, 2012.

The information relating to outstanding dividend is set out in Table 16 below:

**Table 16: Information relating to outstanding dividend:**

Financial Year	Date of declaration	Last date for claiming unpaid dividend
2006-07	August 10, 2007	August 09, 2014
2007-08	September 24, 2008	September 23, 2015

**8. CEO AND CFO CERTIFICATION**

The certificate, required under Clause 49 (IV) of the Listing Agreement, duly signed by the Managing Director & CEO and Group Chief Financial Officer was placed before the Board of Directors, which has been duly taken on record.

**9. CORPORATE GOVERNANCE VOLUNTARY GUIDELINES, 2009**

As on March 31, 2013, the Company is compliant with some of the Corporate Governance Voluntary Guidelines, 2009 issued by the Government of India, Ministry of Corporate Affairs (“MCA”) in December, 2009, to the extent they are consistent with the provisions of Clause 49 of the Listing Agreement.

The Company is committed to good Corporate Governance and has been adopting the best practices that have evolved over the last decade.

The Board of Directors  
Parsvnath Developers Limited  
Parsvnath Metro Tower,  
Near Shahdara Metro Station,  
Shahdara,  
Delhi – 110032

## DECLARATION REGARDING CODE OF CONDUCT

I, Sanjeev Kumar Jain, Managing Director & Chief Executive Officer of Parsvnath Developers Limited (“the Company”), hereby declare that all the Board Members and Senior Management of the Company have affirmed compliance with the Company’s Code of Conduct for the financial year ended 31 March, 2013, as required under Clause 49(l)(D)(ii) of the Listing Agreement with the Stock Exchanges.

New Delhi  
06 November, 2013

Sd/-  
**Sanjeev Kumar Jain**  
Managing Director &  
Chief Executive Officer

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## INDEPENDENT AUDITOR’S CERTIFICATE ON CORPORATE GOVERNANCE

### TO THE MEMBERS OF PARSVNATH DEVELOPERS LIMITED

We have examined the compliance of conditions of Corporate Governance by **Parsvnath Developers Limited**, for the year ended on 31 March, 2013, as stipulated in clause 49 of the Listing Agreement of the said Company with the stock exchanges.

The compliance of conditions of Corporate Governance is the responsibility of the Management. Our examination has been limited to a review of procedures and implementations thereof, adopted by the Company for ensuring compliance with the conditions of the Corporate Governance as stipulated in the said Clause. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion and to the best of our information and according to the explanations given to us and based on the representations made by the Directors and the Management, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in Clause 49 of the above mentioned Listing Agreement.

We state that such compliance is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For **DELOITTE HASKINS & SELLS**  
Chartered Accountants  
(Registration No.015125N)

Sd/-  
**JITENDRA AGARWAL**  
Partner  
(Membership No. 87104)

**NEW DELHI**  
06 November, 2013



# Independent Auditors' Report

## TO THE BOARD OF DIRECTORS OF PARSVNATH DEVELOPERS LIMITED

### Report on Consolidated Financial Statements

We have audited the accompanying consolidated financial statements of **PARSVNATH DEVELOPERS LIMITED** (the "Company"), its subsidiaries and jointly controlled entities (the Company, its subsidiaries and jointly controlled entities constitute "the Group"), which comprise the Consolidated Balance Sheet as at 31<sup>st</sup> March, 2013, the Consolidated Statement of Profit and Loss and the Consolidated Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

### Management's Responsibility for the Consolidated Financial Statements

The Company's Management is responsible for the preparation of these consolidated financial statements that give a true and fair view of the consolidated financial position, consolidated financial performance and consolidated cash flows of the Group in accordance with the accounting principles generally accepted in India. This responsibility includes the design, implementation and maintenance of internal controls relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatements, whether due to fraud or error.

### Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with the ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatements.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers the internal controls relevant to the Company's preparation and presentation of the consolidated financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Opinion

In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of the reports of the other auditors on the financial statements of the subsidiaries, jointly controlled entities and associates referred to below in the Other Matter paragraph, the aforesaid consolidated financial statements give a true and fair view in conformity with the accounting principles generally accepted in India:

- (a) in the case of the Consolidated Balance Sheet, of the state of affairs of the Group as at 31<sup>st</sup> March, 2013;
- (b) in the case of the Consolidated Statement of Profit and Loss, of the profit of the Group for the year ended on that date; and
- (c) in the case of the Consolidated Cash Flow Statement, of the cash flows of the Group for the year ended on that date.

### Emphasis of Matter

Attention is invited to note 45 of the financial statements which describes the reasons for delays in payment of principal and interest on borrowings and discharge of its statutory liabilities by the Company. The management of the Company is of the opinion that no adverse impact is anticipated on future operations of the Company.

Our opinion is not qualified in respect of this matter.

### Other Matters

We did not audit the financial statements of seven subsidiaries and one jointly controlled entity, whose financial statements reflect total assets of ₹ 12,564.80 lacs as at 31 March, 2013, total revenues of ₹ 84.33 lacs and net cash flows amounting to ₹ 119.76 lacs for the year ended on that date, as considered in the consolidated financial statements. The consolidated financial statements also include the Group's share of net profit of ₹ 1.98 lacs for the year ended 31 March, 2013, as considered in the consolidated financial statements, in respect of three associates, whose financial statements have not been audited by us. These financial statements have been audited by other auditors whose reports have been furnished to us by the management and our opinion, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, jointly controlled entities and associates, is based solely on the reports of the other auditors.

Our opinion is not qualified in respect of this matter

For **DELOITTE HASKINS & SELLS**  
Chartered Accountants  
(Firm Registration No. 015125N)

Sd/-  
**JITENDRA AGARWAL**  
Partner  
(Membership No. 87104)

New Delhi  
28 May, 2013

# Consolidated Balance Sheet as at 31 March, 2013

(₹ in Lacs)

	Note No.	As at 31 March, 2013	As at 31 March, 2012
<b>I. EQUITY AND LIABILITIES</b>			
<b>I. Shareholders' funds</b>			
a. Share capital	4	21,759.06	21,759.06
b. Reserves and surplus	5	2,50,693.46	2,45,173.97
		<b>2,72,452.52</b>	<b>2,66,933.03</b>
<b>2. Share Application Money pending allotment</b>			
		3.71	-
<b>3. Minority Interest</b>			
		15,541.76	17,291.91
<b>4. Non-current liabilities</b>			
a. Long-term borrowings	6	1,59,480.08	1,40,536.54
b. Other long-term liabilities	7	4,437.39	5,290.77
c. Long-term provisions	8	320.09	356.42
		<b>1,64,237.56</b>	<b>1,46,183.73</b>
<b>5. Current liabilities</b>			
a. Short-term borrowings	9	62,260.09	46,397.42
b. Trade payables	10	1,02,572.83	98,165.25
c. Other current liabilities	11	1,07,421.39	84,876.68
d. Short-term provisions	12	17,799.94	13,361.44
		<b>2,90,054.25</b>	<b>2,42,800.79</b>
		<b>7,42,289.80</b>	<b>6,73,209.46</b>
<b>II. ASSETS</b>			
<b>I. Non-current assets</b>			
a. Fixed assets			
- Tangible assets	13	12,636.97	14,009.93
- Capital work-in-progress		78,856.26	59,172.88
		91,493.23	73,182.81
b. Goodwill on consolidation		8,767.40	8,834.77
c. Non-current investments	14	2,806.29	2,804.01
d. Deferred tax assets (net)	15	446.96	558.14
e. Long-term loans and advances	16	54,427.67	52,362.11
		<b>1,57,941.55</b>	<b>1,37,741.84</b>
<b>2. Current assets</b>			
a. Inventories	17	3,38,806.28	3,03,821.01
b. Trade receivables	18	71,601.18	67,890.38
c. Cash and bank balances	19	17,440.57	22,813.38
d. Short-term loans and advances	20	87,935.30	56,709.70
e. Other current assets	21	68,564.92	84,233.15
		<b>5,84,348.25</b>	<b>5,35,467.62</b>
		<b>7,42,289.80</b>	<b>6,73,209.46</b>

See accompanying notes forming part of the consolidated financial statements

In terms of our report attached  
For **DELOITTE HASKINS & SELLS**  
Chartered Accountants

For and on behalf of the Board of Directors

Sd/-  
**JITENDRA AGARWAL**  
Partner

Sd/-  
**PRADEEP KUMAR JAIN**  
Chairman

Sd/-  
**SANJEEV KUMAR JAIN**  
Managing Director & CEO

Sd/-  
**R. J. KAMATH**  
Director

New Delhi  
28 May, 2013

Sd/-  
**R. N. MALOO**  
Group Chief Financial Officer

Sd/-  
**V. MOHAN**  
Company Secretary

# Consolidated Statement of Profit and Loss

for the year ended 31 March, 2013

(₹ in Lacs)

	Note No.	Year ended 31 March, 2013	Year ended 31 March, 2012
1. Revenue from operations	22	64,263.86	90,521.18
2. Other income	23	2,693.80	7,600.23
<b>3. Total revenue (1+2)</b>		<b>66,957.66</b>	<b>98,121.41</b>
<b>4. Expenses</b>			
a. Cost of land/development rights		12,319.84	25,313.08
b. Cost of materials consumed	24	13,178.64	17,180.63
c. Purchases of stock-in-trade	25	41.84	343.90
d. Contract cost, labour and other charges		10,645.74	15,416.51
e. Changes in inventories of finished goods and work-in-progress	26	(29,844.75)	(25,675.25)
f. Employee benefits expense	27	4,363.50	4,777.08
g. Finance costs	28	31,386.66	28,133.07
h. Depreciation and amortisation expense	13	1,266.78	1,544.94
i. Other expenses	29	10,434.75	10,973.11
<b>Total expenses</b>		<b>53,793.00</b>	<b>78,007.07</b>
<b>5. Profit before tax (3 - 4)</b>		<b>13,164.66</b>	<b>20,114.34</b>
<b>6. Tax expense:</b>			
a. Current tax expense		5,798.59	13,096.03
b. Deferred tax charge/(credit)		111.18	142.13
Net tax expense		<b>5,909.77</b>	<b>13,238.16</b>
<b>7. Profit for the year (5 - 6)</b>		<b>7,254.89</b>	<b>6,876.18</b>
8. Less: Share of profit transferred to minority interest		130.42	1,267.38
<b>9. Profit after Minority Interest (7 - 8)</b>		<b>7,124.47</b>	<b>5,608.80</b>
<b>10. Earnings per equity share:</b>			
(Face value ₹5/- per equity share)			
Basic and Diluted	56	1.64	1.29

See accompanying notes forming part of the consolidated financial statements

In terms of our report attached

For **DELOITTE HASKINS & SELLS**

Chartered Accountants

Sd/-

**JITENDRA AGARWAL**

Partner

New Delhi  
28 May, 2013

For and on behalf of the Board of Directors

Sd/-

**PRADEEP KUMAR JAIN**

Chairman

Sd/-

**R. N. MALOO**

Group Chief Financial Officer

Sd/-

**SANJEEV KUMAR JAIN**

Managing Director & CEO

Sd/-

**R. J. KAMATH**

Director

Sd/-

**V. MOHAN**

Company Secretary

# Consolidated Cash Flow Statement

for the year ended 31 March, 2013

(₹ in Lacs)

	Year ended 31 March, 2013	Year ended 31 March, 2012
<b>I. Cash flow from operating activities</b>		
Profit before tax	13,164.66	20,114.34
Adjustments for :		
Depreciation and amortisation expense	1,266.78	1,544.94
(Profit)/loss on sale of fixed assets	(280.02)	(5,570.99)
(Profit)/loss on sale of investments	1.40	-
Finance costs	31,386.66	28,133.07
Preliminary expenses written off	-	0.11
Interest income	(1,403.08)	(1,401.53)
Share of (profit)/loss in Associates	(2.02)	18.65
Profit on sale of assets held for disposal	(115.94)	-
Provision for employee benefits	27.41	27.10
Operating profit before working capital changes	44,045.85	42,865.69
Changes in working capital:		
Adjustments for (increase)/decrease in operating assets:		
Inventories	(34,985.27)	(24,830.70)
Trade receivables	(3,710.80)	(3,468.04)
Short term loans and advances	(31,190.77)	1,592.37
Long term loans and advances	(2,128.45)	4,123.62
Other current assets	15,815.81	(9,198.42)
Adjustments for increase/(decrease) in operating liabilities:		
Trade payables	2,672.06	6,081.55
Other current liabilities	22,755.06	8,202.64
Other long term liabilities	(853.38)	(2,614.75)
Cash generated from/(used in) operations	12,420.11	22,753.96
Net income tax paid	(3,115.63)	(5,730.08)
<b>Net cash flow from/(used in) operating activities</b>	<b>9,304.48</b>	<b>17,023.88</b>
<b>2. Cash flow from investing activities</b>		
Capital expenditure on fixed assets (including capital work-in-progress and capital advances)	(18,228.32)	(14,244.15)
Proceeds from sale of fixed assets	729.50	6,071.65
(Increase)/decrease in fixed deposits with banks (not considered as cash and cash equivalents)	3,617.17	2,637.38
Decrease in unpaid dividend account with banks	0.03	0.17
Purchase of long term investments	(0.25)	(0.60)
Investment in joint venture	-	(1,342.78)
Investment in subsidiaries (net)	(2.50)	(0.10)
Sale of investments in subsidiaries	2.10	-
Interest received	1,371.44	1,434.48
Preliminary expenses incurred	-	(0.11)
<b>Net cash flow from/(used in) investing activities</b>	<b>(12,510.83)</b>	<b>(5,444.06)</b>

# Consolidated Cash Flow Statement

for the year ended 31 March, 2013

(₹ in Lacs)

	Year ended 31 March, 2013	Year ended 31 March, 2012
<b>3. Cash flow from financing activities</b>		
Finance costs	(25,984.96)	(25,664.42)
Buy back of shares by a subsidiary	(3,456.00)	-
Increase/(decrease) in working capital borrowings	(9,074.94)	2,045.88
Proceeds from other short term borrowings	48,345.16	12,366.29
Repayment of other short term borrowings	(23,407.55)	(27,582.00)
Proceeds from long term borrowings	79,023.00	49,783.31
Repayment of long term borrowings	(63,998.86)	(21,982.20)
<b>Net cash flow from/(used in) financing activities</b>	<b>1,445.85</b>	<b>(11,033.14)</b>
<b>4. Net increase / (decrease) in cash and cash equivalents</b>	<b>(1,760.50)</b>	<b>546.68</b>
<b>5. Cash and cash equivalents as at the beginning of the year</b>	<b>5,858.15</b>	<b>4,950.17</b>
<b>6. Cash and cash equivalents of subsidiaries acquired during the year</b>	<b>4.89</b>	<b>361.30</b>
<b>7. Cash and cash equivalents as at the end of the year</b>	<b>4,102.54</b>	<b>5,858.15</b>
<b>Reconciliation of Cash and cash equivalents with the balance sheet:</b>		
Cash and cash equivalents as per Cash Flow Statement	4,102.54	5,858.15
Add: Bank deposits not considered as cash and cash equivalent	13,299.85	16,917.02
Add: balance in bank account earmarked for payment of unpaid dividend	38.18	38.21
<b>Cash &amp; bank balances as per Balance Sheet (See note 19)</b>	<b>17,440.57</b>	<b>22,813.38</b>

**Notes:**

- a. Movements during the year are calculated after restating opening balances of assets and liabilities in respect of subsidiary acquired during the year.

See accompanying notes forming part of the consolidated financial statements

In terms of our report attached

For **DELOITTE HASKINS & SELLS**  
Chartered Accountants

For and on behalf of the Board of Directors

Sd/-  
**JITENDRA AGARWAL**  
Partner

Sd/-  
**PRADEEP KUMAR JAIN**  
Chairman

Sd/-  
**SANJEEV KUMAR JAIN**  
Managing Director & CEO

Sd/-  
**R. J. KAMATH**  
Director

New Delhi  
28 May, 2013

Sd/-  
**R. N. MALOO**  
Group Chief Financial Officer

Sd/-  
**V. MOHAN**  
Company Secretary

# Notes

forming part of the consolidated financial statements

## Note 1: Principles of Consolidation

The Consolidated Financial Statements relate to **PARSVNATH DEVELOPERS LIMITED** ("the Company") and its Subsidiary Companies, Jointly Controlled Entities and group's share of profit/loss in Associate Companies ("the group") (Refer Note 3 for details of the Subsidiaries, Joint Ventures and Associates). Subsidiary Companies, Jointly Controlled Entities and Associate Companies have been consolidated as per Accounting Standards on Accounting for Consolidated Financial Statements (AS 21), Financial Reporting of Interests in Joint Ventures (AS 27) and Accounting for Investments in Associate Companies (AS 23) respectively. The Consolidated Financial Statements have been prepared on the following basis:

- a. The financial statements of the Company and its Subsidiary Companies are consolidated on a line-by-line basis by adding together the book values of like items of assets, liabilities, income and expenses, after eliminating all significant intra-group balances, intra-group transactions and unrealised profits on intra-group transactions.
- b. The Company's share of assets, liabilities, income and expenses of the Joint Ventures are consolidated using the proportionate consolidation method. Intra-group balances, intra-group transactions and unrealised profits are eliminated to the extent of Company's proportionate share.
- c. The difference between the cost of investment in the Subsidiaries and Joint Ventures over its proportionate share in the net asset value at the time of acquisition of stake in subsidiaries and Joint Ventures is recognised in the financial statements as Goodwill or Capital Reserve as the case may be.
- d. Minorities' interest in net profit/loss of the consolidated Subsidiaries for the year is identified and adjusted against income in order to arrive at the net income attributable to shareholders of the Company. Minorities' interest in net asset of the consolidated Subsidiaries is identified and presented separately in the Consolidated Financial Statements.
- e. In case of Associates, where the Company holds more than 20% of equity capital, Investments in Associates are accounted for using the equity method.
- f. The difference between the cost of investment in the Associates and the share of net assets at the time of acquisition of shares in the Associates is identified in the financial statements as Goodwill or Capital Reserve as the case may be and included in the carrying value of the investment in the Associate.

- g. As far as possible the Consolidated Financial Statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances and are presented in the same manner as the Company's separate financial statements.
- h. The financial statements of the entities used for the purpose of consolidation are drawn up to the same reporting date as that of the Company i.e. year ended 31 March, 2013.
- i. Goodwill arising on consolidation is not amortised but tested for impairment.

## Note 2: Significant Accounting Policies

### a. Basis of accounting and preparation of financial statements

The financial statements of the Group have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards notified under the Companies (Accounting Standards) Rules, 2006 (as amended) and the relevant provisions of the Companies Act, 1956. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

### b. Use of estimates

The preparation of the financial statements in conformity with Indian GAAP requires the Management to make 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 the 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.

### c. Inventories

In case of Real Estate Business, inventory comprises completed property for sale and property under construction (work-in-progress).

- i. Completed unsold inventory is valued at lower of cost and net realisable value. Cost is determined by including

## Notes forming part of the consolidated financial statements

cost of land (including development rights), materials, services, related overheads and apportioned borrowing costs.

- ii. Work-in-progress is valued at lower of cost and net realisable value. Cost comprises cost of land (including development rights), materials, services, overheads related to projects under construction and apportioned borrowing costs.

In case of Hotel Business, inventory of raw material comprises food and beverages and stores. Inventories are valued at lower of cost and net realizable value. Cost is determined using first-in-first-out method. Cost includes all charges incurred in bringing the inventories to their present location and condition.

### d. Cash and cash equivalents (for purposes of Cash Flow Statement)

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances, highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

### e. Cash flow statement

Cash flows are reported using the indirect method, whereby profit / (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

### f. Fixed assets

Fixed assets are carried at cost less accumulated depreciation. The cost of fixed assets comprises its purchase price, directly attributable expenditure on making the asset ready for its intended use, other incidental expenses and interest on borrowings attributable to acquisition or construction of qualifying fixed assets, up to the date the asset is ready for its intended use. Subsequent expenditure on fixed assets after its purchase/completion is capitalised only if such expenditure results in an increase in the future benefits from such assets beyond its previously assessed standard of performance.

### g. Depreciation

- i. Depreciation on fixed assets is provided on written down value method as per the rates prescribed in Schedule XIV to the Companies Act, 1956 or based on the management's estimates of the useful life of the assets, whichever is higher. Accordingly, the depreciation rates used are as under:

Building	5.00%
Plant and machinery	30.00%
Office equipment	30.00%
Shuttering and scaffolding	40.00%
Furniture and fixtures	30.00%
Motor vehicles	25.89%
Computers	60.00%

- ii. Cost of building on land held on license basis is amortized over the period of license of project facility on straight line basis.
- iii. Assets costing ₹ 5,000 or less individually are fully depreciated in the year of purchase.
- iv. Leasehold improvements are amortised over the lease period.

### h. Capital work-in-progress

Projects under which tangible fixed assets are not ready for their intended use and other capital work-in-progress are carried at cost, comprising direct cost, related incidental expenses and attributable borrowing costs.

### i. Pre-operative expenditure pending allocation

Pre-operative expenditure incurred in relation to construction of fixed assets in respect of projects which are yet to commence commercial operations pending allocation includes:

- i. Incidental expenditure during construction period comprising payment to and provision for employees, professional fees and other administrative expenses pending allocation to fixed assets on completion of the Project.

# Notes

forming part of the consolidated financial statements

- ii. Borrowing costs net of interest income pending allocation to fixed assets on completion of the Project.

## **j. Revenue recognition**

- i. Revenue from real estate projects including integrated townships is recognised on the 'Percentage of Completion Method' of accounting. Revenue is recognized, in relation to the sold areas only, on the basis of percentage of actual cost incurred thereon including land as against the total estimated cost of the project under execution subject to such actual costs being 30% or more of the total estimated cost. The estimates of saleable area and costs are revised periodically by the management. The effect of such changes to estimates is recognised in the period such changes are determined.

In accordance with Revised Guidance Note issued by the Institute of Chartered Accountants of India (ICAI), on 'Accounting for Real Estate Transactions (Revised 2012)', revenue recognition for all real estate projects commencing on or after 1 April, 2012 or where the revenue is recognised first time on or after 1 April, 2012, revenue is recognised on percentage of completion method if (a) actual construction and development cost (excluding land cost) incurred is 25% or more of the estimated cost, (b) At least 25% of the saleable project area is secured by contracts or agreements with buyers and (c) At least 10% of the total revenue as per sales agreement or any other legally enforceable document are realised as at the reporting date. However, there was no such project during the year.

- ii. In case of joint development projects, revenue is recognised to the extent of company's percentage share of the underlying real estate development project.
- iii. Revenue from sale of land without any significant development is recognised when the agreement to sell is executed resulting in transfer of all significant risk and rewards of ownership and possession is handed over to the buyer.
- iv. Revenue from sale of development rights is recognised when agreements are executed.
- v. Income from construction contracts is recognised by reference to the stage of completion of the contract

activity at the reporting date of the financial statements. The related costs there against are charged to the Statement of profit and loss of the year. The stage of completion of the contract is measured by reference to the proportion that contract cost incurred for work performed up to the reporting date bear to the estimated total contract cost for each contract.

- vi. Any expected loss on real estate projects or construction contracts is recognised as an expense when it is certain that the total cost will exceed the total revenue.
- vii. The revenue on account of interest on delayed payment by customers and expenditure on account of compensation/penalty for project delays are accounted for at the time of acceptance/settlement with the customers due to uncertainties with regard to determination of amount receivable/payable.
- viii. Income from license fee is recognised on accrual basis in accordance with the terms of agreement with the sub-licensees.
- ix. Revenue from sale of food and beverages is recognised on delivery to the customers. Sales is net of trade discounts and excludes sales tax and value added tax. Revenue from sale of room and allied services relating to hotel operations is recognised on rendering of services.
- x. Interest income is recognised on accrual basis on a time proportion basis.
- xi. Dividend income is recognised when the company's right to receive dividend is established.

## **k. Cost of construction/development**

Cost of construction/development (including cost of land/development rights) incurred is charged to the Statement of profit and loss proportionate to project area sold. Adjustments, if required, are made on completion of the respective projects.

## **l. Unbilled receivables**

Unbilled receivables represent revenue recognised on 'Percentage of Completion Method' less amount due from customers as per payment plans adopted by them.



# Notes forming part of the consolidated financial statements

## m. Foreign currency transactions and translations

- i. Transactions in foreign currencies entered into by the Group are accounted at the exchange rates prevailing on the date of the transaction or at rates that closely approximate the rate at the date of the transaction.
- ii. Foreign currency monetary items of the Group, outstanding at the balance sheet date are restated at the year-end rates. Non-monetary items of the Group are carried at historical cost.
- iii. Exchange differences arising on settlement/restatement of foreign currency monetary assets and liabilities of the Group are recognised as income or expense in the Statement of Profit and Loss.
- iv. The financial statements of Foreign Subsidiaries in the nature of non-integral foreign operations are incorporated in the consolidated financial statements. For the purpose of consolidation, income and expense items are translated into the reporting currency at the average exchange rate during the year and assets and liabilities are translated at the closing exchange rate. The resulting exchange differences are transferred to Foreign Currency Translation Reserve.

## n. Investments

Investments intended to be held for more than a year are classified as long term investments. All other investments are classified as current investments. Long-term investments are carried individually at cost less provision for diminution, other than temporary, in the value of such investments. Current investments are carried individually, at the lower of cost and fair value. Cost of investments include acquisition charges such as brokerage, fees and duties.

## o. Employee benefits

Employee benefits include provident fund, employee state insurance scheme, gratuity and compensated absences.

- i. Defined contribution plan

The Company's contribution to provident fund and employee state insurance scheme are considered as defined contribution plans and are charged as an

expense based on the amount of contribution required to be made.

- ii. Defined benefit plan

For defined benefit plans in the form of gratuity, the cost of providing benefits is determined using the Projected Unit Credit method, with actuarial valuations being carried out at each balance sheet date. Actuarial gains and losses are recognised in the Statement of Profit and Loss in the period in which they occur. Past service cost is recognised immediately to the extent that the benefits are already vested and otherwise is amortised on a straight-line basis over the average period until the benefits become vested. The retirement benefit obligation recognised in the Balance Sheet represents the present value of the defined benefit obligation as adjusted for unrecognised past service cost.

- iii. Short-term employee benefits

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

- iv. Long term employee benefits

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of the defined benefit obligation as at the balance sheet date.

## p. Borrowing cost

Borrowing costs include interest and amortisation of ancillary costs incurred. Costs in connection with the borrowing of funds to the extent not directly related to the acquisition of qualifying assets are charged to the Statement of Profit and Loss over the tenure of the loan. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset up to the date of capitalisation of such asset is added to the cost of the assets.

# Notes

forming part of the consolidated financial statements

## q. Segment policies

The Group identifies primary segments based on the dominant source, nature of risks and returns and the internal organisation and management structure. The operating segments are the segments for which separate financial information is available and for which operating profit / loss amounts are evaluated regularly by the executive Management in deciding how to allocate resources and in assessing performance.

## r. Leases

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognised as operating leases. Lease rentals under operating leases are recognised in the Statement of Profit and Loss on a straight-line basis.

Assets given under operating leases are included in fixed assets. Lease income is recognised in the Statement of Profit and Loss on a straight line basis over the lease term. Costs, including depreciation are recognised as expense in the Statement of Profit and Loss.

## s. Earnings per share

Basic earnings per share is computed by dividing the profit after tax by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit after tax 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.

## t. Taxes on income

Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the provisions of the Income Tax Act, 1961.

Deferred tax is recognised on timing differences, being the differences between the taxable income and the accounting

income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax is measured using the tax rates and the tax laws enacted or substantively enacted as at the reporting date. Deferred tax liabilities are recognised for all timing differences. Deferred tax assets are recognised for timing differences of items other than unabsorbed depreciation and carry forward losses only to the extent that reasonable certainty exists that sufficient future taxable income will be available against which these can be realised. However, if there are unabsorbed depreciation and carry forward of losses, deferred tax assets are recognised only if there is virtual certainty that there will be sufficient future taxable income available to realise the assets. Deferred tax assets and liabilities are offset if such items relate to taxes on income levied by the same governing tax laws and the Company has a legally enforceable right for such set off. Deferred tax assets are reviewed at each balance sheet date for their realisability.

## u. Impairment of assets

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment. If any indication of impairment exists, the recoverable amount of such assets is estimated and impairment is recognised, if the carrying amount of these assets exceeds their recoverable amount. The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor. When there is indication that an impairment loss recognised for an asset in earlier accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognised in the Statement of Profit and Loss.

## v. Provisions and contingencies

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes. Contingent assets are not recognised in the financial statements.

# Notes forming part of the consolidated financial statements

## w. Service tax input credit

Service tax input credit is accounted for in the books in the period in which the underlying service received is accounted and when there is no uncertainty in availing / utilising the credits.

## x. Operating cycle

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

### Note 3:

The Subsidiary Companies, Joint Venture Entities and Associate Companies considered in Consolidated Financial Statements are as under:

Name of the Company	Proportion of ownership interest	
	As at 31 March, 2013	As at 31 March, 2012
<b>Subsidiaries</b>		
a. Parsvnath Landmark Developers Private Limited	78.00 %	78.00 %
b. Parsvnath Infra Limited	94.87 %	94.87 %
c. Parsvnath Film City Limited	100.00 %	100.00 %
d. Parsvnath Telecom Private Limited	100.00 %	100.00 %
e. Parsvnath Hotels Limited	100.00 %	100.00 %
f. Parsvnath Retail Limited	100.00 %	100.00 %
g. PDL Assets Limited	100.00 %	100.00 %
h. Parsvnath Estate Developers Private Limited	75.50 %	75.50 %
i. Parsvnath Promoters And Developers Private Limited	51.00 %	51.00 %

Name of the Company	Proportion of ownership interest	
	As at 31 March, 2013	As at 31 March, 2012
j. Parsvnath Developers Pte. Limited (See note i and iii below)	100.00 %	100.00 %
k. Parsvnath Hessa Developers Private Limited (See note iv below)	50.10 %	50.10 %
l. Primetime Realtors Private Limited	100.00 %	100.00 %
m. Parsvnath Buildwell Private Limited (See note iv below)	50.10 %	50.10 %
n. Parsvnath Rail Land Project Private Limited	100.00 %	100.00 %
o. Parsvnath HB Projects Private Limited (formerly, Gazala Promoters & Developers Private Limited) (See note v below)	51.00 %	NIL
<b>Step Down Subsidiaries</b>		
a. Parsvnath Royal Orchid Hotels Limited (Subsidiary of Parsvnath Hotels Limited) (See Note vii below)	NIL	70.00 %
b. Parsvnath MIDC Pharma SEZ Private Limited (Subsidiary of Parsvnath Infra Limited)	100.00 %	100.00 %
c. Parsvnath Hospitality Holdings Limited (Subsidiary of Parsvnath Developers Pte. Limited) (see note i and iii below)	100.00 %	100.00 %
d. Parsvnath Realcon Private Limited (Subsidiary of Parsvnath Buildwell Private Limited)	100.00 %	100.00 %

# Notes

forming part of the consolidated financial statements

Name of the Company	Proportion of ownership interest	
	As at 31 March, 2013	As at 31 March, 2012
<b>Jointly Controlled Entities/Joint Venture Companies</b>		
a. Parsvnath Developers (AOP) (see note vi below)	NIL	50.00 %
b. Ratan Parsvnath Developers (AOP) (see note ii below)	50.00 %	50.00 %
<b>Jointly Controlled Entities of Parsvnath Infra Limited, Subsidiary Company (Ownership interest of Parsvnath Infra Limited)</b>		
a. Palakkad Infrastructure Private Limited	33.33 %	33.33 %
<b>Associate Companies</b>		
a. Amazon India Limited	48.30 %	48.30 %
b. Home Life Real Estate Private Limited	50.00 %	50.00 %
c. Vardaan Buildtech Private Limited	33.33 %	33.33 %
d. Nanocity Haryana Infrastructure Limited	38.00 %	38.00 %

## Notes:

- i. All Subsidiary Companies, Jointly Controlled Entities and Associate Companies are incorporated in India except

Parsvnath Developers Pte. Limited, a wholly owned subsidiary company and its wholly owned subsidiary Parsvnath Hospitality Holdings Limited, which were incorporated in Singapore.

- ii. Ratan Parsvnath Developers (AOP), the jointly controlled entity, being unincorporated Joint Venture, has been set up vide agreement entered into in India.
- iii. The audited financial statements of Parsvnath Developers Pte. Limited and Parsvnath Hospitality Holdings Limited, incorporated in Singapore have been prepared in accordance with the Singapore Financial Reporting Standards. Differences with the accounting policies of the Company are not material.
- iv. Parsvnath Hessa Developers Private Limited and Parsvnath Buildwell Private Limited (PBPL) have been considered as subsidiaries on the basis of voting power in the Company in accordance with Accounting Standard 21 (AS-21) on 'Consolidated Financial Statements'.
- v. Parsvnath HB Projects Private Limited (formerly, Gazala Promoters & Developers Private Limited) became a subsidiary of the company during the year.
- vi. The entire business of "Parsvnath Developers (AOP)" was transferred as a going concern to Parsvnath HB Projects Private Limited (formerly, Gazala Promoters & Developers Private Limited) during the year and Parsvnath Developers (AOP) has been wound up.
- vii. Parsvnath Royal Orchid Hotels Limited has ceased to be a step down subsidiary of the company during the year.

Particulars	As at 31 March, 2013		As at 31 March, 2012	
	Number of shares	₹ in lacs	Number of shares	₹ in lacs
<b>Note 4: Share Capital</b>				
<b>a. Authorised</b>				
i. Equity shares of ₹5/- each	60,00,00,000	30,000.00	60,00,00,000	30,000.00
ii. Preference shares of ₹10/- each	5,00,00,000	5,000.00	5,00,00,000	5,000.00
	<b>65,00,00,000</b>	<b>35,000.00</b>	<b>65,00,00,000</b>	<b>35,000.00</b>
<b>b. Issued, Subscribed and fully paid up</b>				
i. Equity shares of ₹5/- each	43,51,81,170	21,759.06	43,51,81,170	21,759.06
	<b>43,51,81,170</b>	<b>21,759.06</b>	<b>43,51,81,170</b>	<b>21,759.06</b>

# Notes

 forming part of the consolidated financial statements

Particulars	As at 31 March, 2013		As at 31 March, 2012	
	Number of shares	₹ in lacs	Number of shares	₹ in lacs
<b>Refer notes (i) to (iii) below:</b>				
<b>i. Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the year:</b>				
<b>Equity shares of ₹5/- each, fully paid up:</b>				
Outstanding at the beginning of the year	43,51,81,170	21,759.06	43,51,81,170	21,759.06
Issued during the year	-	-	-	-
Outstanding at the end of the year	<b>43,51,81,170</b>	<b>21,759.06</b>	<b>43,51,81,170</b>	<b>21,759.06</b>

**ii. Rights, preferences and restrictions attached to equity shares:**

The Company has only one class of equity shares having a par value of ₹5/- per share. Each holder of equity shares is entitled to one vote per share held. The dividend, if any, proposed by the Board of Directors is subject to approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the company after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

**iii. Details of equity shares held by each shareholder holding more than 5% shares in the Company:**

Name of shareholder	As at 31 March, 2013		As at 31 March, 2012	
	Number of shares held	% holding	Number of shares held	% holding
<b>Equity shares of ₹5/- each, fully paid up:</b>				
a. Pradeep Kumar Jain & Sons (HUF)	11,52,49,728	26.483	11,55,58,893	26.554
b. Pradeep Kumar Jain	10,68,52,559	24.554	10,36,76,781	23.824
c. Parsvnath and Associates Private Limited	4,72,77,992	10.864	4,72,77,992	10.864
d. Nutan Jain	4,39,59,644	10.101	4,39,09,644	10.090
e. Fidelity Securities Fund Fidelity Blue Chip Growth Fund	2,17,71,340	5.003	2,17,71,340	5.003

(₹ in Lacs)

Particulars	As at	As at
	31 March, 2013	31 March, 2012
<b>Note 5: Reserves and surplus</b>		
<b>a. Capital Reserve</b>		
i. As per last balance sheet	377.87	377.87
	<b>377.87</b>	<b>377.87</b>
<b>b. Capital Redemption Reserve</b>		
i. As per last balance sheet	-	-
ii. Add: Transferred from Surplus in Statement of Profit and Loss	90.18	-
	<b>90.18</b>	-
<b>c. Securities Premium</b>		
i. As per last balance sheet	1,45,422.48	1,45,412.92
ii. Add: Created upon conversion of joint venture into subsidiary	-	4,781.06
iii. Less: Transferred to Minority Interest	-	4,771.50
iv. Less: Utilised for buy back of shares by a subsidiary	1,641.26	-
	<b>1,43,781.22</b>	<b>1,45,422.48</b>

# Notes forming part of the consolidated financial statements

(₹ in Lacs)

Particulars	As at	
	31 March, 2013	31 March, 2012
<b>d. Debentures Redemption Reserve</b>		
i. As per last balance sheet	19,286.00	14,750.00
ii. Add: Transferred from Surplus in Statement of Profit and Loss	-	5,750.00
iii. Less: Transferred to Surplus in Statement of Profit and Loss	15,786.00	1,214.00
	<b>3,500.00</b>	<b>19,286.00</b>
<b>e. Foreign Currency Translation Reserve</b>		
i. Exchange difference on investments in overseas subsidiary company:		
- As per last balance sheet	5.80	8.67
- For the year	34.81	(2.87)
	<b>40.61</b>	<b>5.80</b>
<b>f. General Reserve</b>		
i. As per last balance sheet	9,310.00	9,310.00
	<b>9,310.00</b>	<b>9,310.00</b>
<b>g. Surplus in the Consolidated Statement of Profit and Loss</b>		
i. As per last balance sheet	70,771.82	70,467.44
ii. Add: Profit for the year	7,124.47	5,608.80
iii. Add: Transferred from Debenture Redemption Reserve	15,786.00	1,214.00
iv. Less: Transferred to Capital Redemption Reserve	90.18	-
v. Less: Transferred to Debenture Redemption Reserve	-	5,750.00
vi. Add: Balance of subsidiaries acquired during the year	(0.05)	-
vii. Add: Profit on cessation of subsidiary	1.49	-
viii. Add: Created upon conversion of joint venture into subsidiary	-	8.68
ix. Less: Adjusted upon conversion of joint venture into subsidiary	-	768.44
x. Less: Opening balance of accumulated profits transferred to Minority	(0.03)	8.66
	<b>93,593.58</b>	<b>70,771.82</b>
	<b>2,50,693.46</b>	<b>2,45,173.97</b>

(₹ in Lacs)

Particulars	As at 31 March, 2013		As at 31 March, 2012	
	Non Current	Current	Non Current	Current
<b>Note 6: Long-term borrowings</b>				
<b>Secured:</b>				
a. Debentures				
i. 14.80% Non-convertible Redeemable debentures (Series XI)	-	12,500.00	12,500.00	-
ii. 14.25% Non-convertible Redeemable debentures (Series VII & IX)	-	-	10,000.00	10,000.00
iii. 13.00% Non-convertible Redeemable debentures (Series X)	-	-	-	370.00
iv. 16.00% Non-convertible Redeemable debentures (Series VIII)	-	1,488.51	1,500.00	4,202.00
v. 15.00% Non-convertible Redeemable debentures	36,000.00	-	-	-
	<b>36,000.00</b>	<b>13,988.51</b>	<b>24,000.00</b>	<b>14,572.00</b>

## Notes forming part of the consolidated financial statements

(₹ in Lacs)

Particulars	As at 31 March, 2013		As at 31 March, 2012	
	Non Current	Current	Non Current	Current
<b>b. Term Loans</b>				
i. From banks	15,598.35	10,444.04	15,973.72	3,423.37
ii. From Financial Institutions/ Others	53,501.58	7,866.65	46,182.67	18,223.23
	<b>69,099.93</b>	<b>18,310.69</b>	<b>62,156.39</b>	<b>21,646.60</b>
	<b>1,05,099.93</b>	<b>32,299.20</b>	<b>86,156.39</b>	<b>36,218.60</b>
<b>Unsecured:</b>				
<b>a. Debentures</b>				
i. 15.25% Compulsorily Convertible debentures	7,578.26	-	7,578.26	-
ii. 14% Fully Convertible debentures	4,500.00	-	4,500.00	-
iii. 15.50% Fully Convertible debentures	11,177.50	-	11,177.50	-
iv. 16% Fully Convertible debentures (Series I)	9,340.73	-	9,340.73	-
v. 16% Fully Convertible debentures (Series II)	8,792.66	-	8,792.66	-
vi. 15.50% Fully Convertible debentures (Series 'A')	8,751.00	-	8,751.00	-
vii. 17.25% Fully Convertible debentures (Series 'B')	2,500.00	-	2,500.00	-
viii. 17.75% Fully Convertible debentures (Series 'C')	1,740.00	-	1,740.00	-
	<b>54,380.15</b>	<b>-</b>	<b>54,380.15</b>	<b>-</b>
	<b>1,59,480.08</b>	<b>32,299.20</b>	<b>1,40,536.54</b>	<b>36,218.60</b>
Less: Amount disclosed under "Other current liabilities" (refer Note 11)		32,299.20		36,218.60
	<b>1,59,480.08</b>	<b>-</b>	<b>1,40,536.54</b>	<b>-</b>

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>i. Details of terms of repayment and securities provided in respect of secured debentures are as under:</b>		
a. 14.80% NCDs of ₹12,500 lacs were issued during the year ended 31 March, 2011. The NCDs are secured by equitable mortgage of project land at Rohtak and Sonapat and charge on receivables of these projects through escrow account and personal guarantee of Chairman. These NCDs are redeemable in 4 quarterly instalments commencing from June, 2013 and ending in March, 2014.	12,500.00	12,500.00
b. 16.00% NCDs of ₹6,000 lacs were issued during the year ended 31 March, 2011. The NCDs are secured by pledge of equity shares of the company held by the promoters, registered mortgage of office space at Arunachal Building, Connaught Place, New Delhi. The NCDs are further secured by cross collateralization clause with NCDs of ₹12,500 lacs and personal guarantee of Chairman. These NCDs are redeemable in 24 monthly instalments commencing from October, 2011 and ending in August, 2013.	1,488.51	5,702.00

# Notes forming part of the consolidated financial statements

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
c. 15.00% NCDs of ₹36,000 lacs were issued by a subsidiary company during the year ended 31 March, 2013. The NCDs are secured by (a) first charge by way of hypothecation of assets, contracts receivables, all present and future book debts, outstandings, monies receivables, claims and receivables of the said subsidiary company together with all and any interest accruing thereon, (b) first and exclusive charge over the leasehold rights of the said subsidiary company in respect of Site parcels already leased / to be leased by RLDA. These NCDs are redeemable after the expiry of a period of 36 months but before the expiry of 120 months from the date of allotment i.e. 20 December, 2012.	36,000.00	-
d. 14.25% NCDs of ₹20,000 lacs were issued during the year ended 31 March, 2011. The NCDs are secured by pledge of equity shares of the company held by the promoters, registered mortgage of project land and charge on receivables of the project 'Parasnath Mall', Rohini, and personal guarantee of Chairman.	-	20,000.00
e. 13.00% NCDs of ₹2,500 lacs were issued during the year ended 31 March, 2011. The NCDs are secured by pledge of equity shares of the company held by the promoters, registered mortgage of office space at Arunachal Building, Connaught Place, New Delhi and personal guarantee of Chairman.	-	370.00
	<b>49,988.51</b>	<b>38,572.00</b>
<b>ii. Details of terms of repayment and securities provided in respect of secured term loans are as under:</b>		
a. Term loan from a bank is secured by mortgage of project land at Greater Noida, hypothecation of present and future receivables of the said project and personal guarantee of Chairman. The term loan is repayable in 8 quarterly instalments commencing from June, 2013 and ending in March, 2015.	12,549.61	9,126.60
b. Term loan from three banks under consortium arrangement is secured by (a) 2nd Pari Passu charge through escrow account on all receivables of commercial space at the 8 DMRC Stations namely Shahdara, Azadpur, Kashmiri Gate, Seelampur (Station Box), Pratap Nagar, Tis Hazari, Inderlok (Annexe) and Inderlok (Station Box) subject to prior charge of DMRC to the extent of outstanding dues, (b) corporate guarantee of Parasnath and Associates Private Limited, (c) personal guarantees of Chairman, Managing Director and a Wholetime Director of the company, and (d) pledge of equity shares of the company held by the promoters. The term loan is repayable in 17 quarterly instalments commencing from October, 2009 and ending in October, 2013.	1,682.75	3,724.75
c. Term Loan from two banks and a financial institution under consortium arrangement is secured by pari-passu charge by way of (a) equitable mortgage of land at Saharanpur, (b) 2nd pari-passu charge over receivables of commercial space at Akshardham project, and (c) corporate guarantee of land owning companies. The term loan is repayable in quarterly instalments commencing from December, 2010 and ending in March, 2016.	2,109.03	3,296.00
d. Term loan from a financial institution is secured by equitable mortgage of project land at Indore and Kurukshetra, charge on receivables of project 'Pragati' Dharuhera and personal guarantee of Chairman. The term loan is repayable in 57 monthly instalments commencing from October, 2012 and ending in June, 2017.	13,642.56	14,647.64



## Notes forming part of the consolidated financial statements

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
e. Term loan from a non-banking financial company is secured by equitable mortgage of property at Hauz Khas, pledge of 150 lacs (fixed) equity shares of the company held by the promoters, cross default clause with other loans from the lender, personal guarantee of Chairman, Managing Director and a Wholetime Director of the company and charge on receivables of project Sonepat Group Housing II through an escrow account. The term loan is repayable in 30 monthly instalments commencing from August, 2013 and ending in January, 2016.	6,000.00	6,000.00
f. Term loans from non-banking financial company are secured by (1) equitable mortgage of (a) project land at K.G. Marg, New Delhi, (b) Group Housing, plotted and commercial land at Derrabassi, (c) Land at Alipur, New Delhi and (2) charge on receivables of the projects through escrow mechanism at (a) K.G. Marg, New Delhi, (b) Parsvnath City, Dharuhera, (c) Parsvnath Royale, Punchkula (d) Group Housing, commercial and plotted area at Derabassi (e) plotted area of Narain City, Jaipur, (f) plotted area of Paliwal city, Panipat and (3) Cross collateralization of the securities with other loans from the lender and personal guarantee of Chairman, Managing Director and a Wholetime Director of the company. The term loan is repayable in 84 monthly instalments commencing from August, 2014 and ending in July, 2021.	33,000.00	-
g. Term loan from a bank, sanctioned to a subsidiary company, is secured by mortgage of hotel land at Shirdi and buildings thereon, first charge on all the movable and immovable assets including receivables of Shirdi Hotel, corporate guarantee of the Company and personal guarantee of Chairman. Loan is repayable in thirty quarterly instalments commencing from December, 2013 and ending in March, 2021.	1,260.00	360.00
h. Term loan from a bank, sanctioned to a subsidiary company, is secured by Second pari passu charge on receivables of the project of the said subsidiary company, corporate guarantee of the company, pledge of equity shares by the company to the extent of its holdings in the subsidiary company and collateral security as equitable mortgage of land at Bhiwadi, Rajasthan, 30 commercial shops at Parsvnath City Mall, Faridabad and Commercial space at Parsvnath Mall Manhattan, Faridabad, all in the name of company. Loan is repayable in fourteen quarterly instalments commencing from March, 2013 and ending in June, 2016.	9,000.00	3,300.00
i. Term loan from a non-banking financial company, sanctioned to a subsidiary company, is secured by exclusive first charge and registered mortgage over all the assets present and future, properties including lease hold interest on the project land of 'La Tropicana Project' and receivables of the said project. The loan is further secured by corporate guarantee of the company along with pledge of all Class 'A' shares of the subsidiary company held by the Company. Loan is repayable in twelve quarterly instalments commencing from March, 2012 and ending in December, 2014.	8,166.67	11,666.66
j. Term loan from a non-banking financial company is secured by equitable mortgage of project land at K.G. Marg, New Delhi, personal guarantee of Chairman, Managing Director and a wholetime Director of the company and interim charge on receivables of projects 'Parsvnath City' Dharuhera and 'Parsvnath Royale' Panchkula through escrow account.	-	31,000.00

# Notes forming part of the consolidated financial statements

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
k Term loan from three banks and a financial institution is secured by equitable mortgage of commercial land and land for service apartments at Chandigarh, First charge on receivables of the commercial units and residential units of the project and personal guarantee of Chairman, Managing Director and a wholetime Director of the company.	-	681.34
	<b>87,410.62</b>	<b>83,802.99</b>
<b>iii. Details of terms of conversion / repayment in respect of unsecured debentures are as under:</b>		
a. 15.25% Compulsorily Convertible Debentures issued by a subsidiary company are convertible at the option of the holder at anytime on or prior to mandatory conversion date 12 June, 2024 in such number of equity shares at such price as may be mutually decided.	7,578.26	7,578.26
b. 14% Fully Convertible Debentures issued by a subsidiary company. The debentures are convertible, at the option of the investor, into Class 'B' shares of ₹10/- each of the issuing subsidiary company at a premium of ₹990/- per share subject to Reserve Bank of India (RBI) pricing guidelines. In case no such option is exercised by the investor, these shall be mandatorily converted into class 'B' shares on expiry of five years from the date of issue.	4,500.00	4,500.00
c. 15.50% Fully Convertible Debentures issued by a subsidiary company. Each debenture shall be converted into 10 Class 'B' shares of the issuing subsidiary company at a time and manner as mutually decided in accordance with the Amended and Restated Investment and Security Holders Agreement dated 14 September, 2010.	11,177.50	11,177.50
d. 16% Fully Convertible Debentures (Series I) issued by a subsidiary company. Each debenture is convertible into one equity share entitled to dividend and/ or one different class of share (collectively entitled to 0.001% of the voting rights in the issuing subsidiary) on the terms and conditions mentioned in the 'Investment and Security Holder's Agreement' dated 23 November, 2010 as amended by the first supplementary agreement dated 31 March, 2011.	9,340.73	9,340.73
e. 16% Fully Convertible Debentures (Series II) issued by a subsidiary company. Each debenture is convertible into one different class of share entitled to dividend (collectively entitled to 0.001% of the voting rights in the issuing subsidiary) on the terms and conditions mentioned in the 'Investment and Security Holder's Agreement' dated 23 November, 2010 as amended by the first supplementary agreement dated 31 March, 2011.	8,792.66	8,792.66
f. 15.50% Fully Convertible Debentures (Series 'A') issued by a subsidiary company. The debentures are convertible, at the option of the investor, into Class 'B' shares of ₹10/- each of the issuing subsidiary company at a premium of ₹190/- per share subject to Reserve Bank of India (RBI) pricing guidelines. In case no such option is exercised by the investor, these shall be mandatorily converted into Class 'B' shares on expiry of twenty years from the date of issue.	8,751.00	8,751.00
g. 17.25% Fully Convertible Debentures (Series 'B') issued by a subsidiary company. Each debenture shall be converted into 10 Class 'B' shares of the issuing subsidiary company at a time and manner as mutually decided in accordance with the Amended and Restated Investment and Security Holders Agreement dated 14 September, 2010.	2,500.00	2,500.00
h. 17.75% Fully Convertible Debentures (Series 'C') issued by a subsidiary company. Each debenture shall be converted into 10 Class 'B' shares of the issuing subsidiary company at a time and manner as mutually decided in accordance with the Amended and Restated Investment and Security Holders Agreement dated 14 September, 2010.	1,740.00	1,740.00
	<b>54,380.15</b>	<b>54,380.15</b>

# Notes

 forming part of the consolidated financial statements

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>iv. Details of long term borrowings guaranteed by some of the directors:</b>		
a. Debentures	13,988.51	38,572.00
b. Term loans from banks	15,492.36	13,532.09
c. Term loans from financial institutions/others	52,642.56	52,008.23
	<b>82,123.43</b>	<b>1,04,112.32</b>
<b>v. The rate of interest applicable on long term borrowings are as under:</b>		
	<b>Outstanding Amount</b>	<b>Rate of interest per annum</b>
	₹ in lacs	%
a. Debentures (See note below)	1,04,368.66	14.00% to 18.50%
b. Term loans from banks	26,042.39	13.25% to 17.25%
c. Term loans from financial institutions/others	61,368.23	13.50% to 19.94%
Note: Interest on 16.00% NCDs of ₹6,000 lacs is linked to LTBMR and due to upward revision, the interest rate stands increased to 18.50% per annum as on 31 March, 2013.		

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>Note 7: Other long-term liabilities</b>		
a. Trade / security deposits received	3,762.23	4,583.43
b. Advances from customers	675.16	707.34
	<b>4,437.39</b>	<b>5,290.77</b>
<b>Note 8: Long-term provisions</b>		
a. Provision for employee benefits:		
i. Provision for gratuity	235.58	260.24
ii. Provision for compensated absences	84.51	96.18
	<b>320.09</b>	<b>356.42</b>
<b>Note 9: Short-term borrowings</b>		
<b>Secured:</b>		
a. Loans repayable on demand		
i. From banks - Cash Credit	10,064.20	12,583.83
ii. From banks - Overdraft	181.87	6,737.18
	10,246.07	19,321.01
b. Term Loans		
i. From banks	412.50	-
ii. From Financial Institutions/Others	44,660.25	17,653.02
	45,072.75	17,653.02
c. Vehicle Loans		
i. From banks	400.00	-
ii. From others	27.60	-
	427.60	-
	<b>55,746.42</b>	<b>36,974.03</b>

# Notes

forming part of the consolidated financial statements

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>Unsecured:</b>		
a. Loans repayable on demand		
From other parties	4,885.73	7,918.41
	4,885.73	7,918.41
b. Loans and advances from related parties	212.78	267.55
c. Fixed Deposits		
i. From Public	1,329.17	1,154.74
ii. From Shareholders	85.99	82.69
	1,415.16	1,237.43
	<b>6,513.67</b>	<b>9,423.39</b>
	<b>62,260.09</b>	<b>46,397.42</b>

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>i. Details of securities provided in respect of short term borrowings from banks - cash credit are as under:</b>		
a. Cash Credit is secured by first pari-passu charge over current assets of the company excluding those assets specifically charged to other Banks/Financial Institutions and equitable mortgage of land & building at Moradabad and Greater Noida and personal guarantee of Chairman, Managing Director and a Wholetime Director of the company.	5,039.51	5,067.63
b. Cash Credit is secured by first pari-passu charge over current assets of the company excluding those assets specifically charged to other Banks/Fls, equitable mortgage of project land at Panipat, commercial land at Sonepat and personal guarantee of Chairman, Managing Director and a wholetime Director of the company.	2,505.44	2,529.72
c. Cash Credit is secured by first pari-passu charge over current assets of the company excluding those assets specifically charged to other Banks/Fls, equitable mortgage of commercial land at Dharuhera, personal guarantee of Chairman, Managing Director and a wholetime Director of the company and corporate guarantee of Land owning companies.	1,506.32	1,538.04
d. Cash Credit is secured by first pari-passu charge over current assets of the company excluding those assets specifically charged to other Banks/Fls, equitable mortgage of project land at Rajpura and commercial space at Saharanpur, pledge of term deposit of ₹207 lacs, personal guarantee of Chairman, Managing Director and a wholetime Director of the company and corporate guarantee of a land owning company.	1,012.93	3,448.44
	<b>10,064.20</b>	<b>12,583.83</b>
<b>ii. Details of securities provided in respect of short term borrowings from banks - Overdraft are as under:</b>		
a. The Overdraft from banks is secured by way of pledge of fixed deposits with them.	<b>181.87</b>	<b>6,737.18</b>

## Notes forming part of the consolidated financial statements

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>iii. Details of securities provided in respect of term loans from banks and financial institutions / others are as under:</b>		
a. Term loan from a bank is secured by first pari-passu charge over current assets of the company excluding those assets specifically charged to other Banks/FIs, equitable mortgage of project land at Rajpura and commercial space at Saharanpur, pledge of term deposit of ₹207 lacs, personal guarantee of Chairman, Managing Director and a wholetime Director of the company and corporate guarantee of a land owning company.	412.50	-
b. Term loan from a financial institution is secured by pledge of equity shares of the company held by the promoters, personal guarantee of Chairman, Managing Director and a wholetime Director of the company and equitable mortgage of project lands at Goa and Jodhpur.	4,583.79	9,091.87
c. Term Loan from a financial institution is secured by pledge of equity shares of the company held by the promoters and mortgage of project land at Sonapat and Dehradun and charge on receivables of the said projects through escrow accounts, personal guarantee of Chairman, Managing Director and a wholetime Director of the company and corporate guarantee of land owning companies.	9,000.00	1,200.00
d. Term loan from a financial institution is secured by equitable mortgage of commercial land at Goa, pledge of equity shares of the company held by the promoters and personal guarantee of Chairman.	1,830.00	2,000.00
e. Term loan from a non-banking financial company is secured by registered mortgage of project land at Sonapat, personal guarantee of Chairman and Managing Director and cross collateral clause with another term loan from the same non-banking financial company.	557.44	1,339.78
f. Term loan from a non-banking financial company is secured by pledge of equity shares of the company held by the promoters, registered mortgage of project land at Sonapat, personal guarantee of Chairman and cross collateral clause with term loan from the same non-banking financial company.	2,969.36	2,969.36
g. Term loan from a non-banking financial company is secured by mortgage of few shops at Commercial Mall in Noida.	263.40	610.26
h. Term loan from a financial institution is secured against Keyman Insurance Policy taken by the company.	556.26	441.75
i. Term loan from a non-banking financial company is secured by equitable mortgage of property including land and building of project land at Karnal, personal guarantee of Chairman and corporate guarantee of land owning company.	2,400.00	-
j. Term loans from non-banking financial companies are secured by pledge of equity shares of the company held by the promoters, mortgage of project land and charge on receivables of the project 'Parsvnath Mall', Rohini through escrow account and personal guarantee of Chairman.	21,500.00	-
k. Term loan from a non-banking financial company is secured by pledge of equity shares of the company held by the promoters, charge on receivables of the group housing project at dharuhera and personal guarantee of Chairman.	1,000.00	-
	<b>45,072.75</b>	<b>17,653.02</b>

# Notes

forming part of the consolidated financial statements

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>iv. Details of securities provided in respect of vehicle loans from banks and others are as under:</b>		
a. Loan taken from a bank for vehicles is secured by way of hypothecation of specific vehicles financed and personal guarantee of Chairman.	400.00	-
b. Loan taken from a non-banking financial company for vehicle is secured by way of hypothecation of specific vehicle financed.	27.60	-
	<b>427.60</b>	<b>-</b>
<b>v. Details of short term borrowings guaranteed by some of the directors:</b>	10,064.20	12,583.83
a. Loans repayable on demand from banks	44,253.09	16,601.01
b. Term loans from banks and financial institutions/others	300.00	2,500.00
c. Loans repayable on demand from others	400.00	-
d. Vehicle loan from a bank	<b>55,017.29</b>	<b>31,684.84</b>

Particulars	Outstanding Amount	Rate of interest per annum
	₹ in lacs	%
<b>vi. The rate of interest applicable on short term borrowings are as under:</b>		
a. Cash Credit Limits	10,064.20	14.50% to 17.75%
b. Loan from a bank	412.50	16.00%
c. Loans from Financial Institutions	15,413.79	14.50% to 17.50%
d. Loan from a Financial Institution	556.26	9.00%
e. Loans from Non Banking Financial Companies	28,690.20	16.00% to 24.00%
f. Inter Corporate deposits	4,135.73	9.00% to 19.00%
g. Inter Corporate deposits	750.00	Interest free
h. Overdraft limits against fixed deposits	181.87	11.75%
i. Fixed deposits	1,415.16	10.00% to 12.50%
j. Loans from related parties	199.63	12.00% to 18.00%
k. Loan from a related party	13.15	Interest free
l. Vehicle loans	427.60	8.04% to 10.50%

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>Note 10: Trade payables</b>		
a. Other than Acceptances:		
i. Trade payables for goods and services	54,355.69	52,811.84
ii. Trade payables for land	48,217.14	45,353.41
	<b>1,02,572.83</b>	<b>98,165.25</b>

# Notes forming part of the consolidated financial statements

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>Note 11: Other current liabilities</b>		
a. Current maturities of long-term debt (refer Note 6)	32,299.20	36,218.60
b. Interest accrued but not due on borrowings	7,936.06	4,033.96
c. Interest accrued and due on borrowings	2,723.74	2,777.93
d. Unclaimed dividends	38.18	38.21
e. Other payables:		
i. Statutory dues	3,093.90	2,687.75
ii. Payables on purchase of fixed assets	2,725.75	1,430.61
iii. Interest accrued but not due on others	302.24	441.22
iv. Trade / security deposits received	19,575.10	3,156.37
v. Advances from customers	38,586.87	32,561.06
vi. Book overdraft - Banks	138.83	1,046.69
vii. Others	1.52	484.28
	<b>1,07,421.39</b>	<b>84,876.68</b>
<b>Note 12: Short-term provisions</b>		
a. Provision for employee benefits:		
i. Provision for gratuity	145.43	94.95
ii. Provision for compensated absences	58.38	45.12
	<b>203.81</b>	<b>140.07</b>
b. Provision - Others:		
i. Provision for tax (net of advance tax ₹35,836.25 lacs; as at 31 March, 2012 ₹37,998.09 lacs)	17,596.13	13,221.37
	<b>17,596.13</b>	<b>13,221.37</b>
	<b>17,799.94</b>	<b>13,361.44</b>

# Notes forming part of the consolidated financial statements

(₹ in Lacs)

## Note 13: Fixed Assets

Description	Gross Block			Depreciation			Net Block	
	As at 01.04.2012	Additions	Deduction/ Adjustment	As at 31.03.2013	For the year	Deduction/ Adjustment	As at 31.03.2013	As at 31.03.2012
<b>TANGIBLE ASSETS:</b>								
<b>OWN ASSETS:</b>								
Land - Freehold	66.10	-	66.10	-	-	-	-	66.10
Land and building	2,503.36	121.68	437.94	2,187.10	55.45	56.98	1,687.40	2,002.13
Building on leasehold land	12,132.08	165.32	-	12,297.40	591.30	-	2,706.44	10,016.94
Leasehold improvements	199.06	2.37	-	201.43	66.59	-	83.18	182.47
Plant and machinery	3,651.73	2.34	0.01	3,654.06	216.17	0.01	3,149.47	718.42
Shuttering and scaffolding	4,121.27	-	-	4,121.27	125.98	-	3,932.30	314.95
Furniture and fixtures	1,401.71	8.40	5.08	1,405.03	77.74	4.80	1,222.10	252.55
Motor vehicles	1,216.97	39.62	11.16	1,245.43	77.63	9.58	989.83	295.19
Office equipment	629.42	2.21	3.40	628.23	41.87	2.85	530.22	138.22
Computers	454.66	1.36	1.65	454.37	14.05	1.64	444.11	22.96
<b>Total</b>	<b>26,376.36</b>	<b>343.30</b>	<b>525.34</b>	<b>26,194.32</b>	<b>1,266.78</b>	<b>75.86</b>	<b>13,557.35</b>	<b>14,009.93</b>
<b>Previous Year</b>	<b>26,032.62</b>	<b>1,037.74</b>	<b>694.00</b>	<b>26,376.36</b>	<b>1,544.94</b>	<b>193.32</b>	<b>12,366.43</b>	<b>15,017.81</b>



# Notes

 forming part of the consolidated financial statements

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>Note 14: Non-current investments</b>		
<b>(At Cost)</b>		
<b>A. Trade Investments (Unquoted)</b>		
<b>a. Investment in equity shares of:</b>		
<b>i. Associates</b>		
a. Amazon India Limited		
25,000 (Previous year 25,000) Equity Shares of ₹10/- each fully paid-up	2.50	2.50
Add: Goodwill on consolidation	210.00	210.00
Add: Share in opening accumulated profits	40.82	39.83
Add: Share in profits/(losses) of current year	0.01	0.99
	253.33	253.32
b. Home Life Real Estate Private Limited		
7,75,000 (Previous year 7,75,000) Equity Shares of ₹10/- each fully paid-up	77.50	77.50
Add: share in opening accumulated profits	18.42	15.94
Add: Share in profits/(losses) of current year	1.95	2.48
	97.87	95.92
c. Vardaan Buildtech Private Limited \$		
16,000 (Previous year 16,000) Equity Shares of ₹10/- each fully paid-up	1.60	1.60
Add: share in opening accumulated profits	3.15	3.15
Add: Share in profits/(losses) of current year	0.02	(0.01)
	4.77	4.74
d. Nanocity Haryana Infrastructure Limited		
38,00,000 (Previous year 38,00,000) Equity Shares of ₹10/- each, amount paid-up is ₹3.73 per equity share	141.74	141.74
Add: Goodwill on consolidation	1,408.26	1,408.26
Add: Share in opening accumulated profits/(losses)	(206.53)	(184.42)
Add: Share in profits/(losses) of current year	0.04	(22.11)
	1,343.51	1,343.47
	1,699.48	1,697.45
<b>ii. Other entities</b>		
a. Nakshatra Residency Private Limited		
5,000 (Previous year 5,000) Equity Shares of ₹10/- each fully paid-up	0.50	0.50
b. Aadi Best Consortium Private Limited		
1,000 (Previous year 1,000) Equity Shares of ₹10/- each fully paid-up	0.10	0.10
c. Honey Builders Limited \$		
2,500 (Previous year Nil) Equity Shares of ₹10/- each fully paid-up	0.25	-
	0.85	0.60
<b>Total Trade Investments (A)</b>	<b>1,700.33</b>	<b>1,698.05</b>

# Notes

forming part of the consolidated financial statements

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>B. Other Investments (Unquoted)</b>		
<b>a. Investment in equity shares of:</b>		
<b>i. Other entities</b>		
a. Delhi Stock Exchange Limited		
14,96,500 (Previous year 14,96,500) Equity Shares of ₹1/- each fully paid-up	1,047.55	1,047.55
b. Jaipur Stock Exchange Limited		
3,24,500 (Previous year 3,24,500) Equity Shares of ₹1/- each fully paid-up	58.41	58.41
<b>Total Other Investments (B)</b>	<b>1,105.96</b>	<b>1,105.96</b>
<b>Total Non-Current Investments (A + B)</b>	<b>2,806.29</b>	<b>2,804.01</b>
Aggregate amount of quoted investments	-	-
Market value of quoted investments	-	-
Aggregate amount of unquoted investments	<b>2,806.29</b>	<b>2,804.01</b>
§ The shares have been pledged with Debenture trustees towards securities against debentures issued.		
<b>Note 15: Deferred tax assets (net)</b>		
<b>Break-up of deferred tax assets is as follows:</b>		
i. Tax effect of provision for employee benefits charged in the financial statements but allowable as deductions in future years under Income Tax Act	251.75	261.24
ii. Tax effect of difference between carrying amount of fixed assets in the financial statements and the income tax return	176.53	296.90
iii. Other timing differences	18.68	-
<b>Deferred tax assets</b>	<b>446.96</b>	<b>558.14</b>
<b>Note 16: Long-term loans and advances</b>		
<b>Unsecured, considered good:</b>		
a. Capital advances	1,654.46	1,717.35
b. Security deposits	3,675.95	3,658.72
c. Advances for land purchase to related parties	21,156.56	17,782.05
d. Advances for investment to related parties	4.00	-
e. Advances for land purchase to others	4,412.71	5,834.62
f. Upfront fee paid for projects (Unamortised)	22,012.49	22,994.39
g. Prepaid expenses	1,136.36	-
h. MAT credit entitlement	33.00	33.00
i. Other loans and advances	342.14	341.98
	<b>54,427.67</b>	<b>52,362.11</b>
<b>Note 17: Inventories</b>		
(At lower of cost and net realisable value)		
a. Work-in-progress (Projects)	3,33,220.00	2,97,902.07
b. Finished flats	5,574.70	5,881.26
c. Food, beverages and stores	11.58	37.68
	<b>3,38,806.28</b>	<b>3,03,821.01</b>

# Notes

 forming part of the consolidated financial statements

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>Note 18: Trade receivables</b>		
(Unsecured, considered good)		
a. Outstanding for a period exceeding six months from the date they were due for payment	41,875.34	45,481.93
b. Other trade receivables	29,725.84	22,408.45
	<b>71,601.18</b>	<b>67,890.38</b>
Note: Other trade receivables include ₹16,447.44 lacs (previous year ₹2,501.00 lacs) on account of receivables which have not yet become due for payment.		
<b>Note 19: Cash and bank balances</b>		
<b>A. Cash and cash equivalents:</b>		
a. Cash on hand	76.62	32.32
b. Cheques and drafts on hand	115.86	177.17
c. Balances with banks		
i. In current accounts	2,753.73	3,416.11
ii. In deposit accounts	1,156.33	2,232.55
	<b>4,102.54</b>	<b>5,858.15</b>
<b>B. Other bank balances:</b>		
a. Deposits with banks held as margin money or security against borrowings or guarantees	13,299.85	16,917.02
b. Balances with banks		
i. In earmarked accounts		
- Unpaid dividend accounts	38.18	38.21
	<b>13,338.03</b>	<b>16,955.23</b>
	<b>17,440.57</b>	<b>22,813.38</b>
Of the above, the balances that meet the definition of Cash and cash equivalents as per Accounting Standard 3 - Cash Flow Statement	4,102.54	5,858.15
Note: Balances with banks include deposits amounting to ₹2,916.62 lacs (Previous year ₹1,443.18 lacs), which have a maturity of more than 12 months from the balance sheet date.		
<b>Note 20: Short-term loans and advances</b>		
(Unsecured, considered good)		
a. Loans and advances to related parties	-	600.56
b. Security deposits	1,715.56	1,690.90
c. Loans and advances to employees	4.17	3.24
d. Prepaid expenses	2,076.41	2,306.69
e. Balances with government authorities		
Cenvat/Service tax credit receivable	547.11	585.82
f. Others		
i. Advances for land purchase	70,915.29	40,516.65
ii. Advances to suppliers	7,607.29	6,104.15
iii. Others	5,069.47	4,901.69
	<b>87,935.30</b>	<b>56,709.70</b>
<b>Note 21: Other current assets</b>		
a. Unbilled receivables	65,599.88	80,503.29
b. Accruals		
Interest accrued on deposits with banks	537.03	505.39
c. Others		
i. Receivables on sale of fixed assets	2,428.01	3,123.98
ii. Fixed assets held for disposal	-	100.49
	<b>68,564.92</b>	<b>84,233.15</b>

# Notes

forming part of the consolidated financial statements

Particulars	(₹ in Lacs)	
	Year ended 31 March, 2013	Year ended 31 March, 2012
<b>Note 22: Revenue from operations</b>		
a. Revenue from sale of properties (see note 2(j))	60,148.95	77,001.02
b. Sale of services:		
i. Income from construction contracts	1,202.17	10,845.50
ii. Management fee	-	310.76
iii. Licence fee income	1,741.90	1,268.48
iv. Rent income	93.71	133.00
v. Maintenance charges income	216.30	197.35
	3,254.08	12,755.09
Sub-total (a + b)	<b>63,403.03</b>	<b>89,756.11</b>
c. Other operating revenues:		
i. Sale of scrap	56.40	136.52
ii. Others	804.43	628.55
Sub-total (c)	<b>860.83</b>	<b>765.07</b>
<b>Total (a + b + c)</b>	<b>64,263.86</b>	<b>90,521.18</b>
<b>Note 23: Other income</b>		
a. Interest income:		
i. Interest on deposits with banks	1,403.08	1,401.53
ii. Interest income from customers/others	473.27	563.42
iii. Interest income from long term investments in joint ventures	-	7.78
b. Profit on sale of fixed assets	280.02	5,570.99
c. Other non-operating income:		
i. Share of profit in Associates	2.02	-
ii. Profit on sale of assets held for disposal	115.94	-
iii. Miscellaneous income	419.47	56.51
	<b>2,693.80</b>	<b>7,600.23</b>
<b>Note 24: Cost of materials consumed</b>		
a. Construction material	13,121.26	17,161.61
b. Food, beverages and stores	57.38	19.02
	<b>13,178.64</b>	<b>17,180.63</b>
<b>Note 25: Purchases of stock-in-trade</b>		
a. Finished flats	41.84	343.90
	<b>41.84</b>	<b>343.90</b>
<b>Note 26: Changes in inventories of finished goods and work-in-progress</b>		
a. Inventories at the beginning of the year:		
i. Work-in-progress	2,97,902.07	2,65,346.22
Add: Acquired upon conversion of joint venture into subsidiary	-	7,930.26
Add: Acquired upon acquisition of joint venture business by a subsidiary	5,288.30	-
Less: Transferred to Capital work-in-progress	108.68	882.22
	3,03,081.69	2,72,394.26
ii. Finished flats	5,881.26	5,713.82
Less: Transferred to fixed assets	13.00	-
	5,868.26	5,713.82
	<b>3,08,949.95</b>	<b>2,78,108.08</b>
b. Inventories at the end of the year:		
i. Work-in-progress	3,33,220.00	2,97,902.07
ii. Finished flats	5,574.70	5,881.26
	<b>3,38,794.70</b>	<b>3,03,783.33</b>
<b>Net (increase) / decrease</b>	<b>(29,844.75)</b>	<b>(25,675.25)</b>

# Notes

 forming part of the consolidated financial statements

(₹ in Lacs)

Particulars	Year ended 31 March, 2013	Year ended 31 March, 2012
<b>Note 27: Employee benefits expense</b>		
a. Salaries and wages	4,209.39	4,611.29
b. Contributions to provident and other funds	43.83	42.55
c. Staff welfare expenses	110.28	123.24
	<b>4,363.50</b>	<b>4,777.08</b>

**Note 28: Finance costs**

a. Interest expense on:		
i. Borrowings	24,204.83	21,997.69
ii. Others		
- To customers / on trade payables	2,652.87	2,853.12
- Interest on delayed / deferred payment of income tax	1,912.71	506.09
- Others	-	2.54
b. Other borrowing costs	2,616.25	2,773.63
	<b>31,386.66</b>	<b>28,133.07</b>

Note: Finance costs includes ₹22,375.86 lacs (Previous year ₹21,369.17 lacs) incurred on the development / construction of projects.

**Note 29: Other expenses**

a. Power and fuel charges	1,186.44	960.46
b. Rent including lease rentals	1,541.79	1,176.66
c. Repairs and maintenance		
- Building	159.34	394.86
- Machinery	52.55	116.11
- Others	729.27	841.51
d. Insurance	161.43	182.69
e. Rates and taxes	457.55	328.01
f. Postage and telephone expenses	136.14	138.58
g. Travelling and conveyance	269.74	231.48
h. Printing and stationery	118.94	141.13
i. Advertisement and business promotion	670.57	1,101.87
j. Sales commission	950.18	1,200.05
k. Vehicle running and maintenance	144.68	171.77
l. Rebate and discount	1,012.51	1,298.77
m. Legal and professional charges (see note i. below)	2,536.10	2,199.42
n. Share of loss in Associates	-	18.65
o. Loss on sale of investments	1.40	-
p. Preliminary expenses written off	-	0.11
q. Miscellaneous expenses	306.12	470.98
	<b>10,434.75</b>	<b>10,973.11</b>

**Note:**
**i. Auditors' remuneration:**

Legal and professional charges include auditors' remuneration (net of service tax input credit, where applicable) as follows:

- Statutory audit fee	61.93	60.70
- Tax Audit fee	3.00	3.00
- Limited reviews fee	24.00	24.00
- Certification and other services	-	7.17
- Reimbursement of out-of-pocket expenses	0.96	1.81
- Service tax on above	10.05	-
<b>Total</b>	<b>99.94</b>	<b>96.68</b>

# Notes forming part of the consolidated financial statements

## Note 30: Contingent liabilities (to the extent not provided for)

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
a. Claims against the Group not acknowledged as debt*:		
i. Demand for payment of stamp duty	904.10	479.10
ii. Customer complaints pending in courts	6,804.48	5,439.56
iii. Civil cases against the Group	32.24	22.48
iv. Income tax demand	636.62	-
v. Trade tax demand	1,989.50	2,052.02
vi. Entry tax demand	133.56	146.62
vii. Claims of contractors / vendors	2,574.31	1,056.10
viii. Others	9.07	16.71
b. Future export obligations against EPCG Licence	87.55	-
c. Security/Performance guarantees issued by the banks to various Government authorities, for which the Group has provided counter guarantee	15.06	15.06
d. Corporate guarantees issued on behalf of other company in respect of loans taken by it:		
i. Sanctioned amount	11,000.00	-
ii. Outstanding amount	11,000.00	-

\* Based on consultation with the Group's solicitors, the Group does not expect any outflow of economic resources in respect of above claims and therefore no provision is made in respect thereof.

## Note 31: Commitments

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
a. Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances)	18,287.84	20,782.51
b. Uncalled liability on shares partly paid	2,600.00	2,600.00

## Note 32:

During the year, the income tax assessments for the assessment years 2005-06 to 2011-12 have been concluded for the Company

under section 153A of The Income Tax Act, 1961 making certain additions. The additional tax liability on account of the said additions after giving effect to the mistakes apparent from records is likely to be ₹633.58 lacs (in excess of the provisions) and the same has been shown under "Contingent Liabilities" in the notes to accounts. The management does not foresee any outflow of funds on account of the said additions and has filed appeals before the appropriate authorities challenging the very basis of the additions on which the additional tax liabilities have been determined.

## Note 33:

Pursuant to Investment Agreement dated 21 December, 2010 entered into between the Company, Parsvnath Buildwell Private Limited (PBPL), Parasnath And Associates Private Limited (Co-Promoter) and two overseas Investment entities (Investors) and 'Assignment of Development Rights Agreement' dated 28 December, 2010 entered into with PBPL and Collaborators, the Company had assigned Development Rights in respect of one of its ongoing project, namely, 'Parsvnath Exotica, Ghaziabad' (on land admeasuring 31 acres) situated at Village Arthala, Ghaziabad (the Project) to PBPL on terms and conditions contained therein. Further the Company has given the following undertakings to PBPL:

- The project shall be completed within the agreed completion schedule. Construction cost for completion of project shall not exceed the amount set out in the agreement and the project revenue from sold area shall be at least the amount set out in the agreement.
- In case of delays in completion of the project, any penalties or compensation payable to customers shall be borne by the Company.
- The Company shall not, directly or indirectly, create any encumbrance over or transfer any equity securities held by it in PBPL during the lock in period (till completion of project) except for securing construction loan.

## Note 34:

Pursuant to Investment Agreement dated 9 December, 2009 entered into between the Company, Parsvnath Hessa Developers Private Limited (PHDPL) and two Overseas Investors, the Company had transferred and assigned Development Rights in relation to a part of its ongoing project, namely, 'Parsvnath Exotica, Gurgaon' (on land admeasuring 11.092 acres) situated at Sector 53, Golf Course Road, Gurgaon (the Project) to PHDPL on terms and conditions contained therein. Further, the Company has given the following undertakings to PHDPL:

## Notes forming part of the consolidated financial statements

- a. The Project will be completed within the completion schedule and construction cost shall not exceed the amount as set out in the agreement.
- b. Project Revenue shall be at least the amounts set out in the agreement. In case actual revenue is less than the amount specified in the agreement, the Company shall deposit the amount of shortfall with PHDPL.
- c. The Company shall not create any encumbrance over or transfer any equity securities held by it in PHDPL during the lock in period as defined in the Investment Agreement.

### Note 35:

The Company had entered into a Memorandum of Understanding (MOU) dated 22 December, 2010 with Parsvnath Realcon Private Limited (PRPL) which is a wholly owned subsidiary of its subsidiary Parsvnath Buildwell Private Limited (PBPL). Pursuant to the MOU, the Company has assigned development rights of the project, namely, 'Parsvnath Paramount' on land admeasuring 6,445 square metres situated at Subhash Nagar, New Delhi to PRPL. The Company has also entered into a 'Project Management Agreement' with PRPL and PBPL for overall management and coordination of project development. Further, the Company has given following Undertakings to PRPL:

- a. It shall complete the project within the completion schedule and Construction Cost in the Agreement.
- b. The project revenues from sold area shall be at least the amount set out in the Agreement and such revenues shall be realised within 36 months from the effective date.
- c. In the event of construction cost overrun or revenue shortfall, the Company shall contribute such excess/shortfall amount against allotment of equity shares or other instruments at such premium as may be mutually determined by the parties.

### Note 36:

The Company entered into a Development Agreement with Chandigarh Housing Board for the development of residential, commercial and other related infrastructure facilities as an integrated project on land admeasuring 123.79 acres situated at Rajiv Gandhi Technology Park, Chandigarh.

Owing to various factors such as delay in handing over unencumbered land and consequential determination of start of development period, delay in approval of drawings, etc. and various other issues, disputes have arisen between the Company and Chandigarh Housing Board (CHB). The Company has invoked the arbitration clause in the development agreement and arbitration

proceedings have commenced. Pending any decision arising out of the arbitration proceedings, the amount spent on construction/development of the project has been included under work-in-progress (inventory).

### Note 37:

Parsvnath Film City Limited (PFCL), a subsidiary of the Company has given an advance of ₹4,775.00 lacs to 'Chandigarh Administration' (CA), being 25% of the consideration amount for acquisition of leasehold rights in respect of a plot of land admeasuring 30 acres, under Development Agreement dated 2 March, 2007 for development of a "Multimedia-cum-Film City" Complex.

The Chandigarh Administration has not been able to deliver possession of the said land to PFCL according to the terms of agreement. PFCL has accordingly invoked the arbitration clause for seeking refund of allotment money paid alongwith compensation and interest. Arbitrators vide their order dated 10 March, 2012, have decided the matter in favour of PFCL and awarded refund of ₹4,919.00 lacs towards the bid amount and other expenses incurred by PFCL along with interest @ 12 % per annum.

Subsequently, the CA filed a petition before the District Judge at Chandigarh challenging the award under section 34 of The Arbitration and Conciliation Act, 1996. The Petition was heard and PFCL filed its reply on the due date. The CA has filed its Rejoinder and also filed an application seeking permission to lead evidence and witnesses. Pending decision of the Court, cost reimbursement and interest has not been recognised in the books of PFCL.

### Note 38:

The Company had executed an 'Amended and Restated Investment and Security Holder's Agreement' dated 14 September, 2010 with one of its Subsidiaries, Parsvnath Estate Developers Private Limited (PEDPL), two Overseas Investment Entities (Investors) and others for development of an office complex on a plot of land admeasuring 15,583.83 sq. mtrs. situated at Bhai Veer Singh Marg, New Delhi, on the terms and conditions as contained in the Agreement and as amended from time to time. The Rights in the said plot have been allotted on 'Build Operate Transfer' (BOT) basis to the Company by Delhi Metro Rail Corporation Ltd. (DMRC). These Rights have been assigned by the Company in favour of PEDPL for implementation of the Project on DMRC approval.

### Note 39:

The Company had executed 'PDL Support Agreement' in favour of Parsvnath Landmark Developers Private Limited (PLDPL) and J.P. Morgan Advisors India Private Limited being the Security Trustees

# Notes forming part of the consolidated financial statements

for the Term Loan of ₹14,000.00 lacs given to PLDPL. In terms of the said Agreement, the Company has given an Undertaking for completion of construction of 'La Tropicana' Project, New Delhi, within the amount set out in the Agreement and within the Completion Schedule, as stated therein. Any escalation in the construction cost is to be funded by the Company. Further, the Company has also undertaken that it shall maintain at all times not less than 78% of the Ownership interest and Voting rights in PLDPL.

## Note 40:

The Company was declared as the "Selected Bidder" for grant of lease for development of project on plot of land at Sarai Rohilla, Kishanganj, Delhi by 'Rail Land Development Authority' (RLDA) vide its 'Letter of Acceptance' (LOA) dated 26 November, 2010. In terms of the LOA, the project was being implemented through a Special Purpose Vehicle (SPV), Parsvnath Promoters And Developers Private Limited (PPDPL). Subsequently, in terms of the requirements of RLDA, another company in the name of Parsvnath Rail Land Project Private Limited (PRLPPL) was incorporated as SPV to implement the project. RLDA has accepted PRLPPL as the SPV vide its letter dated 3 August, 2012.

Pursuant to the above, an irrevocable 'Assignment Agreement' dated 1 January, 2013 has been entered into between PPDPL, PRLPPL and the Company for transfer of assets and liabilities of PPDPL pertaining to the project to PRLPPL for a consideration of ₹37,541.14 lacs and all assets and liabilities have been accordingly transferred to PRLPPL by PPDPL. The agreement further provides that in case of delay in redemption of optionally convertible debentures (OCD), the interest on OCD from 1 April, 2013 till redemption will be paid by PPDPL and assigned to PRLPPL.

The Company has now executed an 'Investment and Security Holders' Agreement dated 20 December, 2012 with PRLPPL and two overseas Investment entities (Investors) in relation to the project.

## Note 41:

The Company has entered into concession agreement with Delhi Metro Rail Corporation Limited (DMRC) for various projects on Build-operate-transfer (BOT) basis. In two of such projects, the Company was unable to commercially utilise the properties due to (a) lack of clarity between DMRC and MCD with respect to authority for sanction of building plans for Tis Hazari Project; and (b) non submission of certain documents by DMRC as required by the sanctioning authority for Netaji Subhash Place project. In view of these delays, the Company has sought concessions from DMRC and has invoked Arbitration clause of the concession agreement. Pending arbitration award, the Company has continued to provide for the recurring fees and carried forward the

advances / costs incurred on these projects after charging for amortization / depreciation on periodical basis.

## Note 42:

The Company has entered into a Joint Development Agreement on 21 November, 2012 with Honey Builders Limited (HBL) for the purpose of joint development of a residential plotted township (Project) situated at Sohna Road, Gurgaon. The Company and HBL shall be entitled to share in the revenue as stipulated in the Agreement.

Pursuant to the Agreement, HBL has deposited with the Company a sum of ₹7,000 lacs as an interest free security deposit and committed an investment upto a sum of ₹4,000 lacs towards development of the Project which shall be refundable by the Company as per the terms of the Agreement. Further the Company has given the following undertakings to HBL:

- The Project will be completed within the completion schedule and construction cost shall not exceed the maximum guaranteed cost as set out in the agreement.
- The saleable area of the project and project revenues from sold area shall be at least the amount set out in the Agreement.
- In the event of construction cost overrun, the Company shall contribute such amount towards the construction cost.

## Note 43:

Parsvnath HB Projects Private Limited (formerly, Gazala Promoters & Developers Private Limited) (PHB), a subsidiary company, has entered into an agreement with the Company, Parsvnath Developers (AOP), HB Estate Developers Limited and PHB's shareholders, for development of a multiplex, shopping mall and hotel thereon on the land admeasuring 8,787.78 sq. yards at Mohali, Punjab. The said land has been allotted by Punjab Small Industries & Exports Corporation Limited (PSIEC). Earlier, the said project was being developed by Parsvnath Developers (AOP). The entire business consisting of real estate development of "Parsvnath Developers (AOP)" was transferred as a going concern to PHB during the year and Parsvnath Developers (AOP) has been wound up with effect from 31 December, 2012.

## Note 44:

Trade receivables include ₹41,875.34 lacs (previous year ₹45,481.93 lacs) outstanding for a period exceeding six months. Due to recession in the industry, there have been delays in collections from customers. In view of industry practice and terms of agreement with customers, all these debts are considered good for recovery and hence no provision is considered necessary.



## Notes forming part of the consolidated financial statements

### Note 45:

The real estate industry is passing through recession due to slowdown in demand and is also facing lack of adequate sources of finance to fund development of its real estate projects resulting in delayed realisations from its customers and lower availability of funds to discharge its liabilities. The Company has, accordingly, witnessed delays in payment of principal and interest on its borrowings and discharge of its statutory liabilities and has outstanding balance on account of Income-tax as at year end. The Company is exploring alternative sources of finance, including sale of non-core assets to overcome this temporary liquidity shortage and accordingly does not foresee any adverse impact on its future operations.

### Note 46:

In the opinion of the Board of directors, any of the assets other than fixed assets and non-current investments do have a value on realisation in the ordinary course of business at least equal to the amount at which they are stated.

### Note 47:

The Ministry of Corporate Affairs vide circular no. 04/2013 dated 11 February, 2013 (2013 Circular) has inter-alia clarified that any Company other than NBFCs and Financial Institutions will be required to deposit or invest, as the case may be, a sum which shall not be less than 15% of the amount of debentures maturing during the year ending on the 31st day of March of the next following year, within 30 days from the end of the Financial Year i.e., before 30th April, in any of methods prescribed.

As per opinion received by the Company from legal counsel, the Company is of the view that it is not required to deposit/ invest a sum equivalent to 15% of the amount of Non-Convertible Debentures (NCDs) issued by the Company and maturing during the year ending 31 March, 2014, as per the aforesaid 2013 Circular, since this requirement is neither laid down in the Companies Act, 1956 nor in the General Circular No. 9/2002 dated 18 April, 2002 issued by MCA itself clarifying certain issues regarding Debenture Redemption Reserve. Moreover, the requirement of creating reserve fund cannot apply retrospectively by requiring a company to create reserve fund in respect of debentures, which were issued well before issue of the 2013 Circular.

### Note 48:

The Group is setting up various projects on Build Operate Transfer (BOT) basis, SEZs and Hotels. Costs incurred on these Projects till completion of the project are reflected as Capital Work in Progress. Details of incidental expenditure incurred during construction in

respect of these capital projects debited to capital work-in-progress are as under:

(₹ in Lacs)

Particulars	Year ended 31 March, 2013	Year ended 31 March, 2012
i. Salaries, Wages and Bonus	49.71	53.03
ii. Contribution to provident and other funds	0.40	0.50
iii. Miscellaneous expenses	268.68	84.05
iv. Legal and professional charges	86.98	51.01
v. Finance Cost	10,617.41	8,752.97
vi. Licence Fee	1,743.75	1,392.44
	<b>12,766.93</b>	<b>10,334.00</b>

### Note 49:

The Group has no outstanding derivative or foreign exposure as at the end of the current year and previous year.

### Note 50: Details of contract revenue and costs

In accordance with the Accounting Standard 7 on 'Construction Contracts', details of contracts revenue and cost is as under:

(₹ in Lacs)

Particulars	31 March, 2013	31 March, 2012
a. Contract revenue recognised during the year	1,202.17	10,845.50
b. Aggregate of contract costs incurred and recognised profits in respect of contracts in progress upto the year end	13,613.44	30,430.54
c. Advances received for contracts in progress	120.76	618.24
d. Retention money for contracts in progress	72.80	487.56
e. Amount due from customers for contract work (Unbilled receivables)	609.47	618.38

### Note 51: Employee benefits

In accordance with the revised Accounting Standard 15, the requisite disclosures are as follows:

#### Defined contribution plans

The Group makes Provident Fund contributions to Regional Provident Fund Commissioner (RPFC) for and Employees State Insurance Corporation (ESIC) for qualifying employees. The Group contributed a specified percentage of salary to Fund the benefits.

# Notes forming part of the consolidated financial statements

The Group recognised ₹43.83 lacs (previous year ₹42.55 lacs) for Provident Fund and ESIC contributions in the Statement of Profit and Loss.

## Defined benefit plan

Gratuity is a defined benefit plan covering eligible employees. The plan provides for a lump sum payment to vested employees on retirement, death with in employment or termination of employment of an amount equivalent to 15 days salary for each completed year of service. Vesting occurs on completion of five years of service.

Disclosure as required under Accounting Standard – 15 (Revised) on “Employee Benefits” in respect of defined benefit plan is as under:

### i. Change in defined benefit obligations

(₹ in Lacs)

Particulars	31 March, 2013	31 March, 2012
Present value of obligations as at the beginning of the year	355.19	329.41
Interest cost	27.89	25.70
Current service cost	57.21	59.32
Benefits paid	(37.12)	(28.43)
Actuarial (gain) / loss on obligations	(22.16)	(30.81)
Present value of obligations as at the end of the year	<b>381.01</b>	<b>355.19</b>

ii. The fair value of plan assets is Nil since defined benefit plans are wholly unfunded as on 31 March, 2013.

### iii. Amounts recognised in the Balance Sheet

(₹ in Lacs)

Particulars	31 March, 2013	31 March, 2012
Present value of obligations as at the end of the year	381.01	355.19
Amount recognised in the Balance Sheet	<b>381.01</b>	<b>355.19</b>

### iv. Expenses recognised in the statement of Profit and Loss

(₹ in Lacs)

Particulars	31 March, 2013	31 March, 2012
Current service cost	57.21	59.32
Interest cost	27.89	25.70
Actuarial (gain) / loss	(22.16)	(30.81)
Expenses recognized in the Statement of Profit and Loss	<b>62.94</b>	<b>54.21</b>

### v. Balance Sheet reconciliation

(₹ in Lacs)

Particulars	31 March, 2013	31 March, 2012
Net liability at the beginning of the year	355.19	329.41
Expense as above	62.94	54.21
Benefits paid	(37.12)	(28.43)
Amount Recognized in the Balance Sheet	<b>381.01</b>	<b>355.19</b>

### vi. Principal actuarial assumptions

(₹ in Lacs)

Particulars	31 March, 2013	31 March, 2012
<b>(a) Economic assumptions</b>	%	%
Discount rate	8.00	8.00
Salary escalation	3.50	3.50
<b>(b) Demographic assumptions</b>		
Retirement age	60	60
Mortality table	IALM (1994-1996)	LIC (1994-1996)
<b>Ages</b>	<b>Withdrawal Rate (%)</b>	<b>Withdrawal Rate (%)</b>
Upto 30 years	3.00	3.00
From 31 to 44 years	2.00	2.00
Above 44 years	1.00	1.00

The discount rate is based on the prevailing market yields of Government of India securities as at the balance sheet date for the estimated term of the obligations.

The estimates of future salary increases considered in the actuarial valuation takes into account inflation, seniority, promotion and other relevant factors on long term basis.

### vii. Experience adjustment

(₹ in Lacs)

Particulars	31.03.13	31.03.12	31.03.11	31.03.10	31.03.09
Defined benefit Obligation	381.01	355.19	329.41	227.44	196.24
Plan assets	-	-	-	-	-
Surplus/(deficit)	(381.01)	(355.19)	(329.41)	(227.44)	(196.24)
Experience adjustment on plan liabilities gain/(loss)	22.16	30.81	25.52	13.61	99.20

# Notes forming part of the consolidated financial statements

## viii. Actuarial assumptions for long-term compensated absences

(₹ in Lacs)

Particulars	31 March, 2013	31 March, 2012
<b>(a) Economic assumptions</b>	%	%
Discount rate	8.00	8.00
Salary escalation	3.50	3.50
<b>(b) Demographic assumptions</b>		
Retirement age	60	60
Mortality table	IALM (1994-1996)	LIC (1994-1996)
<b>Ages</b>	<b>Withdrawal Rate (%)</b>	<b>Withdrawal Rate (%)</b>
Upto 30 years	3.00	3.00
From 31 to 44 years	2.00	2.00
Above 44 years	1.00	1.00

The discount rate is based on the prevailing market yields of Government of India securities as at the balance sheet date for the estimated term of the obligations.

The estimates of future salary increases considered in the actuarial valuation takes into account inflation, seniority, promotion and other relevant factors on long term basis.

## Note 52: Details of borrowing costs capitalised during the year

(₹ in Lacs)

Particulars	Year ended 31 March, 2013	Year ended 31 March, 2012
Fixed assets / capital work-in-progress	10,617.41	8,752.97

## Note 53: Segment information:

The Group is predominantly engaged in Real Estate. Operations of the Group do not qualify for reporting as business segments as per the criteria set out under Accounting Standard 17 (AS-17) on "Segment Reporting". The Group is operating in India hence there is no reportable geographic segment. Accordingly no disclosure is required under AS-17.

## Note 54: Leasing arrangements

The Group 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. Of the license fees of ₹2,461.13 lacs (Previous Year ₹2,094.02 lacs) paid/ payable by the Group during the

year, ₹717.38 lacs (Previous year ₹701.58 lacs) has been charged to the statement of Profit and Loss and ₹1,743.75 lacs (Previous Year ₹1,392.44 lacs) has been capitalised. The total of future minimum license payments / charge is as follows:

(₹ in Lacs)

Particulars	31 March, 2013	31 March, 2012
a. Not later than one year	4,135.33	3,683.44
b. Later than one year but not later than five years	16,654.34	18,120.13
c. Later than five years	1,89,328.25	1,90,803.80
<b>Total</b>	<b>2,10,117.92</b>	<b>2,12,607.37</b>

Upfront fee paid by the Group has not been considered as lease charges.

The Group has recognised lease charges of ₹585.52 lacs (previous year ₹249.98 lacs) in respect of other cancellable leases in the statement of Profit and Loss.

## Note 55: Operating Leases

### a. Assets Given on Lease \*

(₹ in Lacs)

Class of Assets	Gross Block as on 31 March, 2013	Depreciation for the Year 2012-13	Accumulated Depreciation till 31 March, 2013
Fixed assets – tangible			
Building	11,982.68	589.50	2,412.60

\*Includes partly self-occupied properties.

### b. The Company has given certain buildings and facilities under non-cancellable operating leases. The future minimum lease payments in respect of these leases as at 31 March, 2013 are:

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>Minimum lease payments receivable</b>		
i. Not later than one year	839.95	827.16
ii. Later than one year but not later than five years	2,527.67	2,813.09
iii. Later than five years	14,792.69	15,370.04
<b>Total</b>	<b>18,160.31</b>	<b>19,010.29</b>
<b>Licence income recognised in the Statement of Profit and Loss</b>	<b>1,741.90</b>	<b>1,268.48</b>

# Notes forming part of the consolidated financial statements

## Note 56: Earnings per share

The earnings considered in ascertaining the group's EPS comprises the profit available for shareholders (i.e. profit after tax and statutory / regulatory appropriations). The number of shares used in computing basic EPS is the weighted average number of shares outstanding during the year.

(₹ in Lacs)

Particulars	Unit	Year ended 31 March, 2013	Year ended 31 March, 2012
Net Profit attributable to shareholders	₹ in lacs	7,124.47	5,608.80
Weighted average number of equity shares outstanding during the year	No. in lacs	4,351.81	4,351.81
Basic and diluted earnings per share	₹	1.64	1.29
Nominal Value of equity shares	₹	5.00	5.00

## Note 57: Joint venture

Details of the Company's share in Joint Ventures included in the Consolidated Financial Statements are as under:

(₹ in Lacs)

Particulars	Year ended 31 March, 2013	Year ended 31 March, 2012
Assets	332.34	5,549.38
Liabilities	1.12	2,152.02
Income	7.21	22.01
Expenditure	16.86	23.98
Tax	-0.99	-

Note: The Group's share of assets, liabilities, income and expenditure has been included on the basis of audited financial information of its joint ventures.

## Note 58:

Share application money pending allotment represents amount received by a jointly controlled entity ("entity") of a subsidiary company. The shares are proposed to be allotted by the said entity at par value of ₹ 10 per share within a period of six months from the balance sheet date. The authorised share capital of the said entity is sufficient to cover the proposed allotment of shares.

## Note 59: Related Party Transactions

a. List of related parties

i. Entities over which Company, Subsidiary Companies or key management personnel or their relatives, exercise significant influence

- Aahna Realtors Private Limited
- Aaron Real Estates Private Limited \*
- Adela Buildcon Private Limited
- Afra Infrastructure Private Limited
- Ajit Board Private Limited
- Amazon India Limited
- Anjaney Developers Private Limited \*
- Arunachal Infrastructure Private Limited
- Ashirwad Realtors Private Limited
- Bae Buildwell Private Limited
- Baidehi Infrastructure Private Limited
- Balbina Real Estates Private Limited
- Balwaan Buildwell Private Limited \*
- Banita Buildcon Private Limited
- Bliss Infrastructure Private Limited
- Brinly Properties Private Limited
- Charushila Buildwell Private Limited
- Congenial Real Estates Private Limited
- Coral Buildwell Private Limited
- Crimson Infrastructure Private Limited \*
- Cyanea Real Estate Private Limited
- Dae Realtors Private Limited
- Dai Real Estates Private Limited
- Deborah Real Estate Private Limited
- Deleena Developers Private Limited
- Dhiren Real Estates Private Limited
- Dolphin Buildwell Private Limited \*
- Elixir Infrastructure Private Limited
- Enormity Buildcon Private Limited
- Farhad Realtors Private Limited
- Gauranga Realtors Private Limited
- Gauresh Buildwell Private Limited
- Gem Buildwell Private Limited
- Generous Buildwell Private Limited
- Himsagar Infrastructure Private Limited
- Homelife Real Estate Private Limited
- Honey Builders Private Limited \*
- Iznal Realcon Private Limited
- Jaguar Buildwell Private Limited
- Janak Finance & Leasing Private Limited
- Jodhpur Infrastructure Private Limited
- K.B.Realtors Private Limited

## Notes forming part of the consolidated financial statements

- Kalyani Pulp Private Limited
- Laban Real Estates Private Limited
- Label Real Estates Private Limited
- Lakshya Realtors Private Limited.
- Landmark Malls and Towers Private Limited
- Landmark Township Planners Private Limited
- LSD Realcon Private Limited
- Madhukanta Real Estate Private Limited
- Madhulekha Developers Private Limited \*
- Magic Promoters Private Limited
- Mahanidhi Buildcon Private Limited
- Marksmen Facilities Private Limited \*
- Mirage Buildwell Private Limited
- Nanocity Haryana Infrastructure Limited
- Navneet Realtors Private Limited
- Neha Infracon (India) Private Limited
- New Hind Enterprises Private Limited
- Nilanchal Realtors Private Limited
- Noida Marketing Private Limited
- Oni Projects Private Limited
- P.S. Realtors Private Limited
- Paavan Buildcon Private Limited
- Panchvati Buildwell Private Limited
- Parasnath And Associates Private Limited
- Parsvnath Dehradun Info Park Private Limited
- Parsvnath Indore Info Park Private Limited
- Parsvnath Gurgaon Info Park Private Limited
- Parsvnath Royal Orchid Hotels Limited \*\*
- Parasnath Travels & Tours Private Limited
- Parsvnath Biotech Private Limited
- Parsvnath Knowledge Park Private Limited
- Parsvnath Cyber City Private Limited
- Parikrama Infrastructure Private Limited
- Pearl Propmart Private Limited
- Perpetual Infrastructure Private Limited
- Pradeep kumar Jain & Sons (HUF)
- Prasadhi Developers Private Limited
- Prastut Real Estate Private Limited
- Prosperity Infrastructures Private Limited
- Parsvnath HB Projects Private Limited (formerly Gazala Promoters & Developers Private Limited) (upto 31st Dec.12) #
- Rangoli Buildcon Private Limited
- Rangoli Infrastructure Private Limited
- Sadgati Buildcon Private Limited
- Samiksha Realtors Private Limited
- Sapphire Buildtech Private Limited
- Silversteet Infrastructure Private Limited
- Snigdha Buildwell Private Limited

- Springdale Realtors Private Limited
- Stupendous Buildtech Private Limited
- Suksma Buildtech Private Limited
- Sumeru Developers Private Limited
- Sureshwar Properties Private Limited
- Timebound Contracts Private Limited
- Vardaan Buildtech Private Limited
- Vinu Promoters Private Limited
- Parsvnath Developers (GMBT) Private Limited
- Parsvnath Developers (SBBT) Private Limited
- Jarul Promoters & Developers Private Limited
- Baasima Buildcon Private Limited
- Vital Buildwell Private Limited

\* Ceased to be a related party during the year

# Became subsidiary during Year

\*\* Became Associates during the Year

### ii. Joint Ventures

#### Joint Ventures of the Company

- Ratan Parsvnath Developers AOP
  - Parsvnath Developers AOP #
- # Ceased to be joint venture during the year

#### Joint Ventures of a Subsidiary Company

- Palakkad Infrastructure Private Limited

### iii. Entities which can exercise significant influence over the Company or its subsidiaries/joint ventures

- Anuradha SA Investments LLC, Mauritius (ASA)
- Anuradha Ventures Limited, Cyprus (AVL)
- City Centre Monuments
- Green Destination Holding Limited (GDHL)
- Crimsonstar Ventures Limited, Cyprus
- Banrod Invertments Limited

### iv. Key Management Personnel

- Mr. Pradeep Kumar Jain, Chairman
- Mr. Sanjeev Kumar Jain, Managing Director & CEO
- Dr. Rajeev Jain, Whole-time Director
- Mr. S P Aggarwal

### v. Relatives of Key Management Personnel (with whom the Company had transactions)

- Mrs. Nutan Jain (Wife of Mr. Pradeep Kumar Jain, Chairman)

# Notes

forming part of the consolidated financial statements

(₹ in Lacs)

Transaction / Outstanding Balances	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relative	Entities Exercise significant influence	Total
<b>I. Transactions during the year:</b>					
<b>Rent received</b>					
Nanocity Haryana Infrastructure Limited	17.07 (18.77)	- (-)	- (-)	- (-)	17.07 (18.77)
Marksmen Facilities Private Limited	- (18.90)	- (-)	- (-)	- (-)	- (18.90)
	<b>17.07</b> <b>(37.67)</b>	<b>-</b> <b>(-)</b>	<b>-</b> <b>(-)</b>	<b>-</b> <b>(-)</b>	<b>17.07</b> <b>(37.67)</b>
<b>Interest expenses on debentures</b>					
Anuradha Venture Limited, Cyprus	- (-)	- (-)	- (-)	1,986.40 (1,644.25)	1,986.40 (1,644.25)
Banrod Investments Limited	- (-)	- (-)	- (-)	1,158.85 (1,158.85)	1,158.85 (1,158.85)
	<b>-</b> <b>(-)</b>	<b>-</b> <b>(-)</b>	<b>-</b> <b>(-)</b>	<b>3,145.25</b> <b>(2,803.10)</b>	<b>3,145.25</b> <b>(2,803.10)</b>
<b>Interest expenses on debentures (capitalised)</b>					
City Centre Monuments	- (-)	- (-)	- (-)	2,474.75 (2,006.63)	2,474.75 (2,006.63)
<b>Unsecured Loan Received</b>					
Pradeep Kumar Jain	- (-)	- (-)	3,278.81 (1,951.37)	- (-)	3,278.81 (1,951.37)
Pradeep Kumar Jain & Sons (HUF)	273.12 (88.39)	- (-)	- (-)	- (-)	273.12 (88.39)
Parasnath And Associates Private Limited	2,506.77 (2,474.34)	- (-)	- (-)	- (-)	2,506.77 (2,474.34)
	<b>2,779.89</b> <b>(2,562.73)</b>	<b>-</b> <b>(-)</b>	<b>3,278.81</b> <b>(1,951.37)</b>	<b>-</b> <b>(-)</b>	<b>6,058.70</b> <b>(4,514.10)</b>
<b>Unsecured Loan Repaid</b>					
Pradeep Kumar Jain	- (-)	- (-)	3,247.08 (1,950.16)	- (-)	3,247.08 (1,950.16)
Nutan Jain	- (-)	- (-)	- (60.06)	- (-)	- (60.06)
Pradeep Kumar Jain & Sons (HUF)	311.99 (506.52)	- (-)	- (-)	- (-)	311.99 (506.52)
Parasnath And Associates Private Limited	2,542.18 (2,606.77)	- (-)	- (-)	- (-)	2,542.18 (2,606.77)
Marksmen Facilities Private Limited	- (284.49)	- (-)	- (-)	- (-)	- (284.49)
	<b>2,854.17</b> <b>(3,397.78)</b>	<b>-</b> <b>(-)</b>	<b>3,247.08</b> <b>(2,010.22)</b>	<b>-</b> <b>(-)</b>	<b>6,101.25</b> <b>(5,408.00)</b>
<b>Advance received back during the year</b>					
Noida Marketing Private Limited	6.34 (-)	- (-)	- (-)	- (-)	6.34 (-)
Associates (each having less than 10% of transactions)	- (20.73)	- (-)	- (-)	- (-)	- (20.73)
	<b>6.34</b> <b>(20.73)</b>	<b>-</b> <b>(-)</b>	<b>-</b> <b>(-)</b>	<b>-</b> <b>(-)</b>	<b>6.34</b> <b>(20.73)</b>

# Notes forming part of the consolidated financial statements

(₹ in Lacs)

Transaction / Outstanding Balances	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relative	Entities Exercise significant influence	Total
<b>Advance received</b>					
Nilanchal Realtors Private limited	-	-	-	-	-
	(16.32)	(-)	(-)	(-)	(16.32)
K B Realtors Private limited	-	-	-	-	-
	(21.00)	(-)	(-)	(-)	(21.00)
Landmark Malls And Towers Private Limited	-	-	-	-	-
	(132.40)	(-)	(-)	(-)	(132.40)
Landmark Township Planners Private Limited	-	-	-	-	-
	(64.86)	(-)	(-)	(-)	(64.86)
Laban Real Estates Private Limited	-	-	-	-	-
	(46.74)	(-)	(-)	(-)	(46.74)
P S Relators Private limited	-	-	-	-	-
	(18.68)	(-)	(-)	(-)	(18.68)
	-	-	-	-	-
	<b>(300.00)</b>	<b>(-)</b>	<b>(-)</b>	<b>(-)</b>	<b>(300.00)</b>
<b>Advances Given</b>					
Marksmen Facilities Private Limited	-	-	-	-	-
	<b>(232.83)</b>	<b>(-)</b>	<b>(-)</b>	<b>(-)</b>	<b>(232.83)</b>
<b>Advances Repaid</b>					
Jarul Promoters & Developers Private Limited	-	-	-	-	-
	(7.00)	(-)	(-)	(-)	(7.00)
Nilanchal Realtors Private limited	16.32	-	-	-	16.32
	(-)	(-)	(-)	(-)	(-)
K B Realtors Private limited	21.00	-	-	-	21.00
	(-)	(-)	(-)	(-)	(-)
Landmark Malls And Towers Private Limited	132.40	-	-	-	132.40
	(-)	(-)	(-)	(-)	(-)
Landmark Township Planners Private limited	64.86	-	-	-	64.86
	(-)	(-)	(-)	(-)	(-)
Laban Real Estates private Limited	46.74	-	-	-	46.74
	(-)	(-)	(-)	(-)	(-)
P S Relators private Limited	18.68	-	-	-	18.68
	(-)	(-)	(-)	(-)	(-)
Amazon India Limited	29.77	-	-	-	29.77
	(-)	(-)	(-)	(-)	(-)
	<b>329.77</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>329.77</b>
	<b>(7.00)</b>	<b>(-)</b>	<b>(-)</b>	<b>(-)</b>	<b>(7.00)</b>
<b>Interest Paid</b>					
Parasnath And Associates Private Limited	29.43	-	-	-	29.43
	(20.86)	(-)	(-)	(-)	(20.86)
Pradeep Kumar Jain	-	-	64.15	-	64.15
	(-)	(-)	(32.75)	(-)	(32.75)
Pradeep Kumar Jain & Sons (HUF)	7.27	-	-	-	7.27
	(25.09)	(-)	(-)	(-)	(25.09)
	<b>36.70</b>	<b>(-)</b>	<b>64.15</b>	<b>(-)</b>	<b>100.85</b>
	<b>(45.95)</b>	<b>(-)</b>	<b>(32.75)</b>	<b>(-)</b>	<b>(78.70)</b>

# Notes

forming part of the consolidated financial statements

(₹ in Lacs)

Transaction / Outstanding Balances	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relative	Entities Exercise significant influence	Total
<b>Rent Paid</b>					
Pradeep Kumar Jain	-	-	4.03	-	4.03
	(-)	(-)	(3.46)	(-)	(3.46)
Nutan Jain	-	-	34.20	-	34.20
	(-)	(-)	(30.39)	(-)	(30.39)
Pradeep Kumar Jain & Sons (HUF)	5.83	-	-	-	5.83
	(5.60)	-	-	-	(5.60)
	<b>5.83</b>	-	<b>38.23</b>	-	<b>44.06</b>
	<b>(5.60)</b>	<b>(-)</b>	<b>(33.85)</b>	<b>(-)</b>	<b>(39.45)</b>
<b>Maintenance Charges Paid</b>					
Marksmen Facilities Private Limited	-	-	-	-	-
	<b>(35.80)</b>	<b>(-)</b>	<b>(-)</b>	<b>(-)</b>	<b>(35.80)</b>
<b>Reimbursement of expenses (Paid)</b>					
Crimson Infra Private Limited	-	-	-	-	-
	(3.21)	(-)	(-)	(-)	(3.21)
Anjaney Developers Private Limited	-	-	-	-	-
	(2.93)	(-)	(-)	(-)	(2.93)
Dolphin Buildwell Private Limited	-	-	-	-	-
	(2.58)	(-)	(-)	(-)	(2.58)
Home Life Real Estate Private Limited	0.31	-	-	-	0.31
	(0.12)	(-)	(-)	(-)	(0.12)
	<b>0.31</b>	-	-	-	<b>0.31</b>
	<b>(8.84)</b>	<b>(-)</b>	<b>(-)</b>	<b>(-)</b>	<b>(8.84)</b>
<b>Purchase of Development rights</b>					
Navneet Realtors Private Limited	-	-	-	-	-
	(579.06)	(-)	(-)	(-)	(579.06)
Sre-Afra Infrastructure Private Limited	-	-	-	-	-
	(734.11)	(-)	(-)	(-)	(734.11)
Perpetual Infra Private Limited	-	-	-	-	-
	(766.32)	(-)	(-)	(-)	(766.32)
Mirage Buildwell Private Limited	-	-	-	-	-
	(708.48)	(-)	(-)	(-)	(708.48)
Associates (each having less than 10% of transactions)	-	-	-	-	-
	(326.06)	(-)	(-)	(-)	(326.06)
	<b>(3,114.03)</b>	<b>(-)</b>	<b>(-)</b>	<b>(-)</b>	<b>(3,114.03)</b>
<b>Purchase of Investments/shares</b>					
Parasnath and Associates Private Limited	2.50	-	-	-	2.50
	<b>(0.60)</b>	<b>(-)</b>	<b>(-)</b>	<b>(-)</b>	<b>(0.60)</b>
<b>Advance paid for purchase of land</b>					
Sureshwar Properties Private Limited	2,700.00	-	-	-	2,700.00
	(-)	(-)	(-)	(-)	(-)
New Hind Enterprises Private Limited	-	-	-	-	-
	(149.42)	(-)	(-)	(-)	(149.42)
Dolphin Buildwell Private Limited	-	-	-	-	-
	(59.50)	(-)	(-)	(-)	(59.50)
Label Real Estates Private Limited	-	-	-	-	-
	(128.80)	(-)	(-)	(-)	(128.80)
Associates (each having less than 10% of transaction)	776.73	-	-	-	776.73
	(32.10)	(-)	(-)	(-)	(32.10)
	<b>3,476.73</b>	-	-	-	<b>3,476.73</b>
	<b>(369.82)</b>	<b>(-)</b>	<b>(-)</b>	<b>(-)</b>	<b>(369.82)</b>



# Notes forming part of the consolidated financial statements

(₹ in Lacs)

Transaction / Outstanding Balances	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relative	Entities Exercise significant influence	Total
<b>Refund of Security deposit Received</b>					
Nutan Jain	-	-	-	-	-
	(-)	(-)	(17.11)	(-)	(17.11)
Nanocity Haryana Infrastructure Limited	-	17.07	-	-	17.07
	(-)	(-)	(-)	(-)	(-)
	-	17.07	-	-	17.07
	(-)	(-)	(17.11)	(-)	(17.11)
<b>Security deposit paid</b>					
Nutan Jain	-	-	-	-	-
	(-)	(-)	(0.90)	(-)	(0.90)
<b>Managerial remuneration</b>					
Pradeep Kumar Jain	-	-	360.79	-	360.79
	(-)	(-)	(360.79)	(-)	(360.79)
Sanjeev Kumar Jain	-	-	132.40	-	132.40
	(-)	(-)	(132.40)	(-)	(132.40)
Dr.Rajeev Jain	-	-	96.40	-	96.40
	(-)	(-)	(96.40)	(-)	(96.40)
G. R. Gogia	-	-	-	-	-
	(-)	(-)	(94.27)	(-)	(94.27)
S. P.Aggarwal	-	-	38.78	-	38.78
	(-)	(-)	(49.88)	(-)	(49.88)
	-	-	628.37	-	628.37
	(-)	(-)	(733.74)	(-)	(733.74)
<b>Share of profit/(loss) from Associates</b>					
Amazon India Limited	0.01	-	-	-	0.01
	0.99	(-)	(-)	(-)	0.99
Vardann Buildtech Private Limited	0.02	-	-	-	0.02
	(0.01)	(-)	(-)	(-)	(0.01)
Home Life Real Estate Private Limited	1.95	-	-	-	1.95
	2.48	(-)	(-)	(-)	2.48
Nanocity Haryana Infrastructure Limited	0.04	-	-	-	0.04
	(22.11)	(-)	(-)	(-)	(22.11)
	2.02	-	-	-	2.02
	(18.65)	(-)	(-)	(-)	(18.65)
<b>II. Balances at year end</b>					
<b>Trade Receivables</b>					
Nanocity Haryana Infrastructure Limited	-	-	-	-	-
	(15.11)	(-)	(-)	(-)	(15.11)
<b>Advances for land purchase</b>					
Sureshwar Properties Private limited	2,700.00	-	-	-	2,700.00
	(-)	(-)	(-)	(-)	(-)
Associates (each having less than 10% of balance outstanding)	18,456.56	-	-	-	18,456.56
	(17,782.05)	(-)	(-)	-	(17,782.05)
	21,156.56	-	-	-	21,156.56
	(17,782.05)	(-)	(-)	(-)	(17,782.05)

# Notes

forming part of the consolidated financial statements

(₹ in Lacs)

Transaction / Outstanding Balances	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relative	Entities Exercise significant influence	Total
<b>Short/Long term loans and advances</b>					
Marksman Facilities Private Limited	-	-	-	-	-
	(592.88)	(-)	(-)	(-)	(592.88)
Noida Marketing Private Limited	-	-	-	-	-
	(6.34)	(-)	(-)	(-)	(6.34)
Palakkad Infrastructure Private Limited	-	-	-	-	-
	(-)	(1.34)	(-)	(-)	(1.34)
	-	-	-	-	-
	<b>(599.22)</b>	<b>(1.34)</b>	<b>(-)</b>	<b>(-)</b>	<b>(600.56)</b>
<b>Advance for Investment</b>					
Palakkad Infrastructure Private Limited	-	4.00	-	-	4.00
	(-)	(-)	(-)	(-)	(-)
<b>Security Deposits (Assets)</b>					
Nutan Jain	-	-	11.36	-	11.36
	(-)	(-)	(11.36)	(-)	(11.36)
<b>Trade/ other Payables</b>					
Pradeep Kumar Jain ( HUF )	0.42	-	-	-	0.42
	(0.84)	(-)	(-)	(-)	(0.84)
Nutan Jain	-	-	2.55	-	2.55
	(-)	(-)	(1.45)	(-)	(1.45)
Pradeep Jain	-	-	0.26	-	0.26
	(-)	(-)	(0.52)	(-)	(0.52)
Timebound Contracts Private Limited	138.44	-	-	-	138.44
	(138.44)	(-)	(-)	(-)	(138.44)
Landmark Malls and Tower Private Limited	-	-	-	-	-
	(132.40)	(-)	(-)	(-)	(132.40)
Landmark Township Planners Private Limited	-	-	-	-	-
	(64.86)	(-)	(-)	(-)	(64.86)
Crimsonstar Venture Limited	-	-	-	7.15	7.15
	(-)	(-)	(-)	(7.15)	(7.15)
Anuradha Venture Limited, Cyprus	-	-	-	103.68	103.68
	(-)	(-)	(-)	(744.58)	(744.58)
Associates (each having less than 10% of balance outstanding)	13.12	-	-	-	13.12
	(149.50)	(-)	(-)	(-)	(149.50)
	<b>151.98</b>	-	<b>2.81</b>	<b>110.83</b>	<b>265.62</b>
	<b>(486.04)</b>	<b>(-)</b>	<b>(1.97)</b>	<b>(751.73)</b>	<b>(1,239.74)</b>
<b>Unsecured Loans</b>					
Pradeep Kumar Jain	-	-	105.23	-	105.23
	(-)	(-)	(72.72)	(-)	(72.72)
Pradeep Kumar Jain & Sons (HUF)	5.44	-	-	-	5.44
	(44.31)	(-)	(-)	(-)	(44.31)
Parasnath and Associates Private Limited	102.11	-	-	-	102.11
	(150.52)	(-)	(-)	(-)	(150.52)
	<b>107.55</b>	-	<b>105.23</b>	-	<b>212.78</b>
	<b>(194.83)</b>	<b>(-)</b>	<b>(72.72)</b>	<b>(-)</b>	<b>(267.55)</b>

# Notes forming part of the consolidated financial statements

(₹ in Lacs)

Transaction / Outstanding Balances	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relative	Entities Exercise significant influence	Total
<b>Interest Payable</b>					
Pradeep Kumar Jain	- (-)	- (-)	1.23 (-)	- (-)	1.23 (-)
Pradeep Kumar Jain & Sons (HUF)	1.67 (-)	- (-)	- (-)	- (-)	1.67 (-)
Parasnath and Associates Private Limited	3.96 (-)	- (-)	- (-)	- (-)	3.96 (-)
	<b>5.63</b> (-)	- (-)	<b>1.23</b> (-)	- (-)	<b>6.86</b> (-)
<b>Interest accrued but not due on debentures</b>					
Banrod Investments Limited	- (-)	- (-)	- (-)	256.84 (259.64)	256.84 (259.64)
Anuradha Venture Limited	- (-)	- (-)	- (-)	103.68 (744.58)	103.68 (744.58)
City Centre Monuments	- (-)	- (-)	- (-)	4,596.12 (2,368.84)	4,596.12 (2,368.84)
Green Destination Holding Limited	- (-)	- (-)	- (-)	7.15 (7.15)	7.15 (7.15)
	<b>(-)</b> (-)	<b>(-)</b> (-)	<b>(-)</b> (-)	<b>4,963.79</b> (3,380.21)	<b>4,963.79</b> (3,380.21)
<b>Security Deposit (Liability)</b>					
Nanocity Haryana Infrastructure Limited	27.39 (44.46)	- (-)	- (-)	- (-)	27.39 (44.46)
Marksmen Facilities Private Limited	- (6.61)	- (-)	- (-)	- (-)	- (6.61)
	<b>27.39</b> (51.07)	- (-)	- (-)	- (-)	<b>27.39</b> (51.07)
<b>Investments held</b>					
Amazon India Limited	253.33 (253.32)	- (-)	- (-)	- (-)	253.33 (253.32)
Home Life Real Estate Private Limited	97.87 (95.92)	- (-)	- (-)	- (-)	97.87 (95.92)
Vardaan Buildtech Private Limited	4.77 (4.74)	- (-)	- (-)	- (-)	4.77 (4.74)
Nanocity Haryana Infrastructure Limited	1,343.51 (1,343.47)	- (-)	- (-)	- (-)	1,343.51 (1,343.47)
	<b>1,699.48</b> (1,697.45)	- (-)	- (-)	- (-)	<b>1,699.48</b> (1,697.45)

# Notes

forming part of the consolidated financial statements

(₹ in Lacs)

Transaction / Outstanding Balances	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relative	Entities Exercise significant influence	Total
<b>Corporate guarantee others</b>					
Home Life Real Estate Private Limited	15.06	-	-	-	15.06
	(15.06)	(-)	(-)	(-)	(15.06)
<b>Guarantee for loans</b>					
Chairman and Whole time Directors	-	-	1,37,140.72	-	1,37,140.72
	(-)	(-)	(1,35,797.16)	(-)	(1,35,797.16)
<b>Borrowing</b>					
Anuradha Venture Limited	-	-	-	13,251.00	13,251.00
	(-)	(-)	(-)	(13,251.00)	(13,251.00)
Green Destination Holding Limited	-	-	-	18,133.39	18,133.39
	(-)	(-)	(-)	(18,133.39)	(18,133.39)
City Centre Monuments	-	-	-	15,417.50	15,417.50
	(-)	(-)	(-)	(15,417.50)	(15,417.50)
	-	-	-	46,801.89	46,801.89
	(-)	(-)	(-)	(46,801.89)	(46,801.89)

## Note 60:

Figures relating to subsidiaries and joint ventures have been regrouped / reclassified wherever considered necessary to bring them in line with the Company's financial statements.

## Note 61: Previous year's figures

Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification/disclosure.

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

Sd/-  
**PRADEEP KUMAR JAIN**  
Chairman

Sd/-  
**SANJEEV KUMAR JAIN**  
Managing Director & CEO

Sd/-  
**R. J. KAMATH**  
Director

New Delhi  
28 May, 2013

Sd/-  
**R. N. MALOO**  
Group Chief Financial Officer

Sd/-  
**V. MOHAN**  
Company Secretary

Statement pursuant to Section 212 of the Companies Act, 1956 relating to subsidiary companies as on March 31, 2013

(₹ in Lacs)

Sr. No.	Name of the Subsidiary Company	Financial year of the Subsidiary ended on	Shares of subsidiary company held by the Company directly or through its nominees on March 31, 2013		Extent of holding (%)	Net aggregate amount of profit/ (loss) of the subsidiary for the financial year of the subsidiary so far as they concern members of the Company.		Net aggregate amount of profits / (losses) for previous financial years of the subsidiary since it became a subsidiary so far as they concern members of the Company.	
			Number of Shares	Face Value of each Share		Dealt with in the accounts of the Company for the year ended March 31, 2013	Not dealt with in the accounts of the Company for the year ended March 31, 2013	Dealt with in the accounts of the Company for the year ended March 31, 2012	Not Dealt with in the accounts of the Company for the year ended March 31, 2012
1	Parsvnath Infra Limited	31.03.2013	2,60,49,100	₹ 10/-	94.87%	Nil	(31.43)	Nil	(40.68)
2	Parsvnath Film City Limited	31.03.2013	17,50,000	₹ 10/-	100.00%	Nil	(5.60)	Nil	(54.51)
3	Parsvnath Landmark Developers Private Limited	31.03.2013	25,60,000	₹ 10/-	78.00%	Nil	128.67	Nil	989.68
4	Parsvnath Telecom Private Limited	31.03.2013	10,30,000	₹ 10/-	100.00%	Nil	(0.12)	Nil	(0.11)
5	Parsvnath Hotels Limited	31.03.2013	54,00,000	₹ 10/-	100.00%	Nil	(427.11)	Nil	(101.57)
6	Parsvnath Developers Pre. Limited (Refer note 1)	31.03.2013	4,56,920	SGD 1/-	100.00%	Nil	105.02	Nil	(7.81)
7	Parsvnath Retail Limited	31.03.2013	80,000	₹ 10/-	100.00%	Nil	(0.82)	Nil	(0.90)
8	PDL Assets Limited	31.03.2013	60,000	₹ 10/-	100.00%	Nil	(0.11)	Nil	(0.10)
9	Primetime Realtors Private Limited	31.03.2013	10,000	₹ 10/-	100.00%	Nil	(0.47)	Nil	(0.40)
10	Parsvnath Estate Developers Private Limited	31.03.2013	37,75,000	₹ 10/-	75.50%	Nil	(50.47)	Nil	(41.50)
11	Parsvnath Promoters And Developers Private Limited	31.03.2013	1,69,326	₹ 10/-	51.00%	Nil	(8.54)	Nil	(39.63)
12	Parsvnath Hospitality Holdings Limited (Refer note 1 & 2)	31.03.2013	1,000	SGD 0.10/-	100.00%	Nil	4.65	Nil	(1.24)
13	Parsvnath MIDC Pharma SEZ Private Limited (Refer note 3)	31.03.2013	49,90,000	₹ 10/-	100.00%	Nil	(0.11)	Nil	(0.15)
14	Parsvnath Rail Land Project Private Limited	31.03.2013	10,000	₹ 10/-	100.00%	Nil	0.93	Nil	(0.40)
15	Gazala Promoters & Developers Private Limited	31.03.2013	25,000	₹ 10/-	51.00%	Nil	(19.86)	Nil	-

Notes :

- Overseas subsidiary/Step down subsidiary, incorporated in Singapore (Exchange Rate as on 31.03.2013 : 1 SGD = Rs.43.81)
- Subsidiary in terms of Section 4(1)(c) of the Companies Act, 1956, since 100% of the equity capital is held by Parsvnath Developers Pte Ltd, an overseas subsidiary of Parsvnath Developers Limited.
- Subsidiary in terms of Section 4(1)(c) of the Companies Act, 1956, since 100% of the equity capital is held by Parsvnath Infra Limited, a subsidiary of Parsvnath Developers Limited.

For and on behalf of the Board of Directors

Sd/-  
**PRADEEP KUMAR JAIN**  
Chairman

Sd/-  
**R.N. MALOO**  
Group Chief Financial Officer

Sd/-  
**SANJEEV KUMAR JAIN**  
Managing Director & CEO

Sd/-  
**R.J. KAMATH**  
Director

Sd/-  
**V. MOHAN**  
Company Secretary

New Delhi  
28 May, 2013

## Summarised Financial Statement of Subsidiary Companies as on & for the year ended on March 31, 2013 (₹ in Lacs)

Sr. No.	Name of the Subsidiary Company	Share Capital	Reserves & Surplus (adjusted for debit balance in Profit & Loss Account, wherever applicable)	Total Assets (Fixed Assets + Investments + Current assets)	Total Liabilities (Loans + Current Liabilities)	Turnover	Profit / (Loss) before taxation	Provision for taxation	Profit / (Loss) after taxation
1	Parsvnath Infra Limited	2,745.77	3,711.32	6,520.61	63.52	0.04	(33.13)	-	(33.13)
2	Parsvnath Film City Limited	175.00	(170.97)	4,826.34	4,822.31	-	(5.60)	-	(5.60)
3	Parsvnath Landmark Developers Private Limited	328.21	13,979.93	32,191.05	17,882.91	9,357.40	235.87	70.91	164.96
4	Parsvnath Telecom Private Limited	103.00	(102.32)	0.80	0.12	-	(0.12)	-	(0.12)
5	Parsvnath Hotels Limited	540.00	224.07	2,587.91	1,823.85	237.82	(427.11)	-	(427.11)
6	Parsvnath Developers Pre. Limited (Refer Note 2)	145.49	90.71	247.19	10.99	109.09	105.06	0.04	105.02
7	Parsvnath Retail Limited	8.00	(7.72)	0.40	0.12	-	(0.82)	-	(0.82)
8	PDL Assets Limited	6.00	(5.84)	0.28	0.12	-	(0.11)	-	(0.11)
9	Primetrime Realtors Private Limited	1.00	2.22	3.50	0.28	-	(0.47)	-	(0.47)
10	Parsvnath Estate Developers Private Limited	500.00	(131.96)	35,142.47	34,774.43	0.12	(66.85)	-	(66.85)
11	Parsvnath Promoters And Developers Private Limited	33.20	3,165.20	37,925.30	34,726.90	63.41	(16.74)	-	(16.74)
12	Parsvnath Hospitality Holdings Limited (Refer note 2 & 3)	0.03	(17.76)	4.69	22.41	6.85	4.65	-	4.65
13	Parsvnath MIDC Pharma SEZ Private Limited (Refer note 4)	499.00	(7.08)	1,322.17	830.25	-	(0.11)	-	(0.11)
14	Parsvnath Rail Land Projects Private Limited	1.00	0.53	75,526.61	75,525.08	23.65	1.34	0.41	0.93
15	Gazala Promoters & Developers Private Limited	4.90	(38.95)	11,002.68	11,036.72	(31.86)	(57.58)	(18.68)	(38.90)

- The Annual Accounts of the subsidiary companies and the related detailed information shall be made available to the members of the holding and subsidiary companies seeking such information at any point of time. The annual accounts of the subsidiary companies shall also be kept open for inspection by any shareholder at the registered office of the company and that of the respective subsidiary companies between 11 a.m. and 1 p.m. on all working days.
- Overseas subsidiary/step down subsidiary, incorporated in Singapore (Exchange Rate as on 31.03.2013 : 1 SGD = ₹ 43.81)
- Subsidiary in terms of Section 4(1)(c) of the Companies Act, 1956, since 100% of the equity capital is held by Parsvnath Developers Pre. Limited, an overseas subsidiary of Parsvnath Developers Limited.
- Subsidiary in terms of Section 4(1)(c) of the Companies Act, 1956, since 100% of the equity capital is held by Parsvnath Infra Limited, a subsidiary of Parsvnath Developers Limited.

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

Sd/-  
**PRADEEP KUMAR JAIN**  
Chairman

Sd/-  
**R.N. MALOO**  
Group Chief Financial Officer

Sd/-  
**R.J. KAMATH**  
Director

Sd/-  
**V. MOHAN**  
Company Secretary

New Delhi  
28 May, 2013

# Independent Auditors' Report

## TO THE MEMBERS OF PARSVNATH DEVELOPERS LIMITED

### Report on the Financial Statements

We have audited the accompanying financial statements of **PARSVNATH DEVELOPERS LIMITED** ("the Company"), which comprise the Balance Sheet as at 31<sup>st</sup> March, 2013, the Statement of Profit and Loss and the Cash Flow Statement 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 Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the Accounting Standards referred to in Section 211(3C) of the Companies Act, 1956 ("the Act") and in accordance with the accounting principles generally accepted in India. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

### Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Management, as

well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:

- (a) in the case of the Balance Sheet, of the state of affairs of the Company as at 31<sup>st</sup> March, 2013;
- (b) in the case of the Statement of Profit and Loss, of the profit of the Company for the year ended on that date; and
- (c) in the case of the Cash Flow Statement, of the cash flows of the Company for the year ended on that date.


### Emphasis of Matter

Attention is invited to note 44 of the financial statements which describes the reasons for delays in payment of principal and interest on borrowings and discharge of its statutory liabilities by the Company. The management of the Company is of the opinion that no adverse impact is anticipated on future operations of the Company.

Our opinion is not qualified in respect of this matter.

### Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2003 ("the Order") issued by the Central Government in terms of Section 227(4A) of the Act, we give in the Annexure a statement on the matters specified in paragraphs 4 and 5 of the Order.
2. As required by Section 227(3) of the Act, we report that:
  - (a) We have 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, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
  - (d) In our opinion, the Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement comply with the Accounting Standards referred to in Section 211(3C) of the Act.
  - (e) On the basis of the written representations received from the directors as on 31<sup>st</sup> March, 2013 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup>

March, 2013 from being appointed as a director in terms of Section 274(1)(g) of the Act

For **DELOITTE HASKINS & SELLS**  
Chartered Accountants  
(Firm Registration No. 015125N)

New Delhi  
28 May, 2013

Sd/-  
**JITENDRA AGARWAL**  
Partner  
(Membership No. 87104)



# Annexure to the Independent Auditors' Report

(Referred to in paragraph I under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

- (i) Having regard to the nature of the Company's business/ activities/results during the year, clauses (x) and (xiii) of paragraph 4 of the Order are not applicable to the Company.
  - (ii) In respect of its fixed assets:
    - a. The Company has generally maintained proper records showing full particulars, including quantitative details and situation of fixed assets, except in respect of shuttering and scaffolding wherein, as informed to us, it is not practicable to record quantitative details in the fixed assets register.
    - b. According to the information and explanations given to us, the Company has a programme of physically verifying its fixed assets in a phased manner designed to cover all assets over a period of two years, which in our opinion is reasonable having regard to the size of the Company and the nature of its business. In accordance with this programme, the Management has, other than shuttering and scaffolding, carried out a physical verification of fixed assets during the year and according to the information and explanations given to us, no material discrepancies were noticed on such verification. In respect of shuttering and scaffolding, the discrepancies, if any, cannot be determined.
    - c. The fixed assets disposed off during the year, in our opinion, do not constitute a substantial part of the fixed assets of the Company and such disposal has, in our opinion, not affected the going concern status of the Company.
  - (iii) In respect of its inventories:
    - a. Inventory comprises finished flats and projects under construction/development (work-in-progress). As explained to us, the inventories were physically verified during the year by the management at reasonable intervals.
    - b. In our opinion and according to the information and explanations given to us, having regard to the nature of inventory, the procedures of physical verification by way of verification of title deeds, site visits by the management and certification of work completion by competent persons, are reasonable and adequate in relation to the size of the Company and the nature of its business.
  - c. In our opinion and according to the information and explanations given to us, the Company has maintained proper records of its inventories and no material discrepancies were noticed on physical verification.
  - (iv) In respect of loans, secured or unsecured, granted by the Company to companies, firms or other parties covered in the Register maintained under Section 301 of the Companies Act, 1956, according to the information and explanations given to us:
    - a. The Company has granted unsecured loans aggregating to ₹ 593.85 lacs to four Companies (its subsidiaries) during the year. At the year-end, the outstanding balances of such loans granted aggregated ₹ 12,237.39 lacs (four companies) and the maximum amount involved during the year was ₹ 12,242.13 lacs (five Companies).
    - b. The rate of interest and other terms of conditions of loan granted to a subsidiary company are, in our opinion, prima facie not prejudicial to the interest of the Company. The loans granted to three companies aggregating to ₹ 9,638.92 lacs are non-interest bearing. In our opinion and according to the information and explanations given to us, other than for loans being interest free, terms and conditions of such loans given by the Company are *prima facie*, not prejudicial to the interest of the Company.
    - c. The aforesaid loans given by the Company are repayable on demand. As explained to us, repayment of principal amount was as demanded during the year and thus there is no overdue amount.
- In respect of loans, secured or unsecured, taken by the Company from companies, firms or other parties covered in the Register maintained under Section 301 of the Companies Act, 1956, according to the information and explanations given to us:
- a. The Company has taken loans aggregating to ₹ 6,046.14 lacs from a director and a Company covered in the register maintained under section 301 of the Companies Act, 1956. At the year-end, the outstanding balance of such loans aggregated ₹ 199.63 lacs and the maximum amount involved during the year was ₹ 4,187.81 lacs.
  - b. The rate of interest and other terms and conditions of such loans are, in our opinion,

*prima facie*, not prejudicial to the interests of the Company.

- c. The payments of principal amounts and interest in respect of such loans are as per stipulations.
- (v) In our opinion and according to the information and explanations given to us, having regard to the explanations that land/development rights purchased are of special nature and alternative sources are not available for obtaining comparable quotations, there is an adequate internal control system commensurate with the size of the Company and the nature of its business with regard to purchases of inventory and fixed assets and the sale of goods and services. During the course of our audit, we have not observed any major weakness in internal control system.
- (vi) In respect of contracts or arrangements entered in the Register maintained in pursuance of Section 301 of the Companies Act, 1956, to the best of our knowledge and belief and according to the information and explanations given to us:
  - a. The particulars of contracts or arrangements referred to in Section 301 of the Companies Act, 1956 that need to be entered in the Register maintained under the said Section have been so entered.
  - b. Where each of such transaction is in excess of ₹ 5 lacs in respect of any party, the transactions have been made at prices which are *prima facie* reasonable having regard to the prevailing market prices at the relevant time.
- (vii) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Section 58A and 58AA or any other relevant provisions of the Companies Act, 1956 and the Companies (Acceptance of Deposit) Rules, 1975 with regard to the deposits accepted from the public. According to the information and explanations given to us, no order has been passed by the Company Law Board or the National Company Law Tribunal or the Reserve Bank of India or any Court or any other Tribunal.
- (viii) In our opinion, the Company has an internal audit system commensurate with the size and nature of its business.
- (ix) We have broadly reviewed the cost records maintained by the Company pursuant to the Companies (Cost

Accounting Records) Rules, 2011 prescribed by the Central Government under Section 209(1)(d) of the Companies Act, 1956 and are of the opinion that *prima facie*, the prescribed cost records have been maintained. We have, however, not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.

- (x) According to the information and explanations given to us, in respect of statutory dues:
  - a. The Company is regular in depositing undisputed statutory dues pertaining to Customs Duty and Wealth Tax. There have been delays in deposit of statutory dues in respect of Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax and Cess with the appropriate authorities during the year. We are informed that the Company's operations, during the year, did not give rise to any liability for Excise Duty and Investor Education and Protection Fund. There are no undisputed amounts payable in respect of Provident Fund, Investor Education and Protection Fund, Employees State Insurance, Sales Tax, Wealth Tax, Service Tax, Customs Duty and Excise Duty. However, undisputed amount in respect of Income Tax of ₹ 11,535.91 lacs for the year ended 31 March, 2012 and Advance Income Tax of ₹ 2,271.98 lacs for the year ended 31 March, 2013, have remained outstanding as on 31 March, 2013 for more than six months from the date they became payable.
  - b. Details of dues of Income Tax and Sales Tax which have not been deposited as on 31 March, 2013 on account of disputes are given below:

Name of statute	Nature of dues	Amount demanded (₹ in lacs)	Period to which the amount relates	Forum where the dispute is pending
UP Trade Tax Act, 1948	Trade Tax	1,989.50	2006-2007	Additional Commissioner (Appeals), Moradabad
Income Tax Act, 1961	Income Tax	833.58	Financial year 2004-05 to 2010-11	Commissioner of Income Tax (Appeals)

We are informed that there are no dues in respect of Wealth Tax, Service Tax, Excise Duty, Custom Duty and Cess which have not been deposited on account of any dispute.

- (xi) Based on the examination of the books of account and related records and according to the information and explanations given to us, 86 instances of delays were noted in repayment of dues to the banks ranging from 1 day to 90 days with amounts varying from ₹ 4.73 lacs to ₹ 282.00 lacs and 69 instances of delays were noted ranging from 1 day to 181 days with amounts varying from ₹ 7.21 lacs to ₹ 500.00 lacs in repayment of dues to financial institutions and 35 instances of delays were noted ranging from 1 day to 180 days for amounts varying from ₹ 41.12 lacs to ₹ 2,500.00 lacs in repayment of dues to debenture holders.
- (xii) According to the information and explanations given to us and based on documents and records examined by us, the Company has not granted loans and advances on the basis of security by way of pledge of shares, debentures and other securities.
- (xiii) In our opinion and according to the information and explanations given to us, the Company is not dealing or trading in shares, securities, debentures and other investments.
- (xiv) In our opinion and according to the information and explanations given to us, the terms and conditions of the guarantees given by the Company for loans taken by its subsidiary companies from banks and financial institutions are not, *prima facie*, prejudicial to the interests of the Company.
- (xv) In our opinion and according to the information and explanations given to us, the term loans have been applied by the Company during the year for the purposes for which they were obtained, other than temporary deployment pending application.
- (xvi) In our opinion and according to the information and explanations given to us, and on an overall examination of the Balance Sheet of the Company, we report that funds raised on short-term basis have, *prima facie*, not been used during the year for long term investment.
- (xvii) The Company has not made any preferential allotment of shares to parties and companies covered in the register maintained under section 301 of the Companies Act, 1956.
- (xviii) According to the information and explanations given to us, during the year covered by our audit report, the Company has not issued any debentures.
- (xix) The Company has not raised any money by public issues during the year.
- (xx) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no fraud on the Company has been noticed or reported during the year.

For **DELOITTE HASKINS & SELLS**  
Chartered Accountants  
(Firm Registration No. 015125N)

Sd/-  
**JITENDRA AGARWAL**  
Partner  
(Membership No. 87104)

New Delhi  
28 May, 2013

# Balance Sheet

As at 31st March, 2013

(₹ in Lacs)

	Note No.	As at 31 March, 2013	As at 31 March, 2012
<b>I. EQUITY AND LIABILITIES</b>			
<b>1. Shareholders' funds</b>			
a. Share capital	3	21,759.06	21,759.06
b. Reserves and surplus	4	2,44,036.22	2,36,668.85
		<b>2,65,795.28</b>	<b>2,58,427.91</b>
<b>2. Non-current liabilities</b>			
a. Long-term borrowings	5	58,554.22	74,565.44
b. Other long-term liabilities	6	16,445.64	15,005.77
c. Long-term provisions	7	315.73	352.16
		<b>75,315.59</b>	<b>89,923.37</b>
<b>3. Current liabilities</b>			
a. Short-term borrowings	8	62,138.00	46,385.05
b. Trade payables	9	98,032.66	98,823.38
c. Other current liabilities	10	89,519.24	80,430.69
d. Short-term provisions	11	17,819.84	12,754.36
		<b>2,67,509.74</b>	<b>2,38,393.48</b>
		<b>6,08,620.61</b>	<b>5,86,744.76</b>
<b>II. ASSETS</b>			
<b>1. Non-current assets</b>			
a. Fixed assets			
- Tangible assets	12	12,443.22	13,722.58
- Capital work-in-progress		48,568.18	40,018.23
		<b>61,011.40</b>	<b>53,740.81</b>
b. Non-current investments	13	45,037.84	47,630.37
c. Deferred tax assets (net)	14	418.69	549.16
d. Long-term loans and advances	15	48,050.34	44,979.97
		<b>1,54,518.27</b>	<b>1,46,900.31</b>
<b>2. Current assets</b>			
a. Inventories	16	2,93,216.22	2,70,565.72
b. Trade receivables	17	62,631.41	50,069.67
c. Cash and bank balances	18	8,847.59	15,373.44
d. Short-term loans and advances	19	22,922.46	25,476.00
e. Other current assets	20	66,484.66	78,359.62
		<b>4,54,102.34</b>	<b>4,39,844.45</b>
		<b>6,08,620.61</b>	<b>5,86,744.76</b>

See accompanying notes forming part of the financial statements

In terms of our report attached

For **DELOITTE HASKINS & SELLS**  
Chartered Accountants

Sd/-  
**JITENDRA AGARWAL**  
Partner

New Delhi  
28 May, 2013

For and on behalf of the Board of Directors

Sd/-  
**PRADEEP KUMAR JAIN**  
Chairman

Sd/-  
**R. N. MALOO**  
Group Chief Financial Officer

Sd/-  
**SANJEEV KUMAR JAIN**  
Managing Director & CEO

Sd/-  
**R. J. KAMATH**  
Director

Sd/-  
**V. MOHAN**  
Company Secretary

# Statement of Profit and Loss

For the year ended 31st March, 2013

(₹ in Lacs)

	Note No.	Year ended 31 March, 2013	Year ended 31 March, 2012
1. Revenue from operations	21	45,866.02	64,569.69
2. Other income	22	3,746.77	9,288.24
<b>3. Total revenue (1+2)</b>		<b>49,612.79</b>	<b>73,857.93</b>
<b>4. Expenses</b>			
a. Cost of land/ development rights		10,971.91	25,124.43
b. Cost of materials consumed	23	6,550.22	10,775.01
c. Purchases of stock-in-trade	24	41.84	343.90
d. Contract cost, labour and other charges		5,640.67	11,860.25
e. Changes in inventories of finished goods and work-in-progress	25	(22,772.18)	(24,327.56)
f. Employee benefits expense	26	4,139.32	4,641.19
g. Finance costs	27	23,824.51	22,196.32
h. Depreciation and amortisation expense	12	1,162.47	1,499.48
i. Other expenses	28	6,898.58	7,681.96
<b>Total expenses</b>		<b>36,457.34</b>	<b>59,794.98</b>
<b>5. Profit before tax (3 - 4)</b>		<b>13,155.45</b>	<b>14,062.95</b>
<b>6. Tax expense:</b>			
a. Current tax expense		5,657.61	11,366.72
b. Deferred tax charge/(credit)		130.47	143.31
Net tax expense		<b>5,788.08</b>	<b>11,510.03</b>
<b>7. Profit for the year (5 - 6)</b>		<b>7,367.37</b>	<b>2,552.92</b>
<b>8. Earnings per share</b>			
(Face value ₹ 5/- per equity share)			
Basic and diluted	62	1.69	0.59

See accompanying notes forming part of the financial statements

In terms of our report attached

For **DELOITTE HASKINS & SELLS**  
Chartered Accountants

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

Sd/-  
**JITENDRA AGARWAL**  
Partner

Sd/-  
**PRADEEP KUMAR JAIN**  
Chairman

Sd/-  
**SANJEEV KUMAR JAIN**  
Managing Director & CEO

Sd/-  
**R. J. KAMATH**  
Director

New Delhi  
28 May, 2013

Sd/-  
**R. N. MALOO**  
Group Chief Financial Officer

Sd/-  
**V. MOHAN**  
Company Secretary

# Cash Flow Statement

for the year ended 31 March, 2013

(₹ in Lacs)

	Year ended 31 March, 2013	Year ended 31 March, 2012
<b>I. Cash flow from operating activities</b>		
Profit before tax	13,155.45	14,062.95
Adjustments for:		
Depreciation and amortisation expense	1,162.47	1,499.48
(Profit) / loss on sale of fixed assets	(280.02)	(5,570.99)
Finance costs	23,824.51	22,196.32
Interest income	(2,587.02)	(3,119.67)
Share of (profit)/loss from AOPs	8.66	1.98
Provision for employee benefits	24.74	28.90
Operating profit before working capital changes	<b>35,308.79</b>	<b>29,098.97</b>
Changes in working capital:		
Adjustments for (increase)/decrease in operating assets:		
Inventories	(22,650.50)	(23,445.34)
Trade receivables	(12,561.74)	5,082.84
Short-term loans and advances	2,553.54	(815.17)
Long-term loans and advances	(471.90)	6,635.30
Other current assets	13,224.69	(16,709.51)
Adjustments for increase/(decrease) in operating liabilities:		
Trade payables	(2,526.19)	10,409.37
Other current liabilities	16,882.74	5,296.03
Other long-term liabilities	1,439.87	385.26
Cash generated from/(used in) operations	31,199.30	15,937.75
Net income tax paid	(2,263.69)	(1,304.10)
<b>Net cash flow from / (used in) operating activities</b>	<b>28,935.61</b>	<b>14,633.65</b>
<b>2. Cash flow from investing activities</b>		
Capital expenditure on fixed assets (including capital work-in-progress and capital advances)	(7,146.85)	(9,040.81)
Proceeds from sale of fixed assets	729.28	5,971.18
(Increase)/decrease in fixed deposits with banks (not considered as cash and cash equivalents)	6,575.86	5,706.78
Decrease in unpaid dividend account with banks	0.03	0.17
Investment in joint ventures	(2.22)	-
Purchase of long-term investments		
- Subsidiaries	(3.50)	(5,254.12)
- Others	(0.25)	(15.55)

# Cash Flow Statement for the year ended 31 March, 2013

(₹ in Lacs)

	Year ended 31 March, 2013	Year ended 31 March, 2012
Redemption/sale of long-term investments		
- Subsidiaries	-	460.95
Interest received	1,237.29	1,487.60
Share of Profit/(loss) from AOPs	(8.66)	(1.98)
<b>Net cash flow from / (used in) investing activities</b>	<b>1,380.98</b>	<b>(685.78)</b>
<b>3. Cash flow from financing activities</b>		
Finance costs	(21,943.64)	(21,956.07)
Increase / (decrease) in working capital borrowings	(9,074.94)	98.88
Proceeds from other short-term borrowings	48,235.44	12,343.76
Repayment of other short-term borrowings	(23,407.55)	(23,059.13)
Proceeds from long-term borrowings	36,423.00	37,800.00
Repayment of long-term borrowings	(60,498.86)	(19,648.87)
<b>Net cash flow from / (used in) financing activities</b>	<b>(30,266.55)</b>	<b>(14,421.43)</b>
<b>4. Net increase / (decrease) in Cash and cash equivalents</b>	<b>50.04</b>	<b>(473.56)</b>
<b>5. Cash and cash equivalents at the beginning of the year</b>	<b>1,487.86</b>	<b>1,961.42</b>
<b>6. Cash and cash equivalents at the end of the year</b>	<b>1,537.90</b>	<b>1,487.86</b>
<b>Reconciliation of Cash and cash equivalents with the balance sheet:</b>		
Cash and cash equivalents as per Cash Flow Statement	1,537.90	1,487.86
Add: bank deposits not considered as cash and cash equivalent	7,271.51	13,847.37
Add: balance in bank account earmarked for payment of unpaid dividend	38.18	38.21
<b>Cash and bank balances as per Balance Sheet (see note 18)</b>	<b>8,847.59</b>	<b>15,373.44</b>

See accompanying notes forming part of the financial statements

In terms of our report attached  
For **DELOITTE HASKINS & SELLS**  
Chartered Accountants

Sd/-  
**JITENDRA AGARWAL**  
Partner

New Delhi  
28 May, 2013

For and on behalf of the Board of Directors

Sd/-  
**PRADEEP KUMAR JAIN**  
Chairman

Sd/-  
**R. N. MALOO**  
Group Chief Financial Officer

Sd/-  
**SANJEEV KUMAR JAIN**  
Managing Director & CEO

Sd/-  
**R. J. KAMATH**  
Director

Sd/-  
**V. MOHAN**  
Company Secretary

# Notes forming part of the financial statements

## Note 1: Background

**PARSVNATH DEVELOPERS LIMITED** (“the Company”) is a Company registered under the Companies Act, 1956. It was incorporated on 24 July, 1990. The Company is primarily engaged in the business of promotion, construction and development of integrated townships, residential & commercial complexes, multistoried buildings, flats, houses, apartments, shopping malls, IT parks, hotels, SEZ, etc.

## Note 2: Significant Accounting Policies

### a. Basis of accounting and preparation of financial statements

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards notified under the Companies (Accounting Standards) Rules, 2006 (as amended) and the relevant provisions of the Companies Act, 1956. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

### b. Use of estimates

The preparation of the financial statements in conformity with Indian GAAP requires the Management to make 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 the 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.

### c. Inventories

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

- i. Completed unsold inventory is valued at lower of cost and net realisable value. Cost is determined by including cost of land (including development rights), materials, services, related overheads and apportioned borrowing costs.
- ii. Work-in-progress is valued at lower of cost and net realisable value. Cost comprises cost of land (including development rights), materials, services, overheads related to projects under construction and apportioned borrowing costs.

### d. Cash and cash equivalents (for purposes of Cash Flow Statement)

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances, highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

### e. Cash flow statement

Cash flows are reported using the indirect method, whereby profit / (loss) before extraordinary items and tax is adjusted for the effects of transactions of non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

### f. Fixed assets

Fixed assets are carried at cost less accumulated depreciation. The cost of fixed assets comprises its purchase price, directly attributable expenditure on making the asset ready for its intended use, other incidental expenses and interest on borrowings attributable to acquisition or construction of qualifying fixed assets, up to the date the asset is ready for its intended use. Subsequent expenditure on fixed assets after its purchase/completion is capitalised only if such expenditure results in an increase in the future benefits from such assets beyond its previously assessed standard of performance.

### g. Depreciation

- i. Depreciation on fixed assets is provided on written down value method as per the rates prescribed in Schedule XIV to the Companies Act, 1956 or based on the management’s estimates of the useful life of the assets, whichever is higher. Accordingly, the depreciation rates used are as under:

Building	5.00%
Plant and machinery	30.00%
Office equipment	30.00%
Shuttering and scaffolding	40.00%
Furniture and fixtures	30.00%
Motor vehicles	25.89%
Computers	60.00%

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



## Notes forming part of the financial statements

- iii. Assets costing ₹ 5,000 or less individually are fully depreciated in the year of purchase.

### **h. Capital work-in-progress**

Projects under which tangible fixed assets are not ready for their intended use and other capital work-in-progress are carried at cost, comprising direct cost, related incidental expenses and attributable borrowing costs.

### **i. Pre-operative expenditure pending allocation**

Pre-operative expenditure incurred in relation to construction of fixed assets in respect of projects which are yet to commence commercial operations pending allocation includes:

- i. Incidental expenditure during construction period comprising payment to and provision for employees, professional fees and other administrative expenses pending allocation to fixed assets on completion of the Project.
- ii. Borrowing costs net of interest income pending allocation to fixed assets on completion of the Project.

### **j. Revenue recognition**

- i. Revenue from real estate projects including integrated townships is recognised on the 'Percentage of Completion Method' of accounting. Revenue is recognized, in relation to the sold areas only, on the basis of percentage of actual cost incurred thereon including land as against the total estimated cost of the project under execution subject to such actual costs being 30% or more of the total estimated cost. The estimates of saleable area and costs are revised periodically by the management. The effect of such changes to estimates is recognised in the period such changes are determined.

In accordance with Revised Guidance Note issued by the Institute of Chartered Accountants of India (ICAI), on 'Accounting for Real Estate Transactions (Revised 2012)', revenue recognition for all real estate projects commencing on or after 1 April, 2012 or where the revenue is recognised first time on or after 1 April, 2012, revenue is recognised on percentage of completion method if (a) actual construction and development cost (excluding land cost) incurred is 25% or more of the estimated cost, (b) At least 25% of the saleable project area is secured by contracts or agreements with buyers and (c) At least 10% of the total revenue as per sales agreement or any other legally enforceable document are

realised as at the reporting date. However, there was no such project during the year.

- ii. In case of joint development projects, revenue is recognised to the extent of company's percentage share of the underlying real estate development project.
- iii. Revenue from sale of land without any significant development is recognised when the agreement to sell is executed resulting in transfer of all significant risk and rewards of ownership and possession is handed over to the buyer.
- iv. Revenue from sale of development rights is recognised when agreements are executed.
- v. Income from construction contracts is recognised by reference to the stage of completion of the contract activity at the reporting date of the financial statements. The related costs there against are charged to the Statement of profit and loss of the year. The stage of completion of the contract is measured by reference to the proportion that contract cost incurred for work performed up to the reporting date bear to the estimated total contract cost for each contract.
- vi. Any expected loss on real estate projects or construction contracts is recognised as an expense when it is certain that the total cost will exceed the total revenue.
- vii. The revenue on account of interest on delayed payment by customers and expenditure on account of compensation/penalty for project delays are accounted for at the time of acceptance/settlement with the customers due to uncertainties with regard to determination of amount receivable/payable.
- viii. Income from license fee is recognised on accrual basis in accordance with the terms of agreement with the sub-licensees.
- ix. Interest income is recognised on accrual basis on a time proportion basis.
- x. Dividend income is recognised when the Company's right to receive dividend is established.

### **k. Cost of construction/development**

Cost of construction/development (including cost of land/development rights) incurred is charged to the Statement of profit and loss proportionate to project area sold. Adjustments, if required, are made on completion of the respective projects.

# Notes forming part of the financial statements

## I. Unbilled receivables

Unbilled receivables represent revenue recognised on 'Percentage of Completion Method' less amount due from customers as per payment plans adopted by them.

## m. Foreign currency transactions and translations

- i. Transactions in foreign currencies entered into by the Company are accounted at the exchange rates prevailing on the date of the transaction or at rates that closely approximate the rate at the date of the transaction.
- ii. Foreign currency monetary items of the Company, outstanding at the balance sheet date are restated at the year-end rates. Non-monetary items of the Company are carried at historical cost.
- iii. Exchange differences arising on settlement/restatement of foreign currency monetary assets and liabilities of the Company are recognised as income or expense in the Statement of Profit and Loss.

## n. Investments

Investments intended to be held for more than a year are classified as long term investments. All other investments are classified as current investments. Long-term investments are carried individually at cost less provision for diminution, other than temporary, in the value of such investments. Current investments are carried individually, at the lower of cost and fair value. Cost of investments include acquisition charges such as brokerage, fees and duties.

## o. Employee benefits

Employee benefits include provident fund, employee state insurance scheme, gratuity and compensated absences.

- i. Defined contribution plan  
The Company's contribution to provident fund and employee state insurance scheme are considered as defined contribution plans and are charged as an expense based on the amount of contribution required to be made.
- ii. Defined benefit plan  
For defined benefit plans in the form of gratuity, the cost of providing benefits is determined using the Projected Unit Credit method, with actuarial valuations being carried out at each balance sheet date. Actuarial gains and losses are recognised in the Statement of Profit and Loss in the period in which they occur. Past service cost is recognised immediately to the extent that the benefits are already vested

and otherwise is amortised on a straight-line basis over the average period until the benefits become vested. The retirement benefit obligation recognised in the Balance Sheet represents the present value of the defined benefit obligation as adjusted for unrecognised past service cost.

## iii. Short-term employee benefits

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

## iv. Long term employee benefits

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of the defined benefit obligation as at the balance sheet date.

## p. Borrowing cost

Borrowing costs include interest and amortisation of ancillary costs incurred. Costs in connection with the borrowing of funds to the extent not directly related to the acquisition of qualifying assets are charged to the Statement of Profit and Loss over the tenure of the loan. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction/development of the qualifying asset up to the date of capitalisation of such asset is added to the cost of the assets.

## q. Segment policies

The Company identifies primary segments based on the dominant source, nature of risks and returns and the internal organisation and management structure. The operating segments are the segments for which separate financial information is available and for which operating profit / loss amounts are evaluated regularly by the executive Management in deciding how to allocate resources and in assessing performance.

## r. Leases

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognised as operating leases. Lease rentals under operating leases are recognised in the Statement of Profit and Loss on a straight-line basis.

## Notes forming part of the financial statements

Assets given under operating leases are included in fixed assets. Lease income is recognised in the Statement of Profit and Loss on a straight line basis over the lease term. Costs, including depreciation are recognised as expense in the Statement of Profit and Loss.

### s. Earnings per share

Basic earnings per share is computed by dividing the profit after tax by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit after tax 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.

### t. Taxes on income

Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the provisions of the Income Tax Act, 1961.

Deferred tax is recognised on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax is measured using the tax rates and the tax laws enacted or substantively enacted as at the reporting date. Deferred tax liabilities are recognised for all timing differences. Deferred tax assets are recognised for timing differences of items other than unabsorbed depreciation and carry forward losses only to the extent that reasonable certainty exists that sufficient future taxable income will be available against which these can be realised. However, if there are unabsorbed depreciation and carry forward of losses, deferred tax assets are recognised only if there is virtual certainty that there will be sufficient future taxable income available to realise the assets. Deferred tax assets and liabilities are offset if such items relate to taxes on income levied by the same governing tax laws and the Company has a legally enforceable right for such set off. Deferred tax assets are reviewed at each balance sheet date for their realisability.

### u. Accounting for joint ventures

i. Jointly controlled operations – The Company's share of revenue, expenses, assets and liabilities are included in

the financial statements as revenue, expenses, assets and liabilities respectively.

ii. Jointly controlled entities – The Company's investment in jointly controlled entities is reflected as investment and accounted for in accordance with the Company's accounting policy of Investments (see note 2 n above).

### v. Impairment of assets

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment. If any indication of impairment exists, the recoverable amount of such assets is estimated and impairment is recognised, if the carrying amount of these assets exceeds their recoverable amount. The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor. When there is indication that an impairment loss recognised for an asset in earlier accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognised in the Statement of Profit and Loss.

### w. Provisions and contingencies

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes. Contingent assets are not recognised in the financial statements.

### x. Service tax input credit

Service tax input credit is accounted for in the books in the period in which the underlying service received is accounted and when there is no uncertainty in availing / utilising the credits.

### y. Operating cycle

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

# Notes forming part of the financial statements

Particulars	As at 31 March, 2013		As at 31 March, 2012	
	Number of shares	₹ in lacs	Number of shares	₹ in lacs
<b>Note 3: Share Capital</b>				
<b>a. Authorised</b>				
i. Equity shares of ₹ 5/- each	60,00,00,000	30,000.00	60,00,00,000	30,000.00
ii. Preference shares of ₹ 10/- each	5,00,00,000	5,000.00	5,00,00,000	5,000.00
	<b>65,00,00,000</b>	<b>35,000.00</b>	<b>65,00,00,000</b>	<b>35,000.00</b>
<b>b. Issued, subscribed and fully paid up</b>				
i. Equity shares of ₹ 5/- each	43,51,81,170	21,759.06	43,51,81,170	21,759.06
	<b>43,51,81,170</b>	<b>21,759.06</b>	<b>43,51,81,170</b>	<b>21,759.06</b>

Refer notes (i) to (iii) below:

**i. Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the year:**

Equity shares of ₹ 5/- each, fully paid up:				
Outstanding at the beginning of the year	43,51,81,170	21,759.06	43,51,81,170	21,759.06
Issued during the year	-	-	-	-
Outstanding at the end of the year	<b>43,51,81,170</b>	<b>21,759.06</b>	<b>43,51,81,170</b>	<b>21,759.06</b>

**ii. Rights, preferences and restrictions attached to equity shares:**

The Company has issued only one class of equity shares having a par value of ₹ 5/- per share. Each holder of equity shares is entitled to one vote per share held. The dividend, if any, proposed by the Board of Directors is subject to approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the company after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

**iii. Details of equity shares held by each shareholder holding more than 5% shares in the Company:**

Name of shareholder	As at 31 March, 2013		As at 31 March, 2012	
	Number of shares held	% holding	Number of shares held	% holding
<b>Equity shares of ₹ 5/- each, fully paid up:</b>				
a. Pradeep Kumar Jain & Sons (HUF)	11,52,49,728	26.483	11,55,58,893	26.554
b. Pradeep Kumar Jain	10,68,52,559	24.554	10,36,76,781	23.824
c. Parasnath and Associates Private Limited	4,72,77,992	10.864	4,72,77,992	10.864
d. Nutan Jain	4,39,59,644	10.101	4,39,09,644	10.090
e. Fidelity Securities Fund Fidelity Blue Chip Growth Fund	2,17,71,340	5.003	2,17,71,340	5.003

# Notes forming part of the financial statements

(₹ in Lacs)

Particulars	As at	
	31 March, 2013	31 March, 2012
<b>Note 4: Reserves and surplus</b>		
<b>a. Securities premium</b>		
i. As per last balance sheet	1,40,711.41	1,40,711.41
<b>b. Debenture redemption reserve</b>		
i. As per last balance sheet	19,286.00	14,750.00
ii. Add: Transferred from surplus in statement of Profit and Loss	-	5,750.00
iii. Less: Transferred to surplus in statement of Profit and Loss	15,786.00	1,214.00
	<b>3,500.00</b>	<b>19,286.00</b>
<b>c. General reserve</b>		
i. As per last balance sheet	<b>7,960.00</b>	<b>7,960.00</b>
<b>d. Surplus in Statement of Profit and Loss</b>		
i. As per last balance sheet	68,711.44	70,694.52
ii. Add: Profit for the year	7,367.37	2,552.92
iii. Add: Transferred from debenture redemption reserve	15,786.00	1,214.00
iv. Less: Transferred to debenture redemption reserve	-	5,750.00
	<b>91,864.81</b>	<b>68,711.44</b>
	<b>2,44,036.22</b>	<b>2,36,668.85</b>

(₹ in Lacs)

Particulars	As at			
	31 March, 2013		31 March, 2012	
	Non Current	Current	Non Current	Current
<b>Note 5: Long-term borrowings</b>				
<b>Secured:</b>				
<b>a. Debentures</b>				
i. 14.80% Non-convertible Redeemable debentures (Series XI)	-	12,500.00	12,500.00	-
ii. 14.25% Non-convertible Redeemable debentures (Series VII & IX)	-	-	10,000.00	10,000.00
iii. 13.00% Non-convertible Redeemable debentures (Series X)	-	-	-	370.00
iv. 16.00% Non-convertible Redeemable debentures (Series VIII)	-	1,488.51	1,500.00	4,202.00
	-	<b>13,988.51</b>	<b>24,000.00</b>	<b>14,572.00</b>
<b>b. Term loans</b>				
i. From banks	8,552.64	7,229.75	12,549.44	3,187.65
ii. From financial institutions/ others	50,001.58	3,199.98	38,016.00	14,723.23
	<b>58,554.22</b>	<b>10,429.73</b>	<b>50,565.44</b>	<b>17,910.88</b>
	<b>58,554.22</b>	<b>24,418.24</b>	<b>74,565.44</b>	<b>32,482.88</b>
Less: Amount disclosed under "Other current liabilities" (Refer Note 10)	-	24,418.24	-	32,482.88
	<b>58,554.22</b>	-	<b>74,565.44</b>	-

# Notes forming part of the financial statements

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>i. Details of terms of repayment and securities provided in respect of secured debentures are as under:</b>		
a. 14.80% NCDs of ₹ 12,500 lacs were issued during the year ended 31 March, 2011. The NCDs are secured by equitable mortgage of project land at Rohtak and Sonepat and charge on receivables of these projects through escrow account and personal guarantee of Chairman. These NCDs are redeemable in 4 quarterly installments commencing from June, 2013 and ending in March, 2014.	12,500.00	12,500.00
b. 16.00% NCDs of ₹ 6,000 lacs were issued during the year ended 31 March, 2011. The NCDs are secured by pledge of equity shares of the company held by the promoters, registered mortgage of office space at Arunachal Building, Connaught Place, New Delhi. The NCDs are further secured by cross collateralization clause with NCDs of ₹ 12,500 lacs and personal guarantee of Chairman. These NCDs are redeemable in 24 monthly installments commencing from October, 2011 and ending in August, 2013.	1,488.51	5,702.00
c. 14.25% NCDs of ₹ 20,000 lacs were issued during the year ended 31 March, 2011. The NCDs are secured by pledge of equity shares of the company held by the promoters, registered mortgage of project land and charge on receivables of the project 'Parsvnath Mall', Rohini, and personal guarantee of Chairman.	-	20,000.00
d. 13.00% NCDs of ₹ 2,500 lacs were issued during the year ended 31 March, 2011. The NCDs are secured by pledge of equity shares of the company held by the promoters, registered mortgage of office space at Arunachal Building, Connaught Place, New Delhi and personal guarantee of Chairman.	-	370.00
	<b>13,988.51</b>	<b>38,572.00</b>
<b>ii. Details of terms of repayment and securities provided in respect of secured term loans are as under:</b>		
a. Term loan from a bank is secured by mortgage of project land at Greater Noida, hypothecation of present and future receivables of the said project and personal guarantee of Chairman. The term loan is repayable in 8 quarterly installments commencing from June, 2013 and ending in March, 2015.	12,549.61	9,126.60
b. Term loan from three banks under consortium arrangement is secured by (a) 2nd Pari Passu charge through escrow account on all receivables of commercial space at the 8 DMRC Stations namely Shahdara, Azadpur, Kashmiri Gate, Seelampur (Station Box), Pratap Nagar, Tis Hazari, Inderlok (Annexe) and Inderlok (Station Box) subject to prior charge of DMRC to the extent of outstanding dues, (b) corporate guarantee of Parsvnath and Associates Private Limited, (c) personal guarantee of Chairman, Managing Director and a wholetime Director of the company, and (d) pledge of equity shares of the company held by the promoters. The term loan is repayable in 17 quarterly installments commencing from October, 2009 and ending in October, 2013.	1,682.75	3,724.75
c. Term Loan from two banks and a financial institution under consortium arrangement is secured by pari-passu charge by way of (a) equitable mortgage of land at Saharanpur, (b) 2nd pari-passu charge over receivables of commercial space at Akshardham project, and (c) corporate guarantee of land owning companies. The term loan is repayable in quarterly installments commencing from December, 2010 and ending in March, 2016.	2,109.03	3,296.00
d. Term loan from a financial institution is secured by equitable mortgage of project land at Indore and Kurukshetra, charge on receivables of project 'Pragati' Dharuhera and personal guarantee of Chairman. The term loan is repayable in 57 monthly installments commencing from October, 2012 and ending in June, 2017.	13,642.56	14,647.64

## Notes forming part of the financial statements

(₹ in Lacs)

Particulars	As at	As at
	31 March, 2013	31 March, 2012
e. Term loan from a non-banking financial company is secured by equitable mortgage of property at Hauz Khas, pledge of 150 lacs (fixed) equity shares of the company held by the promoters, cross default clause with other loans from the lender, personal guarantee of Chairman, Managing Director and a wholetime Director of the company and charge on receivables of project Sonapat Group Housing II through an escrow account. The term loan is repayable in 30 monthly installments commencing from August, 2013 and ending in January, 2016.	6,000.00	6,000.00
f. Term loans from non-banking financial company are secured by (1) equitable mortgage of (a) project land at K.G. Marg, New Delhi, (b) Group Housing, plotted and commercial land at Derabassi, (c) Land at Alipur, New Delhi and (2) charge on receivables of the projects through escrow mechanism at (a) K.G. Marg, New Delhi, (b) Parsvnath City, Dharuhera, (c) Parsvnath Royale, Panchkula (d) Group Housing, commercial and plotted area at Derabassi (e) plotted area of Narain City, Jaipur, (f) plotted area of Paliwal city, Panipat and (3) Cross collateralization of the securities with other loans from the lender and personal guarantee of Chairman, Managing Director and a Wholetime Director of the Company. The term loan is repayable in 84 monthly installments commencing from August, 2014 and ending in July, 2021.	33,000.00	-
g. Term loan from a non-banking financial company is secured by equitable mortgage of project land at K.G. Marg, New Delhi, personal guarantee of Chairman, Managing Director and a wholetime Director of the company and interim charge on receivables of projects 'Parsvnath City' Dharuhera and 'Parsvnath Royale' Panchkula through escrow account.	-	31,000.00
h. Term loan from three banks and a financial institution is secured by equitable mortgage of commercial land and land for service apartments at Chandigarh, First charge on receivables of the commercial units and residential units of the project and personal guarantee of Chairman, Managing Director and a wholetime Director of the company.	-	681.33
	<b>68,983.95</b>	<b>68,476.32</b>
<b>iii. Details of long term borrowings guaranteed by some of the directors:</b>		
a. Debentures	13,988.51	38,572.00
b. Term loans from banks	14,232.36	13,172.09
c. Term loans from financial institutions/others	52,642.56	52,008.23
	<b>80,863.43</b>	<b>1,03,752.32</b>

Particulars	Outstanding Amount	Rate of interest per annum
	₹ in lacs	%
<b>iv. The rate of interest applicable on long term borrowings are as under:</b>		
a. Debentures (See note below)	13,988.51	14.80% to 18.50%
b. Term loans from banks	15,782.39	13.25% to 17.25%
c. Term loans from financial institutions/others	53,201.56	13.50% to 18.97%
Note: Interest on 16.00% NCDs of ₹ 6,000 lacs is linked to LTBMR and due to upward revision, the interest rate stands increased to 18.50% per annum as on 31 March, 2013		

# Notes forming part of the financial statements

Particulars	As at 31 March, 2013		As at 31 March, 2012	
	Period of default	₹ in lacs	Period of default	₹ in lacs
<b>v. The Company has defaulted in repayment of loans and interest in respect of the following:</b>				
a. Debentures				
- Principal	-	-	25 to 146 days	1,202.00
- Interest	-	-	1 to 30 days	759.17
b. Term loans from banks				
- Principal	30 days	63.00	30 to 60 days	300.92
- Interest	1 to 59 days	245.38	1 to 60 days	373.08
c. Term loans from financial institutions/others				
- Principal	21 to 181 days	343.00	21 to 365 days	7,551.23
- Interest	1 to 121 days	716.93	1 to 213 days	1,645.68

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>Note 6: Other long-term liabilities</b>		
a. Trade / security deposits received	10,715.48	9,243.43
b. Advances from customers	5,730.16	5,762.34
	<b>16,445.64</b>	<b>15,005.77</b>
<b>Note 7: Long-term provisions</b>		
a. Provision for employee benefits:		
i. Provision for gratuity	232.98	257.58
ii. Provision for compensated absences	82.75	94.58
	<b>315.73</b>	<b>352.16</b>



## Notes forming part of the financial statements

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>Note 8: Short-term borrowings</b>		
<b>Secured:</b>		
a. Loans repayable on demand		
i. From banks - Cash Credit	10,064.20	12,583.83
ii. From banks - Overdraft	181.87	6,737.18
	<b>10,246.07</b>	<b>19,321.01</b>
b. Term Loans		
i. From banks	412.50	-
ii. From Financial Institutions/ Others	44,660.25	17,653.02
	<b>45,072.75</b>	<b>17,653.02</b>
c. Vehicle Loans		
i. From banks	400.00	-
ii. From others	27.60	-
	<b>427.60</b>	<b>-</b>
	<b>55,746.42</b>	<b>36,974.03</b>
<b>Unsecured:</b>		
a. Loans repayable on demand		
From other parties	4,776.79	7,918.41
b. Loans and advances from related parties	199.63	255.18
c. Fixed Deposits		
i. From Public	1,329.17	1,154.74
ii. From Shareholders	85.99	82.69
	<b>1,415.16</b>	<b>1,237.43</b>
	<b>6,391.58</b>	<b>9,411.02</b>
	<b>62,138.00</b>	<b>46,385.05</b>
<b>i. Details of securities provided in respect of short term borrowings from banks - cash credit are as under:</b>		
a. Cash Credit is secured by first pari-passu charge over current assets of the company excluding those assets specifically charged to other Banks/FIs and equitable mortgage of land & building at Moradabad and Greater Noida and personal guarantee of Chairman, Managing Director and a wholetime Director of the company.	5,039.51	5,067.63
b. Cash Credit is secured by first pari-passu charge over current assets of the company excluding those assets specifically charged to other Banks/Financial Institutions, equitable mortgage of project land at Panipat, commercial land at Sonapat and personal guarantee of Chairman, Managing Director and a wholetime Director of the company.	2,505.44	2,529.72
c. Cash Credit is secured by first pari-passu charge over current assets of the company excluding those assets specifically charged to other Banks/Financial Institutions, equitable mortgage of commercial land at Dharuhera, personal guarantee of Chairman, Managing Director and a wholetime Director of the company and corporate guarantee of Land owning companies.	1,506.32	1,538.04

# Notes forming part of the financial statements

(₹ in Lacs)

Particulars	As at	
	31 March, 2013	31 March, 2012
d. Cash Credit is secured by first pari-passu charge over current assets of the company excluding those assets specifically charged to other Banks/Fls, equitable mortgage of project land at Rajpura and commercial space at Saharanpur, pledge of term deposit of ₹ 207 lacs, personal guarantee of Chairman, Managing Director and a wholetime Director of the company and corporate guarantee of a land owning company.	1,012.93	3,448.44
	<b>10,064.20</b>	<b>12,583.83</b>
<b>ii. Details of securities provided in respect of short term borrowings from banks - Overdraft are as under:</b>		
a. The Overdraft from banks is secured by way of pledge of fixed deposits with them.	181.87	6,737.18
<b>iii. Details of securities provided in respect of term loans from banks and financial institutions / others are as under:</b>		
a. Term loan from a bank is secured by first pari-passu charge over current assets of the company excluding those assets specifically charged to other Banks / Financial Institutions, equitable mortgage of project land at Rajpura and commercial space at Saharanpur, pledge of term deposit of ₹ 207 lacs, personal guarantee of Chairman, Managing Director and a wholetime Director of the company and corporate guarantee of a land owning company.	412.50	-
b. Term loan from a financial institution is secured by pledge of equity shares of the company held by the promoters, personal guarantee of Chairman, Managing Director and a wholetime Director of the company and equitable mortgage of project lands at Goa and Jodhpur.	4,583.79	9,091.87
c. Term Loan from a financial institution is secured by pledge of equity shares of the company held by the promoters and mortgage of project land at Sonapat and Dehradun and charge on receivables of the said projects through escrow accounts, personal guarantee of Chairman, Managing Director and a wholetime Director of the company and corporate guarantee of land owning companies.	9,000.00	1,200.00
d. Term loan from a financial institution is secured by equitable mortgage of commercial land at Goa, pledge of equity shares of the company held by the promoters and personal guarantee of Chairman.	1,830.00	2,000.00
e. Term loan from a non-banking financial company is secured by registered mortgage of project land at Sonapat, personal guarantee of Chairman and Managing Director and cross collateral clause with another term loan from the same non-banking financial company.	557.44	1,339.78
f. Term loan from a non-banking financial company is secured by pledge of equity shares of the company held by the promoters, registered mortgage of project land at Sonapat, personal guarantee of Chairman and cross collateral clause with another term loan from the same non-banking financial company.	2,969.36	2,969.36
g. Term loan from a non-banking financial company is secured by mortgage of few shops at Commercial Mall in Noida.	263.40	610.26
h. Term loan from a financial institution is secured against Keyman Insurance Policy taken by the company.	556.26	441.75

## Notes forming part of the financial statements

(₹ in Lacs)

Particulars	As at	As at
	31 March, 2013	31 March, 2012
i. Term loan from a non-banking financial company is secured by equitable mortgage of property including land and building of project land at Karnal, personal guarantee of Chairman and corporate guarantee of land owning company.	2,400.00	-
j. Term loans from non-banking financial companies are secured by pledge of equity shares of the company held by the promoters, mortgage of project land and charge on receivables of the project 'Parsvnath Mall', Rohini through escrow account and personal guarantee of Chairman.	21,500.00	-
k. Term loan from a non-banking financial company is secured by pledge of equity shares of the company held by the promoters, charge on receivables of the group housing project at Dharuhera and personal guarantee of Chairman.	1,000.00	-
	<b>45,072.75</b>	<b>17,653.02</b>
<b>iv. Details of securities provided in respect of vehicle loans from banks and others are as under:</b>		
a. Loan taken from a bank for vehicles is secured by way of hypothecation of specific vehicles financed and personal guarantee of Chairman.	400.00	-
b. Loan taken from a non-banking financial company for vehicle is secured by way of hypothecation of specific vehicle financed.	27.60	-
	<b>427.60</b>	<b>-</b>
<b>v. Details of short term borrowings guaranteed by some of the directors:</b>		
a. Loans repayable on demand from banks	10,064.20	12,583.83
b. Term loans from financial institutions/others	44,253.09	16,601.01
c. Loans repayable on demand from others	300.00	2,500.00
d. Vehicle loan from a bank	400.00	-
	<b>55,017.29</b>	<b>31,684.84</b>
<b>vi. The rate of interest applicable on short term borrowings are as under:</b>		
Particulars	Outstanding Amount	Rate of interest per annum
	₹ in lacs	%
a. Cash Credit Limits	10,064.20	14.50% to 17.75%
b. Loan from a bank	412.50	16.00%
c. Loans from Financial Institutions	15,413.79	14.50% to 17.50%
d. Loan from a Financial Institution	556.26	9.00%
e. Loans from Non Banking Financial Companies	28,690.20	16.00% to 24.00%
f. Inter Corporate deposits	4,026.79	9.00% to 19.00%
g. Inter Corporate deposits	750.00	Interest free
h. Overdraft limits against fixed deposits	181.87	11.75%
i. Fixed deposits	1,415.16	10.00% to 12.50%
j. Loans from related parties	199.63	12.00% to 18.00%
k. Vehicle loans	427.60	8.04% to 10.50%

# Notes forming part of the financial statements

## vii. The Company has defaulted in repayment of loans and interest in respect of the following:

Particulars	As at 31 March, 2013		As at 31 March, 2012	
	Period of default	₹ in lacs	Period of default	₹ in lacs
a. Term loans from banks				
- Principal	23 days	37.50	-	-
- Interest	1 day	5.68	-	-
b. Term loans from financial institutions/others				
- Principal	16 to 90 days	2,351.23	16 to 91 days	3,091.87
- Interest	1 to 16 days	1,103.96	-	-
	17 to 335 days	131.42		

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
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### Note 9: Trade payables

a. Other than acceptances:		
i. Trade payables for goods and services	54,067.84	53,192.89
ii. Trade payables for land	43,964.82	45,630.49
	<b>98,032.66</b>	<b>98,823.38</b>

### Note 10: Other current liabilities

a. Current maturities of long-term debt (Refer Note 5)	24,418.24	32,482.88
b. Interest accrued but not due on borrowings	1,601.58	618.52
c. Interest accrued and due on borrowings	2,203.37	2,777.93
d. Unclaimed dividends	38.18	38.21
e. Other payables		
i. Statutory dues	2,085.76	1,771.48
ii. Interest accrued but not due on others	302.24	441.22
iii. Trade / security deposits received	21,017.52	8,320.28
iv. Advances from customers	37,713.52	32,962.90
v. Book overdraft - Banks	138.83	1,017.27
	<b>89,519.24</b>	<b>80,430.69</b>

### Note 11: Short-term provisions

a. Provision for employee benefits:		
i. Provision for gratuity	137.19	88.28
ii. Provision for compensated absences	53.03	40.77
	190.22	129.05
b. Provision - Others:		
i. Provision for tax (net of advance tax ₹ 29,029.73 lacs; as at 31 March, 2012 ₹ 26,766.03 lacs)	17,629.62	12,625.31
	<b>17,819.84</b>	<b>12,754.36</b>

# Notes forming part of the financial statements

## Note 12: Fixed Assets

₹ in lacs

Description	Gross Block				Accumulated Depreciation				Net Block	
	As at 01.04.2012	Additions	Deduction/ adjustment	As at 31.03.2013	As at 01.04.2012	For the Year	Deduction/ adjustment	As at 31.03.2013	As at 31.03.2013	As at 31.03.2012
<b>TANGIBLE ASSETS:</b>										
<b>OWN ASSETS :</b>										
Land - Freehold	66.10	-	66.10	-	-	-	-	-	-	66.10
Land and building	2,503.36	121.68	437.94	2,187.10	501.23	55.45	56.98	499.70	1,687.40	2,002.13
Building on leasehold land	12,132.08	165.32	-	12,297.40	2,115.14	591.30	-	2,706.44	9,590.96	10,016.94
Plant and machinery	3,563.26	-	-	3,563.26	2,897.85	199.62	-	3,097.47	465.79	665.41
Shuttering and scaffolding	4,121.27	-	-	4,121.27	3,806.32	125.98	-	3,932.30	188.97	314.95
Furniture and fixtures	1,345.08	7.71	2.99	1,349.80	1,105.74	73.68	2.89	1,176.53	173.27	239.34
Motor vehicles	1,216.88	34.42	11.16	1,240.14	921.71	76.27	9.58	988.40	251.74	295.17
Office equipment	597.31	1.98	3.11	596.18	484.00	34.40	2.60	515.80	80.38	113.31
Computers	431.78	1.26	1.49	431.55	422.55	5.77	1.48	426.84	4.71	9.23
<b>Total</b>	<b>25,977.12</b>	<b>332.37</b>	<b>522.79</b>	<b>25,786.70</b>	<b>12,254.54</b>	<b>1,162.47</b>	<b>73.53</b>	<b>13,343.48</b>	<b>12,443.22</b>	<b>13,722.58</b>
<b>Previous year</b>	<b>25,830.40</b>	<b>720.59</b>	<b>573.87</b>	<b>25,977.12</b>	<b>10,928.74</b>	<b>1,499.48</b>	<b>173.68</b>	<b>12,254.54</b>	<b>13,722.58</b>	<b>14,901.66</b>

# Notes forming part of the financial statements

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>Note 13: Non-current investments</b>		
<b>(At Cost)</b>		
<b>A. Trade Investments (Unquoted)</b>		
<b>a. Investment in equity shares of:</b>		
<b>i Subsidiaries</b>		
a. Parsvnath Landmark Developers Private Limited* \$ 25,60,000 (Previous Year 25,60,000) Equity Shares of ₹ 10/- each fully paid-up	3,590.98	3,590.98
b. Parsvnath Infra Limited 2,60,49,400 (Previous year 2,60,49,400) Equity Shares of ₹ 10/- each fully paid-up	2,604.94	2,604.94
c. Parsvnath Film City Limited 17,50,000 (Previous year 17,50,000) Equity Shares of ₹ 10/- each fully paid-up	175.00	175.00
d. Parsvnath Retail Limited 80,000 (Previous year 70,000) Equity Shares of ₹ 10/- each fully paid-up	8.00	7.00
e. PDL Assets Limited 60,000 (Previous year 60,000) Equity Shares of ₹ 10/- each fully paid-up	6.00	6.00
f. Parsvnath Hotels Limited 54,00,000 (Previous year 54,00,000) Equity Shares of ₹ 10/- each fully paid-up	1,350.00	1,350.00
g. Parsvnath Telecom Private Limited 10,30,000 (Previous year 10,30,000) Equity Shares of ₹ 10/- each fully paid-up	103.00	103.00
h. Parsvnath Developers Pte. Limited 4,56,920 (Previous year 4,56,920) Equity Shares of SGD 1 each fully paid-up	145.49	145.49
i. Primetime Realtors Private Limited \$ 10,000 (Previous year 10,000) Equity Shares of ₹ 10/- each fully paid-up	1.00	1.00
j. Parsvnath Hessa Developers Private Limited* # 10,040 (Previous year 10,040) Class 'A' Equity Shares of ₹ 10/- each fully paid-up	1.00	1.00
k. Parsvnath Hessa Developers Private Limited* # 22,50,000 (Previous year 9,00,000) Class 'C' Equity Shares of ₹ 10/- each fully paid-up	9,000.00	9,000.00
l. Parsvnath Promoters And Developers Private Limited* 1,69,326 (previous year 1,69,326) Equity Shares of ₹ 10/- each fully paid-up	1,657.99	1,657.99
m. Parsvnath Estate Developers Private Limited* \$ 37,75,000 (previous year 37,75,000) Equity Shares of ₹ 10/- each fully paid-up	377.50	377.50
n. Parsvnath Buildwell Private Limited* # 5,01,000 (Previous year 5,01,000) Class 'A' Equity Shares of ₹ 10/- each fully paid-up	50.10	50.10
o. Parsvnath Buildwell Private Limited* # 90,000 (Previous year 90,000) Class 'C' Equity Shares of ₹ 10/- each fully paid-up	180.00	180.00
p. Parsvnath Rail Land Project Private Limited 10,000 (Previous year 10,000) Equity Shares of ₹ 10/- each fully paid-up	1.00	1.00
q. Parsvnath HB Projects Private Limited (Formerly, Gazala Promoters & Developers Private Limited) 10,000 (Previous year Nil) Equity Shares of ₹ 10/- each fully paid-up	2.50	-
	<b>19,254.50</b>	<b>19,251.00</b>

# Notes forming part of the financial statements

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>ii. Associates</b>		
a. Amazon India Limited		
25,000 (Previous year 25,000) Equity Shares of ₹ 10/- each fully paid-up	212.50	212.50
b. Home Life Real Estate Private Limited		
7,75,000 (Previous year 7,75,000) Equity Shares of ₹ 10/- each fully paid-up	77.50	77.50
c. Vardaan Buildtech Private Limited \$		
16,000 (Previous year 16,000) Equity Shares of ₹ 10/- each fully paid-up	1.60	1.60
d. Nanocity Haryana Infrastructure Limited		
38,00,000 (Previous year 38,00,000 ) Equity Shares of ₹ 10/- each, amount paid-up is ₹ 3.73 per equity share	1,550.00	1,550.00
	<b>1,841.60</b>	<b>1,841.60</b>
<b>iii. Other entities</b>		
a. Nakshatra Residency Private Limited		
5,000 (Previous year 5,000) Equity Shares of ₹ 10/- each fully paid-up	0.50	0.50
b. Aadi Best Consortium Private Limited		
1,000 (Previous year 1,000) Equity Shares of ₹ 10/- each fully paid-up	0.10	0.10
c. Honey Builders Limited \$		
2,500 (Previous year Nil) Equity Shares of ₹ 10/- each fully paid-up	0.25	-
	<b>0.85</b>	<b>0.60</b>
<b>Total (a)</b>	<b>21,096.95</b>	<b>21,093.20</b>
<b>b. Investment in preference shares of:</b>		
<b>i. Subsidiaries</b>		
a. Parsvnath Buildwell Private Limited #		
4,84,170 (previous year 4,84,170) 0.000001% Optionally Convertible Preference Shares of ₹ 100/- each fully paid-up	9,683.40	9,683.40
<b>Total (b)</b>	<b>9,683.40</b>	<b>9,683.40</b>
<b>c. Investment in debentures of:</b>		
<b>i. Subsidiaries</b>		
a. Parsvnath Promoters And Developers Private Limited		
9,34,30,096 (previous year 9,34,30,096) 16.00% Optionally convertible Debentures of ₹ 10/- each fully paid-up	9,343.01	9,343.01
b. Parsvnath Estate Developers Private Limited		
1,63,53,500 (previous year 1,63,53,500) 15.50% Optionally convertible Debentures of ₹ 10/- each fully paid-up	1,635.35	1,635.35
c. Parsvnath Buildwell Private Limited #		
10,83,593 (previous year 10,83,593) 15.50% Fully Convertible Debentures of ₹ 100/- each fully paid-up	1,083.59	1,083.59
<b>Total (c)</b>	<b>12,061.95</b>	<b>12,061.95</b>

# Notes forming part of the financial statements

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>d. Investment in share warrants of:</b>		
<b>i. Subsidiaries</b>		
a. Parsvnath Estate Developers Private Limited		
46,01,500 (previous year 46,01,500) Share Warrants of ₹ 10/- each fully paid-up	460.15	460.15
<b>Total (d)</b>	<b>460.15</b>	<b>460.15</b>
<b>e. Investment In Association of Persons (AOP):</b>		
a. Parsvnath Developers (AOP)	-	2,601.04
b. Ratan Parsvnath Developers (AOP)	629.43	624.67
<b>Total (e)</b>	<b>629.43</b>	<b>3,225.71</b>
<b>Total - Trade Investments (A)</b>	<b>43,931.88</b>	<b>46,524.41</b>
<b>B. Other Investments (Unquoted)</b>		
<b>a. Investment in equity shares of :</b>		
<b>i. Other entities</b>		
a. Delhi Stock Exchange Limited		
14,96,500 (Previous year 14,96,500) Equity Shares of ₹1/- each fully paid-up	1,047.55	1,047.55
b. Jaipur Stock Exchange Limited		
3,24,500 (Previous year 3,24,500) Equity Shares of ₹1/- each fully paid-up	58.41	58.41
<b>Total - Other Investments (B)</b>	<b>1,105.96</b>	<b>1,105.96</b>
<b>Total Non Current Investment (A+B)</b>	<b>45,037.84</b>	<b>47,630.37</b>
Aggregate amount of quoted investments	-	-
Market value of quoted investments	-	-
Aggregate amount of unquoted investments	<b>45,037.84</b>	<b>47,630.37</b>
* The shares are subject to non disposal undertakings furnished in favour of Investors for investments made in the respective companies.		
# Parsvnath Hessa Developers Private Limited and Parsvnath Buildwell Private Limited are considered as Subsidiaries on the basis of Voting Power in the respective companies.		
\$ The shares have been pledged with banks / non-banking financial companies / debenture trustees towards securities against loans taken / debentures issued.		



## Notes forming part of the financial statements

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>Note 14: Deferred tax assets (net)</b>		
<b>Break-up of deferred tax assets is as follows:</b>		
i Tax effect of provision for employee benefits charged in the financial statements but allowable as deductions in future years under Income Tax Act	250.82	260.61
ii Tax effect of difference between carrying amount of fixed assets in the financial statements and the income tax return	167.87	288.55
<b>Deferred tax assets</b>	<b>418.69</b>	<b>549.16</b>
<b>Note 15: Long-term loans and advances</b>		
<b>Unsecured, considered good</b>		
a. Security deposits	3,583.60	3,568.65
b. Advances for investment to related parties	33.50	1,922.62
c. Advances for land purchase to related parties	21,156.56	17,782.05
d. Advances for land purchase to others	4,100.22	5,522.12
e. Loans and advances to related parties	2,598.47	-
f. Upfront fee paid for projects (Unamortised)	15,441.63	16,184.53
g. Prepaid expenses	1,136.36	-
	<b>48,050.34</b>	<b>44,979.97</b>
Note: Long term loans and advances include amounts due from:		
a. Private Companies in which any director is a director or member (see note 48)	2,924.05	330.20
<b>Note 16: Inventories</b>		
(At lower of cost and net realisable value)		
a. Work-in-progress (Projects)	2,87,641.52	2,64,684.46
b. Finished flats	5,574.70	5,881.26
	<b>2,93,216.22</b>	<b>2,70,565.72</b>
<b>Note 17: Trade receivables</b>		
(Unsecured, considered good)		
a. Outstanding for a period exceeding six months from the date they were due for payment	36,247.57	37,247.47
b. Other trade receivables	26,383.84	12,822.20
	<b>62,631.41</b>	<b>50,069.67</b>
Notes:		
i. Other trade receivables include ₹ 16,447.44 lacs (previous year ₹ 2,501.00 lacs) on account of receivables which have not yet become due for payment.		
ii. Trade receivables include amounts due from:		
a. Private Companies in which any director is a director or member (see note 49)	479.95	347.21

# Notes forming part of the financial statements

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
<b>Note 18: Cash and bank balances</b>		
<b>A. Cash and cash equivalents:</b>		
a. Cash on hand	57.22	26.07
b. Cheques and drafts on hand	108.89	26.76
c. Balances with banks		
i. In current accounts	1,238.59	1,352.96
ii. In deposit accounts	133.20	82.07
	<b>1,537.90</b>	<b>1,487.86</b>
<b>B. Other bank balances:</b>		
a. Deposits with banks held as margin money or security against borrowings or guarantees	7,271.51	13,847.37
b. Balances with banks		
i. In earmarked accounts		
- Unpaid dividend accounts	38.18	38.21
	<b>7,309.69</b>	<b>13,885.58</b>
	<b>8,847.59</b>	<b>15,373.44</b>
Of the above, the balances that meet the definition of Cash and cash equivalents as per Accounting Standard 3 - Cash Flow Statement	1,537.90	1,487.86
Note: Balances with banks include deposits amounting to ₹ 2,591.08 lacs (Previous year ₹ 1,442.69 lacs), which have a maturity of more than 12 months from the balance sheet date.		
<b>Note 19: Short-term loans and advances</b>		
(Unsecured, considered good)		
a. Loans and advances to related parties	9,638.92	9,649.33
b. Security deposits	1,643.17	1,612.52
c. Loans and advances to employees	4.17	3.24
d. Prepaid expenses	2,042.24	2,276.53
e. Balances with government authorities		
Cenvat/Service Tax credit receivable	406.13	583.05
f. Others		
i. Advances for land purchase	4,854.89	7,486.45
ii. Advances to suppliers	4,191.23	3,793.96
iii. Others	141.71	70.92
	<b>22,922.46</b>	<b>25,476.00</b>
Note: Short term loans and advances include amounts due from:		
a. Private Companies in which any director is a director or member (see note 50)	4,364.20	4,178.25

## Notes forming part of the financial statements

(₹ in Lacs)

Particulars	As at	As at
	31 March, 2013	31 March, 2012
<b>Note 20: Other current assets</b>		
a. Unbilled receivables	60,439.89	72,968.61
b. Accruals		
i. Interest accrued on deposits with banks	236.29	431.00
ii. Interest accrued on investments	3,322.82	1,836.03
iii. Interest accrued on advances	57.65	-
c. Others		
i. Receivables on sale of fixed assets	2,428.01	3,123.98
	<b>66,484.66</b>	<b>78,359.62</b>

(₹ in Lacs)

Particulars	Year ended	Year ended
	31 March, 2013	31 March, 2012
<b>Note 21: Revenue from operations</b>		
a. Revenue from sale of properties (see note 2(j))	41,437.48	50,186.36
b. Sale of services		
i. Income from construction contracts	1,202.17	10,845.50
ii. Management fee	659.61	1,197.65
iii. Licence fee income	1,741.90	1,268.48
iv. Rent income	93.71	133.00
v. Maintenance charges income	216.30	197.35
	3,913.69	13,641.98
Sub-total (a+b)	<b>45,351.17</b>	<b>63,828.34</b>
c. Other operating revenues		
i. Sale of scrap	22.29	112.80
ii. Others	492.56	628.55
Sub-total (c)	<b>514.85</b>	<b>741.35</b>
<b>Total (a+b+c)</b>	<b>45,866.02</b>	<b>64,569.69</b>

### Note 22: Other income

a. Interest income		
i. Interest on deposits with banks	670.70	1,212.88
ii. Interest income from customers/others	522.82	548.68
iii. Interest income from long term investments in subsidiaries	1,916.32	1,906.79
b. Profit on sale of fixed assets	280.02	5,570.99
c. Other non-operating income:		
i. Miscellaneous income	356.91	48.90
	<b>3,746.77</b>	<b>9,288.24</b>

# Notes forming part of the financial statements

(₹ in Lacs)

Particulars	Year ended 31 March, 2013	Year ended 31 March, 2012
<b>Note 23: Cost of materials consumed</b>		
Construction material	6,550.22	10,775.01
	<b>6,550.22</b>	<b>10,775.01</b>
<b>Note 24: Purchases of stock-in-trade</b>		
Finished flats	41.84	343.90
	<b>41.84</b>	<b>343.90</b>
<b>Note 25: Changes in inventories of finished goods and work-in-progress</b>		
a. Inventories at the beginning of the year:		
i. Work-in-progress	2,64,684.46	2,41,406.56
Less: Transferred to capital work-in-progress	108.68	882.22
	2,64,575.78	2,40,524.34
ii. Finished flats	5,881.26	5,713.82
Less: Transferred to fixed assets	13.00	-
	5,868.26	5,713.82
	<b>2,70,444.04</b>	<b>2,46,238.16</b>
b. Inventories at the end of the year:		
i. Work-in-progress	2,87,641.52	2,64,684.46
ii. Finished flats	5,574.70	5,881.26
	<b>2,93,216.22</b>	<b>2,70,565.72</b>
<b>Net (increase) /decrease</b>	<b>(22,772.18)</b>	<b>(24,327.56)</b>
<b>Note 26: Employee benefits expense</b>		
a. Salaries and wages	3,996.13	4,478.07
b. Contributions to provident and other funds	38.97	42.55
c. Staff welfare expenses	104.22	120.57
	<b>4,139.32</b>	<b>4,641.19</b>
<b>Note 27: Finance costs</b>		
a. Interest expense on:		
i. Borrowings	17,541.23	17,097.29
ii. Others		
- To customers	2,794.16	2,334.24
- Interest on delayed / deferred payment of income tax	1,831.29	250.00
b. Other borrowing costs	1,657.83	2,514.79
	<b>23,824.51</b>	<b>22,196.32</b>

Note: Finance costs includes ₹ 14,804.87 lacs (Previous year ₹ 15,958.55 lacs) incurred on the development / construction of projects.

## Notes forming part of the financial statements

(₹ in Lacs)

Particulars	Year ended 31 March, 2013	Year ended 31 March, 2012
<b>Note 28: Other expenses</b>		
a. Power and fuel charges	948.20	755.53
b. Rent including lease rentals	1,275.18	1,176.66
c. Repairs and maintenance		
- Building	152.76	391.09
- Machinery	51.31	112.52
- Others	655.60	785.30
d. Insurance	144.90	168.38
e. Rates and taxes	352.05	293.13
f. Postage and telephone expenses	130.18	133.66
g. Travelling and conveyance	239.53	208.91
h. Printing and stationery	108.01	136.24
i. Advertisement and business promotion	262.92	110.63
j. Sales commission	315.88	775.51
k. Vehicle running and maintenance	144.68	171.77
l. Rebate and discount	991.16	1,298.77
m. Legal and professional charges (see note i. below)	963.88	895.45
n. Share of loss from AOP	8.66	1.98
o. Miscellaneous expenses	153.68	266.43
	<b>6,898.58</b>	<b>7,681.96</b>
<b>Note:</b>		
<b>i. Auditors' remuneration:</b>		
Legal and professional charges include auditors' remuneration (net of service tax input credit, where applicable) as follows:		
- Statutory audit fee	33.00	33.00
- Tax audit fee	3.00	3.00
- Limited reviews fee	24.00	24.00
- Certification and other services	-	7.17
- Reimbursement of out-of-pocket expenses	0.81	1.79
- Service Tax on above	7.52	-
<b>Total</b>	<b>68.33</b>	<b>68.96</b>

# Notes forming part of the financial statements

## Note 29: Contingent liabilities (to the extent not provided for)

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
a. Claims against the Company not acknowledged as debt*:		
i. Demand for payment of stamp duty	904.10	479.10
ii. Customer complaints pending in courts	6,663.36	5,336.66
iii. Civil cases against the Company	32.24	22.48
iv. Income Tax demand	633.58	-
v. Trade Tax demand	1,989.50	2,052.02
vi. Entry Tax demand	133.56	146.62
vii. Others	9.07	16.71
b. Security/Performance guarantees issued by the banks to various Government authorities, for which the Company has provided counter guarantee	1,975.06	1,975.06
c. Corporate guarantees issued on behalf of subsidiary companies in respect of loans taken by them:		
i. Sanctioned amount	24,268.00	24,268.00
ii. Outstanding amount	18,426.67	15,355.89
d. Corporate guarantees issued on behalf of other company in respect of loans taken by it:		
i. Sanctioned amount	11,000.00	-
ii. Outstanding amount	11,000.00	-

\* Based on consultation with the Company's solicitors, the Company does not expect any outflow of economic resources in respect of above claims and therefore no provision is made in respect thereof.

## Note 30: Commitments

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
a. Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances)	15,974.48	14,572.32
b. Uncalled liability on shares partly paid	2,600.00	2,600.00

## Note 31:

During the year, the income tax assessments for the assessment years 2005-06 to 2011-12 have been concluded under section 153A of The Income Tax Act, 1961 making certain additions. The additional tax liability on account of the said additions after giving effect to the mistakes apparent from records is likely to be ₹ 633.58 lacs (in excess of the provisions) and the same has been shown under "Contingent Liabilities" in the notes to accounts. The management does not foresee any outflow of funds on account of the said additions and has filed appeals before the appropriate authorities challenging the very basis of the additions on which the additional tax liabilities have been determined.

## Note 32:

Pursuant to Investment Agreement dated 21 December, 2010 entered into between the Company, Parsvnath Buildwell Private Limited (PBPL), Parasnath And Associates Private Limited (Co-Promoter) and two overseas Investment entities (Investors) and 'Assignment of Development Rights Agreement' dated 28 December, 2010 entered into with PBPL and Collaborators, the Company had assigned Development Rights in respect of one of its ongoing projects, namely, 'Parsvnath Exotica, Ghaziabad' (on land admeasuring 31 acres) situated at Village Arthala, Ghaziabad (the Project) to PBPL on terms and conditions contained therein. Further the Company has given the following undertakings to PBPL:

- The project shall be completed within the agreed completion schedule. Construction cost for completion of project shall not exceed the amount set out in the agreement and the project revenue from sold area shall be at least the amount set out in the agreement.
- In case of delays in completion of the project, any penalties or compensation payable to customers shall be borne by the Company.
- The Company shall not, directly or indirectly, create any encumbrance over or transfer any equity securities held by it in PBPL during the lock in period (till completion of project) except for securing construction loan.

## Note 33:

Pursuant to Investment Agreement dated 9 December, 2009 entered into with Parsvnath Hessa Developers Private Limited (PHDPL) and two Overseas Investors, the Company had transferred and assigned Development Rights in relation to a part of its ongoing project, namely, 'Parsvnath Exotica, Gurgaon' (on land admeasuring 11.092 acres) situated at Sector 53, Golf Course Road, Gurgaon

## Notes forming part of the financial statements

(the Project) to PHDPL on terms and conditions contained therein. Further, the Company has given the following undertakings to PHDPL:

- a. The project will be completed within the completion schedule and construction cost shall not exceed the amount as set out in the agreement.
- b. Project Revenue shall be at least the amounts set out in the agreement. In case actual revenue is less than the amount specified in the agreement, the Company shall deposit the amount of shortfall with PHDPL.
- c. The Company shall not create any encumbrance over or transfer any equity securities held by it in PHDPL during the lock in period as defined in the Investment Agreement.

### Note 34:

The Company had entered into a Memorandum of Understanding (MOU) dated 22 December, 2010 with Parsvnath Realcon Private Limited (PRPL) which is a wholly owned subsidiary of its subsidiary Parsvnath Buildwell Private Limited (PBPL). Pursuant to the MOU, the Company has assigned development rights of the project, namely, 'Parsvnath Paramount' on land admeasuring 6,445 square metres situated at Subhash Nagar, New Delhi to PRPL. The Company has also entered into 'Project Management Agreement' with PRPL and PBPL for overall management and coordination of project development. Further, the Company has given following Undertakings to PRPL:

- a. It shall complete the project within the completion schedule and Construction Cost in the Agreement.
- b. The project revenues from sold area shall be at least the amount set out in the Agreement and such revenues shall be realized within 36 months from the effective date.
- c. In the event of construction cost overrun or revenue shortfall, the Company shall contribute such excess/shortfall amount against allotment of equity shares or other instruments at such premium as may be mutually determined by the parties.

### Note 35:

The Company had entered into a Development Agreement with Chandigarh Housing Board for the development of residential, commercial and other related infrastructure facilities as an integrated project on land admeasuring 123.79 acres situated at Rajiv Gandhi Technology Park, Chandigarh.

Owing to various factors such as delay in handing over unencumbered land and consequential determination of start of development period, delay in approval of drawings, etc. and various other issues, disputes have arisen between the Company and Chandigarh Housing Board (CHB). The Company has invoked the arbitration clause in the development agreement and arbitration proceedings have commenced. Pending any decision arising out of the arbitration proceedings, the amount spent on construction/development of the project has been included under work-in-progress (inventory).

### Note 36:

The Company has advanced ₹ 4,821.75 lacs to one of its Subsidiaries, Parsvnath Film City Limited (PFCL) for execution of Film City Project at Chandigarh. PFCL has deposited ₹ 4,775.00 lacs with Chandigarh Administration (CA) for acquiring development rights in respect of a plot of land admeasuring 30 acres from CA, under Development Agreement dated 2 March 2007 for development of a Multimedia-cum-Film City Complex. The possession of the said land has not yet been handed over to PFCL, accordingly it invoked the arbitration clause seeking refund of allotment money paid along with compensation and interest.

Arbitrators vide their order dated 10 March, 2012 have decided the matter in favour of PFCL and awarded refund of ₹ 4,919.00 lacs towards the Bid amount and other expenses incurred by PFCL along with interest @ 12% per annum. Subsequently, the CA filed a petition before the District Judge at Chandigarh challenging the award under section 34 of The Arbitration and Conciliation Act, 1996. The Petition was heard and PFCL filed its reply on the due date. The CA has filed its Rejoinder and also filed an application seeking permission to lead evidence and witnesses. Considering the facts and the discussions with Legal Counsel, the Management considers the above advance as good and fully recoverable.

### Note 37:

The Company had executed an 'Amended and Restated Investment and Security Holder's Agreement' dated 14 September, 2010 with one of its Subsidiaries, Parsvnath Estate Developers Private Limited (PEDPL), two Overseas Investment Entities (Investors) and others for development of an office complex on a plot of land admeasuring 15,583.83 sq. mtrs. situated at Bhai Veer Singh Marg, New Delhi, on the terms and conditions as contained in the Agreement and as amended from time to time. The Rights in the said plot have been allotted on 'Build Operate Transfer' (BOT) basis to the Company by Delhi Metro Rail Corporation Ltd. (DMRC). These Rights have been assigned by the Company in favour of PEDPL for implementation of the Project on DMRC approval.

# Notes forming part of the financial statements

## Note 38:

The Company had executed 'PDL Support Agreement' in favour of Parsvnath Landmark Developers Private Limited (PLDPL) and J.P. Morgan Advisors India Private Limited being the Security Trustees for the Term Loan of ₹ 14,000.00 lacs given to PLDPL. In terms of the said Agreement, the Company has given an Undertaking for completion of construction of 'La Tropicana' Project, New Delhi, within the amount set out in the Agreement and within the Completion Schedule, as stated therein. Any escalation in the construction cost is to be funded by the Company. Further, the Company has also undertaken that it shall maintain at all times not less than 78% of the Ownership interest and Voting rights in PLDPL.

## Note 39:

The Company was declared as the "Selected Bidder" for grant of lease for development of project on plot of land at Sarai Rohilla, Kishanganj, Delhi by 'Rail Land Development Authority' (RLDA) vide its 'Letter of Acceptance' (LOA) dated 26 November, 2010. In terms of the LOA, the project was being implemented through a Special Purpose Vehicle (SPV), Parsvnath Promoters And Developers Private Limited (PPDPL). Subsequently, in terms of the requirements of RLDA, another company in the name of Parsvnath Rail Land Project Private Limited (PRLPPL) was incorporated as SPV to implement the project. RLDA has accepted PRLPPL as the SPV vide its letter dated 3 August, 2012.

The Company has now executed an 'Investment and Security Holders' Agreement dated 20 December, 2012 with PRLPPL along with two overseas Investment entities (Investors) in relation to the project.

## Note 40:

The Company has entered into concession agreement with Delhi Metro Rail Corporation Limited (DMRC) for various projects on Build-operate-transfer (BOT) basis. In two of such projects, the Company was unable to commercially utilise the properties due to (a) lack of clarity between DMRC and MCD with respect to authority for sanction of building plans for Tis Hazari Project; and (b) non submission of certain documents by DMRC as required by the sanctioning authority for Netaji Subhash Place Project. In view of these delays, the Company has sought concessions from DMRC and has invoked Arbitration clause of the concession agreement. Pending arbitration award, the Company has continued to provide for the recurring licence fees and carried forward the advances / costs incurred on these projects after charging for amortization / depreciation on periodical basis.

## Note 41:

The Company has entered into a Joint Development Agreement on 21 November, 2012 with Honey Builders Limited (HBL) for the purpose of joint development of a residential plotted township (Project) situated at Sohna Road, Gurgaon. The Company and HBL shall be entitled to share in the revenue as stipulated in the Agreement.

Pursuant to the Agreement, HBL has deposited with the Company a sum of ₹ 7,000 lacs as an interest free security deposit and committed an investment upto a sum of ₹ 4,000 lacs towards development of the Project which shall be refundable by the Company as per the terms of the Agreement. Further the Company has given the following undertakings to HBL:

- a. The Project will be completed within the completion schedule and construction cost shall not exceed the maximum guaranteed cost as set out in the agreement.
- b. The saleable area of the project and project revenues from sold area shall be at least the amount set out in the Agreement.
- c. In the event of construction cost overrun, the Company shall contribute such amount towards the construction cost.

## Note 42:

Parsvnath HB Projects Private Limited (formerly, Gazala Promoters & Developers Private Limited), (PHB) a subsidiary company, has entered into an agreement with the Company, Parsvnath Developers (AOP), HB Estate Developers Limited and PHB's shareholders, for development of a multiplex, shopping mall and hotel thereon on the land admeasuring 8,787.78 sq. yards at Mohali, Punjab. The said land has been allotted by Punjab Small Industries & Exports Corporation Limited (PSIEC). Earlier, the said project was being developed by Parsvnath Developers (AOP). The entire business consisting of real estate development of "Parsvnath Developers (AOP)" was transferred as a going concern to PHB during the year and Parsvnath Developers (AOP) has been wound up with effect from 31 December, 2012.

## Note 43:

Trade receivables include ₹ 36,247.57 lacs (previous year ₹ 37,247.47 lacs) outstanding for a period exceeding six months. Due to recession in the industry, there have been delays in collections from customers. In view of industry practice and terms of agreement with customers, all these debts are considered good for recovery and hence no provision is considered necessary.



## Notes forming part of the financial statements

### Note 44:

The real estate industry is passing through recession due to slowdown in demand and is also facing lack of adequate sources of finance to fund development of its real estate projects resulting in delayed realisations from its customers and lower availability of funds to discharge its liabilities. The Company has, accordingly, witnessed delays in payment of principal and interest on its borrowings and discharge of its statutory liabilities and has outstanding balance on account of Income-tax as at year end. The Company is exploring alternative sources of finance, including sale of non-core assets to overcome this temporary liquidity shortage and accordingly does not foresee any adverse impact on its future operations.

### Note 45:

In the opinion of the Board of directors, any of the assets other than fixed assets and non-current investments do have a value on realisation in the ordinary course of business at least equal to the amount at which they are stated.

### Note 46:

The Ministry of Corporate Affairs vide circular no. 04/2013 dated 11 February, 2013 (2013 Circular) has *inter-alia* clarified that any Company other than NBFCs and Financial Institutions will be required to deposit or invest, as the case may be, a sum which shall not be less than 15% of the amount of debentures maturing during the year ending on the 31<sup>st</sup> day of March of the next following year, within 30 days from the end of the Financial Year i.e., before 30th April, in any of methods prescribed.

As per opinion received by the Company from legal counsel, the Company is of the view that it is not required to deposit/ invest a sum equivalent to 15% of the amount of Non-Convertible Debentures (NCDs) issued by the Company and maturing during the year ending 31 March, 2014, as per the aforesaid 2013 Circular, since this requirement is neither laid down in the Companies Act, 1956 nor in the General Circular No. 9/2002 dated 18 April, 2002 issued by MCA itself clarifying certain issues regarding Debenture Redemption Reserve. Moreover, the requirement of creating reserve fund cannot apply retrospectively by requiring a company to create reserve fund in respect of debentures, which were issued well before issue of the 2013 Circular.

### Note 47:

Disclosure of loans and advances in the nature of loans to subsidiaries, associates and other companies in which directors are interested as required by clause 32 of listing agreement with stock exchanges is as under:

(₹ in Lacs)

Name of the Company	Amount outstanding as on 31 March, 2013	Maximum amount outstanding during the year
Parsvnath Film City Limited	4,821.75 (4,810.80)	4,821.75 (4,830.80)
Parsvnath Hotels Limited	452.97 (61.06)	452.97 (379.57)
Parsvnath Promoters And Developers Private Limited	4,364.20 (4,173.51)	4,364.20 (4,266.54)
Primetime Realtors Private Limited	- (4.74)	4.74 (1,521.00)
Parsvnath HB Projects Private Limited (formerly, Gazala Promoters & Developers Private Limited)	2,598.47 (-)	2,598.47 (-)

Figures in bracket indicate balances of previous year

Note: All the above loans and advances except loan to Parsvnath HB Projects Private Limited (formerly, Gazala Promoters & Developers Private Limited) are non-interest bearing and are repayable on demand.

### Note 48:

Long term loans and advances includes amount due from private companies in which any director is a director or member:

(₹ in Lacs)

Name of the Company	As at 31 March, 2013	As at 31 March, 2012
Honey Builders Limited (formerly known as Honey Builders Private Limited)	-	38.71
Parsvnath HB Projects Private Limited (formerly, Gazala Promoters & Developers Private Limited)	2,598.47	-
New Hind Enterprises Private Limited	292.08	291.49
Parsvnath Rail Land Project Private Limited	33.50	-
	<b>2,924.05</b>	<b>330.20</b>

# Notes forming part of the financial statements

## Note 49:

Trade receivables include amount due from private companies in which any director is a director or member:

(₹ in Lacs)

Name of the Company	Relations	As at 31 March, 2013	As at 31 March, 2012
Parsvnath Landmark Developers Private Limited	Subsidiary	0.54	299.52
Parsvnath Estate Developers Private Limited	Subsidiary	479.41	47.69
		<b>479.95</b>	<b>347.21</b>

## Note 50:

Short term loans and advances include amount due from private companies in which any director is a director or member:

(₹ in Lacs)

Name of the Company	As at 31 March, 2013	As at 31 March, 2012
Parsvnath Promoters And Developers Private Limited	4,364.20	4,173.51
Primetime Realtors Private Limited	-	4.74
	<b>4,364.20</b>	<b>4,178.25</b>

## Note 51:

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 Capital Work in Progress. Details of incidental expenditure incurred during construction in respect of these projects debited to capital work-in-progress are as under:

(₹ in Lacs)

Particulars	Year ended 31 March, 2013	Year ended 31 March, 2012
i. Salaries, wages and bonus	27.70	23.58
ii. Contribution to provident and other funds	0.40	0.50
iii. Miscellaneous expenses	49.60	52.35
iv. Legal and professional charges	3.66	37.52
v. Finance cost	6,504.70	6,342.19
vi. Licence fee	1,422.30	1,392.44
	<b>8,008.36</b>	<b>7,848.58</b>

## Note 52: Disclosure under section 22 of the Micro, Small and Medium Enterprises Development Act, 2006

The Micro and Small Enterprises have been identified by the Company from the available information, according to such identification, the disclosure in respect of Micro, Small and Medium Enterprises Development (MSMED) Act, 2006 is as under:

(₹ in Lacs)

Particulars	As at 31 March, 2013	As at 31 March, 2012
a. Principal amount remaining unpaid to any such supplier as at the end of the year	123.56	180.83
b. Interest due thereon remaining unpaid to such suppliers as at the end of the year	-	-
c. The amount of interest paid in terms of Section 16 of the MSMED Act along with the amount of the payment made to the suppliers beyond the appointed date	-	-
d. The amount of interest due and payable for the year for delay in making payment	-	-
e. The amount of interest accrued and remaining unpaid at the end of the year	-	-
f. The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid.	-	-

## Note 53:

The Company has no outstanding derivative or foreign exposure as at the end of the current year and previous year.

## Notes forming part of the financial statements

### Note 54:

(₹ in Lacs)

Particulars	Year ended 31 March, 2013	Year ended 31 March, 2012
<b>(a) Earnings in foreign currency</b>		
Sale of flats	-	43.93
<b>(b) Expenditure in foreign currency</b>		
Travelling	8.72	22.26
Legal and professional charges	91.16	139.05
Fees and subscription	5.62	4.72
	<b>105.50</b>	<b>166.03</b>
<b>(c) CIF value of imports</b>		
Construction material	-	121.25

### (d) Imported and indigenous material consumed

Particulars	Year ended 31 March, 2013		Year ended 31 March, 2012	
	(₹ in lacs)	%	(₹ in lacs)	%
Imported	-	-	121.25	1.13%
Indigenous	6,550.22	100%	10,653.76	98.87%
<b>Total</b>	<b>6,550.22</b>	<b>100.00</b>	<b>10,775.01</b>	<b>100.00</b>

### Note 55:

The Company has invested in a time share property in the United Kingdom for which the Company has received rights for 38 years. The outflow in foreign currency on account of purchase of time sharing rights and dues for the year ended 31 March, 2013 is ₹ 81.88 lacs.

### Note 56: Details of contract revenue and costs

In accordance with the Accounting Standard 7 on 'Construction Contracts', details of contracts revenue and cost is as under:

(₹ in Lacs)

Particulars	31 March, 2013	31 March, 2012
a. Contract revenue recognised during the year	1,202.17	10,845.50
b. Aggregate of contract costs incurred and recognised profits in respect of contracts in progress up to the year end	13,613.44	30,430.54
c. Advances received for contracts in progress	120.76	618.24
d. Retention money for contracts in progress	72.80	487.56
e. Amount due from customers for contract work (Unbilled receivables)	609.47	618.38

### Note 57: Employee benefits

In accordance with the revised Accounting Standard 15, the requisite disclosures are as follows:

#### Defined contribution plans

The Company makes Provident Fund contributions to Regional Provident Fund Commissioner (RPFC) and ESI contributions to Employees State Insurance Corporation (ESIC) for qualifying employees. The Company contributed a specified percentage of salary to fund the benefits. The Company recognised ₹ 38.97 lacs (previous year ₹ 42.55 lacs) for Provident Fund and ESIC contributions in the Statement of Profit and Loss.

#### Defined benefit plan

Gratuity is a defined benefit plan covering eligible employees. The plan provides for a lump sum payment to vested employees on retirement, death while in employment or termination of employment of an amount equivalent to 15 days salary for each completed year of service. Vesting occurs on completion of five years of service.

Disclosure as required under Accounting Standard – 15 (Revised) on "Employee Benefits" in respect of defined benefit plan is as under:

#### i. Change in defined benefit obligations

(₹ in Lacs)

Particulars	31 March, 2013	31 March, 2012
Present value of obligations as at the beginning of the year	345.85	318.55
Interest cost	27.67	25.48
Current service cost	54.18	57.38
Benefits paid	(37.12)	(28.43)
Actuarial (gain) / loss on obligations	(20.41)	(27.13)
Present value of obligations as at the end of the year	<b>370.17</b>	<b>345.85</b>

ii. The fair value of plan assets is Nil since defined benefit plans are wholly unfunded as on 31 March, 2013.

#### iii. Amounts recognised in the Balance Sheet

(₹ in Lacs)

Particulars	31 March, 2013	31 March, 2012
Present value of obligations as at the end of the year	370.17	345.85
Amount recognised in the Balance Sheet	<b>370.17</b>	<b>345.85</b>

# Notes forming part of the financial statements

## iv. Expenses recognised in the statement of Profit and Loss

(₹ in Lacs)

Particulars	31 March, 2013	31 March, 2012
Current service cost	54.18	57.38
Interest cost	27.67	25.48
Actuarial (gain) / loss	(20.41)	(27.13)
Expenses recognised in the Statement of Profit and Loss	<b>61.44</b>	<b>55.73</b>

## v. Balance Sheet reconciliation

(₹ in Lacs)

Particulars	31 March, 2013	31 March, 2012
Net liability at the beginning of the year	345.85	318.55
Expense as above	61.44	55.73
Benefits paid	(37.12)	(28.43)
Amount recognised in the Balance Sheet	<b>370.17</b>	<b>345.85</b>

## vi. Principal actuarial assumptions

(₹ in Lacs)

Particulars	31 March, 2013	31 March, 2012
	(%)	(%)
<b>(a) Economic assumptions</b>		
Discount rate	8.00	8.00
Salary escalation	3.50	3.50
<b>(b) Demographic assumptions</b>		
Retirement age	60	60
Mortality table	IALM (1994-1996)	LIC (1994-1996)
<b>Ages</b>	<b>Withdrawal Rate (%)</b>	<b>Withdrawal Rate (%)</b>
Upto 30 years	3.00	3.00
From 31 to 44 years	2.00	2.00
Above 44 years	1.00	1.00

The discount rate is based on the prevailing market yields of Government of India securities as at the balance sheet date for the estimated term of the obligations.

The estimates of future salary increases considered in the actuarial valuation takes into account inflation, seniority, promotion and other relevant factors on long term basis.

₹ in lacs

## vii. Experience adjustment

Particulars	31.03.13	31.03.12	31.03.11	31.03.10	31.03.09
Defined benefit obligation	370.17	345.85	318.55	224.44	195.81
Plan assets	-	-	-	-	-
Surplus/(deficit)	(370.17)	(345.85)	(318.55)	(224.44)	(195.81)
Experience adjustment on plan liabilities gain/(loss)	20.41	27.13	25.52	13.61	99.20

## viii. Actuarial assumptions for long-term compensated absences

Particulars	31 March, 2013	31 March, 2012
	(%)	(%)
<b>(a) Economic assumptions</b>		
Discount rate	8.00	8.00
Salary escalation	3.50	3.50
<b>(b) Demographic assumptions</b>		
Retirement age	60	60
Mortality table	IALM (1994-1996)	LIC (1994-1996)
<b>Ages</b>	<b>Withdrawal Rate (%)</b>	<b>Withdrawal Rate (%)</b>
Upto 30 years	3.00	3.00
From 31 to 44 years	2.00	2.00
Above 44 years	1.00	1.00

The discount rate is based on the prevailing market yields of Government of India securities as at the balance sheet date for the estimated term of the obligations.

The estimates of future salary increases considered in the actuarial valuation takes into account inflation, seniority, promotion and other relevant factors on long term basis.

## Note 58: Details of borrowing costs capitalised during the year

(₹ in Lacs)

Particulars	Year ended 31 March, 2013	Year ended 31 March, 2012
Fixed assets / capital work-in-progress	6,504.70	6,342.19

## Notes forming part of the financial statements

### Note 59: Segment information

The Company is predominantly engaged in Real Estate. Operations of the Company do not qualify for reporting as business segments as per the criteria set out under Accounting Standard 17 (AS-17) on "Segment Reporting". The Company is operating in India hence there is no reportable geographic segment. Accordingly no disclosure is required under AS-17.

### Note 60: Leasing arrangements

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. Of the license fees of ₹ 2,139.68 lacs (Previous Year ₹ 2,094.02 lacs) paid/payable by the Company during the year, ₹ 717.38 lacs (Previous year ₹ 701.58 lacs) has been charged to the statement of Profit and Loss and ₹ 1,422.30 lacs (Previous Year ₹ 1,392.44 lacs) has been capitalised. The total of future minimum license payments / charge is as follows:

Particulars	(₹ in Lacs)	
	As at 31 March, 2013	As at 31 March, 2012
a. Not later than one year	3,575.33	3,403.44
b. Later than one year but not later than five years	14,134.34	15,712.13
c. Later than five years	1,54,856.62	1,55,659.16
<b>Total</b>	<b>1,72,566.29</b>	<b>1,74,775.74</b>

Upfront fee paid by the Company has not been considered as lease charges.

The Company has recognised lease charges of ₹ 318.91 lacs (previous year ₹ 249.98 lacs) in respect of other cancellable leases in the statement of Profit and Loss.

### Note 61: Operating Leases

a. Assets Given on Lease \*

Class of Assets	(₹ in Lacs)		
	Gross Block as on 31 March, 2013	Depreciation for the Year 2012-13	Accumulated Depreciation till 31 March, 2013
<b>Fixed assets – tangible</b>			
Buildings	11,982.68	589.50	2,412.60

\*Includes partly self-occupied properties.

b. The Company has given certain buildings and facilities under non-cancellable operating leases. The future minimum lease payments in respect of these leases as at 31 March, 2013 are:

Particulars	(₹ in Lacs)	
	As at 31 March, 2013	As at 31 March, 2012
<b>Minimum lease payments receivable</b>		
i. Not later than one year	839.95	827.16
ii. Later than one year but not later than five years	2,527.67	2,813.09
iii. Later than five years	14,792.69	15,370.04
<b>Total</b>	<b>18,160.31</b>	<b>19,010.29</b>
<b>Licence income recognised in the Statement of Profit and Loss</b>	<b>1,741.90</b>	<b>1,268.48</b>

### Note 62: Earnings per share

The earnings considered in ascertaining the Company's EPS comprises the profit available for shareholders (i.e. profit after tax and statutory / regulatory appropriations). The number of shares used in computing basic EPS is the weighted average number of shares outstanding during the year.

Particulars	Unit	Year ended	
		31 March, 2013	31 March, 2012
a. Net Profit attributable to shareholders	₹ in lacs	7,367.37	2,552.92
b. Weighted average number of equity shares outstanding during the year	No. in lacs	4,351.81	4,351.81
c. Basic and diluted earnings per share	₹	1.69	0.59
d. Nominal Value of equity shares	₹	5.00	5.00

### Note 63: Joint Venture

The Company's interest and share in joint ventures in the nature of jointly controlled entities are as follows:

# Notes forming part of the financial statements

## a. Particulars of joint ventures

Name of Joint Venture	Nature of project	Ownership Interest	Country of incorporation / residence
i. Parsvnath Developers AOP (PDAOP)* (Also refer Note 42)	Real Estate	- (50.00%)	India
ii. Ratan Parsvnath Developers AOP (RPDAOP)	Real Estate	50.00% (50.00%)	India

## b. Financial interest of the Company in jointly controlled entities is as under:

(₹ in lacs)

Company's share of:	PDAOP	RPDAOP
Assets	- (5,221.92)	332.34 (327.46)
Liabilities	- (2,151.18)	1.12 (0.84)
Income	7.21 (22.01)	- (-)
Expenditure	16.51 (23.59)	0.35 (0.39)
Tax	-0.99 (-)	- (-)
Capital commitment	- (-)	- (-)
Contingent liabilities	- (-)	- (-)

\*Wound up with effect from 31 December, 2012

Figures in bracket indicate figures of the previous year

Note: The Company's share of assets, liabilities, income and expenditure has been included on the basis of audited financial information of its joint ventures.

## Note 64: Related Party Transactions

### a. List of related parties

#### i. Subsidiary Companies

- Parsvnath Infra Limited
- Parsvnath Film City Limited
- Parsvnath Landmark Developers Private Limited
- Parsvnath Telecom Private Limited
- Parsvnath Hotels Limited
- Parsvnath Retail Limited
- PDL Assets Limited
- Parsvnath Developers Pte. Limited (Overseas subsidiary -Singapore)

- Primetime Realtors Private Limited
  - Parsvnath Estate Developers Private Limited
  - Parsvnath Promoters And Developers Private Limited
  - Parsvnath Hessa Developers Private Limited #
  - Parsvnath Royal Orchid Hotels Limited (upto 30<sup>th</sup> March,13)\*  
(Subsidiary of Parsvnath Hotels Limited)
  - Parsvnath Hospitality Holding Ltd., Singapore  
(Subsidiary of Parsvnath Developers Pte. Limited, Singapore)
  - Parsvnath MIDC Pharma SEZ Private Limited  
(Subsidiary of Parsvnath Infra Limited)
  - Parsvnath Buildwell Private Limited #
  - Parsvnath Realcon Private Limited #  
(Subsidiary of Parsvnath Buildwell Private Limited)
  - Parsvnath Rail Land Project Private Limited
  - Parsvnath HB Projects Private Limited (formerly Gazala Promoters & Developers Private Limited)
- # Subsidiaries by virtue of Accounting Standard (AS-21) on Consolidated Financial Statements'
- \* Became Associate during the year

#### ii. Entities over which the Company, Subsidiary Companies or key management personnel or their relatives, exercise significant influence

- Aahna Realtors Private Limited
- Aaron Real Estates Private Limited \*
- Adela Buildcon Private Limited
- Afra Infrastructure Private Limited
- Ajit Board Private Limited
- Amazon India Limited
- Anjaney Developers Private Limited \*
- Arunachal Infrastructure Private Limited
- Ashirwad Realtors Private Limited
- Bae Buildwell Private Limited
- Baidehi Infrastructure Private Limited
- Balbina Real Estates Private Limited
- Balwaan Buildwell Private Limited \*
- Banita Buildcon Private Limited
- Bliss Infrastructure Private Limited
- Brinly Properties Private Limited
- Charushila Buildwell Private Limited
- Congenial Real Estates Private Limited
- Coral Buildwell Private Limited
- Crimson Infrastructure Private Limited \*
- Cyanea Real Estate Private Limited
- Dae Realtors Private Limited
- Dai Real Estates Private Limited
- Deborah Real Estate Private Limited
- Deleena Developers Private Limited
- Dhiren Real Estates Private Limited
- Dolphin Buildwell Private Limited \*

## Notes forming part of the financial statements

- Elixir Infrastructure Private Limited
- Enormity Buildcon Private Limited
- Farhad Realtors Private Limited
- Gauranga Realtors Private Limited
- Gauresh Buildwell Private Limited
- Gem Buildwell Private Limited
- Generous Buildwell Private Limited
- Himsagar Infrastructure Private Limited
- Homelife Real Estate Private Limited
- Honey Builders Limited \*
- Izna Realcon Private Limited
- Jaguar Buildwell Private Limited
- Janak Finance & Leasing Private Limited
- Jodhpur Infrastructure Private Limited
- K.B.Realtors Private Limited
- Kalyani Pulp Private Limited
- Laban Real Estates Private Limited
- Label Real Estates Private Limited
- Lakshya Realtors Private Limited.
- Landmark Malls and Towers Private Limited
- Landmark Township Planners Private Limited
- LSD Realcon Private Limited
- Madhukanta Real Estate Private Limited
- Madhulekha Developers Private Limited \*
- Magic Promoters Private Limited
- Mahanidhi Buildcon Private Limited
- Marksmen Facilities Private Limited \*
- Mirage Buildwell Private Limited
- Nanocity Haryana Infrastructure Limited
- Navneet Realtors Private Limited
- Neha Infracon (India) Private Limited
- New Hind Enterprises Private Limited
- Nilanchal Realtors Private Limited
- Noida Marketing Private Limited
- Oni Projects Private Limited
- P.S. Realtors Private Limited
- Paavan Buildcon Private Limited
- Panchvati Buildwell Private Limited
- Parasnath And Associates Private Limited
- Parsvnath Dehradun Info Park Private Limited
- Parsvnath Indore Info Park Private Limited
- Parsvnath Gurgaon Info Park Private Limited
- Parsvnath Royal Orchid Hotels Ltd
- Parasnath Travels & Tours Private Limited
- Parsvnath Biotech Private Limited
- Parsvnath Knowledge Park Private Limited
- Parsvnath Cyber City Private Limited
- Palakkad Infrastructure Private Limited

- Parikrama Infrastructure Private Limited
- Pearl Propmart Private Limited
- Perpetual Infrastructure Private Limited
- Parsvnath HB Projects Private Limited (formerly Gazala Promoters & Developers Private Limited) #
- Pradeep kumar Jain & Sons (HUF)
- Prasadhi Developers Private Limited
- Prastut Real Estate Private Limited
- Prosperity Infrastructures Private Limited
- Rangoli Buildcon Private Limited
- Rangoli Infrastructure Private Limited
- Sadgati Buildcon Private Limited
- Samiksha Realtors Private Limited
- Sapphire Buildtech Private Limited
- Scorpio Realtors Private Limited
- Silversteet Infrastructure Private Limited
- Snigdha Buildwell Private Limited
- Springdale Realtors Private Limited
- Stupendous Buildtech Private Limited
- Suksma Buildtech Private Limited
- Sumeru Developers Private Limited
- Sureshwar Properties Private Limited
- Timebound Contracts Private Limited
- Vardaan Buildtech Private Limited
- Vinu Promoters Private Limited
- Parsvnath Developers (GMBT) Private Limited
- Parsvnath Developers (SBBT) Private Limited
- Jarul Promoters & Developers Private Limited
- Baasima Buildcon Private Limited
- Vital Buildwell Private Limited

\* Ceased to be a related party during the year

# Became subsidiary during the year

### iii. Joint Ventures

- Ratan Parsvnath Developers(AOP)
  - Parsvnath Developers(AOP) \*\*
- \*\* Ceased to be Joint Venture during the year

### iv. Key Management Personnel

- Mr. Pradeep Kumar Jain, Chairman
- Mr. Sanjeev Kumar Jain, Managing Director & CEO
- Dr. Rajeev Jain, Whole-time Director

### v. Relatives of Key Management Personnel (with whom the Company had transactions)

- Mrs. Nutan Jain (Wife of Mr. Pradeep Kumar Jain, Chairman)

# Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
<b>b. Transactions/balances outstanding with related parties:</b>					
<b>(i) Transactions during the year</b>					
<b>Management fee income#</b>					
Parsvnath Landmark Developers Private Limited	180.27 (739.86)	- (-)	- (-)	- (-)	180.27 (739.86)
Parsvnath Hessa Developers Private Limited	37.29 (67.07)	- (-)	- (-)	- (-)	37.29 (67.07)
Parsvnath Buildwell Private Limited	- (58.05)	- (-)	(-) (-)	- (-)	- (58.05)
Parsvnath Realcon Private Limited*	-37.64 (29.68)	- (-)	- (-)	- (-)	-37.64 (29.68)
Parsvnath Estate Developers Private Limited	479.69 (52.99)	- (-)	- (-)	- (-)	479.69 (52.99)
	<b>659.61</b> <b>(947.65)</b>	<b>-</b> <b>(-)</b>	<b>-</b> <b>(-)</b>	<b>-</b> <b>(-)</b>	<b>659.61</b> <b>(947.65)</b>
<b># Net of Service Tax, where applicable</b>					
<b>* (-)ve number represents reversal of income</b>					
<b>Rent received</b>					
Nanocity Haryana Infrastructure Limited	- (-)	17.07 (18.77)	- (-)	- (-)	17.07 (18.77)
Marksman Facilities Private Limited	- (-)	- (18.90)	- (-)	- (-)	- (18.90)
	<b>-</b> <b>(-)</b>	<b>17.07</b> <b>(37.67)</b>	<b>-</b> <b>(-)</b>	<b>-</b> <b>(-)</b>	<b>17.07</b> <b>(37.67)</b>
<b>Interest income on debentures</b>					
Parsvnath Estate Developers Private Limited	253.48 (278.41)	- (-)	- (-)	- (-)	253.48 (278.41)
Parsvnath Promoters & Developers Private Limited	1,494.88 (1,494.87)	- (-)	- (-)	- (-)	1,494.88 (1,494.87)
Parsvnath Buildwell Private Limited	167.96 (133.51)	- (-)	- (-)	- (-)	167.96 (133.51)
	<b>1,916.32</b> <b>(1,906.79)</b>	<b>-</b> <b>(-)</b>	<b>-</b> <b>(-)</b>	<b>-</b> <b>(-)</b>	<b>1,916.32</b> <b>(1,906.79)</b>
<b>Interest income on advances</b>					
Parsvnath Infra Limited	- (10.83)	- (-)	- (-)	- (-)	- (10.83)
Parsvnath HB Projects Private Limited	64.06 (-)	- (-)	- (-)	- (-)	64.06 (-)
	<b>64.06</b> <b>(10.83)</b>	<b>-</b> <b>(-)</b>	<b>-</b> <b>(-)</b>	<b>-</b> <b>(-)</b>	<b>64.06</b> <b>(10.83)</b>



# Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
<b>Share of profit/(-) loss from AOP</b>					
Parsvnath Developers AOP	-	-	-8.31	-	-8.31
	(-)	(-)	(-1.59)	(-)	(-1.59)
Ratan Parsvnath Developers AOP	-	-	-0.35	-	-0.35
	(-)	(-)	(-0.39)	(-)	(-0.39)
	-	-	<b>-8.66</b>	-	<b>-8.66</b>
	(-)	(-)	<b>(-1.98)</b>	(-)	<b>(-1.98)</b>
<b>Unsecured loan received</b>					
Pradeep Kumar Jain	-	-	-	3,278.81	3,278.81
	(-)	(-)	(-)	(1,939.00)	(1,939.00)
Pradeep Kumar Jain & Sons (HUF)	-	273.12	-	-	273.12
	(-)	(88.39)	(-)	(-)	(88.39)
Parasnath And Associates Private Limited	-	2,494.21	-	-	2,494.21
	(-)	(2,474.34)	(-)	(-)	(2,474.34)
	-	<b>2,767.33</b>	-	<b>3,278.81</b>	<b>6,046.14</b>
	(-)	<b>(2,562.73)</b>	(-)	<b>(1,939.00)</b>	<b>(4,501.73)</b>
<b>Unsecured loan repaid</b>					
Pradeep Kumar Jain	-	-	-	3,247.08	3,247.08
	(-)	(-)	(-)	(1,950.16)	(1,950.16)
Nutan Jain	-	-	-	-	-
	(-)	(-)	(-)	(60.06)	(60.06)
Pradeep Kumar Jain & Sons (HUF)	-	311.99	-	-	311.99
	(-)	(506.52)	(-)	(-)	(506.52)
Marksmen Facilities Private Limited	-	-	-	-	-
	(-)	(284.49)	(-)	(-)	(284.49)
Parasnath And Associates Private Limited	-	2,542.62	-	-	2,542.62
	(-)	(2,606.77)	(-)	(-)	(2,606.77)
	-	<b>2,854.61</b>	-	<b>3,247.08</b>	<b>6,101.69</b>
	(-)	<b>(3,397.78)</b>	(-)	<b>(2,010.22)</b>	<b>(5,408.00)</b>
<b>Advances given</b>					
Parsvnath Film City Limited	10.95	-	-	-	10.95
	(31.50)	(-)	(-)	(-)	(31.50)
Primetime Realtors Private Limited	-	-	-	-	-
	(4.74)	(-)	(-)	(-)	(4.74)
Parsvnath Infra Limited	-	-	-	-	-
	(101.99)	(-)	(-)	(-)	(101.99)
Parsvnath Promoters And Developers Private Limited	190.69	-	-	-	190.69
	(3,291.24)	(-)	(-)	(-)	(3,291.24)
Marksmen Facilities Private Limited	-	-	-	-	-
	(-)	(232.83)	(-)	(-)	(232.83)
Parsvnath Realcon Private Limited	-	-	-	-	-
	(0.46)	(-)	(-)	(-)	(0.46)

# Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Parsvnath Hotels Limited	391.91 (31.09)	- (-)	- (-)	- (-)	391.91 (31.09)
Parsvnath HB Projects Private Limited	0.30 (-)	- (-)	- (-)	- (-)	0.30 (-)
	<b>593.85</b> <b>(3,461.02)</b>	- <b>(232.83)</b>	- <b>(-)</b>	- <b>(-)</b>	<b>593.85</b> <b>(3,693.85)</b>
<b>Advance received back during the year</b>					
Primetime Relators Private limited	4.74 (-)	- (-)	- (-)	- (-)	4.74 (-)
Noida Marketing Private Limited	- (-)	6.34 (-)	- (-)	- (-)	6.34 (-)
DAI Real Estate Private Limited	- (-)	- (-)	- (-)	- (-)	- (-)
Associates (each having less than 10% of transactions)	- (-)	- (20.73)	- (-)	- (-)	- (20.73)
	<b>4.74</b> <b>(-)</b>	<b>6.34</b> <b>(20.73)</b>	- <b>(-)</b>	- <b>(-)</b>	<b>11.08</b> <b>(20.73)</b>
<b>Advance received</b>					
Parsvnath Buildwell Private Limited	- (610.29)	- (-)	- (-)	- (-)	- (610.29)
Nilanchal Realtors Private limited	- (-)	- (16.32)	- (-)	- (-)	- (-16.32)
K B Realtors Private limited	- (-)	- (21.00)	- (-)	- (-)	- (21.00)
Landmark Malls And Towers Private Limited	- (-)	- (132.40)	- (-)	- (-)	- (132.40)
Landmark Township Planners Private limited	- (-)	- (64.86)	- (-)	- (-)	- (64.86)
Laban Real Estates Private limited	- (-)	- (46.74)	- (-)	- (-)	- (46.74)
P S Relators Private limited	- (-)	- (18.68)	- (-)	- (-)	- (18.68)
	- <b>(610.29)</b>	- <b>(300.00)</b>	- <b>(-)</b>	- <b>(-)</b>	- <b>(910.29)</b>
<b>Advances repaid</b>					
Jarul Promoters & Developers Private Limited	- (-)	- (7.00)	- (-)	- (-)	- (7.00)
Parsvnath Realcon Private Limited	- (37.64)	- (-)	- (-)	- (-)	- (37.64)
Parsvnath Hotels Limited	- (2,095.11)	- (-)	- (-)	- (-)	- (2,095.11)

## Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Parsvnath Buildwell Private Limited	1.06 (-)	- (-)	- (-)	- (-)	1.06 (-)
Nilanchal Realtors Private limited	- (-)	16.32 (-)	- (-)	- (-)	16.32 (-)
K B Realtors Private limited	- (-)	21.00 (-)	- (-)	- (-)	21.00 (-)
Landmark Malls And Towers Private Limited	- (-)	132.40 (-)	- (-)	- (-)	132.40 (-)
Landmark Township Planners Private limited	- (-)	64.86 (-)	- (-)	- (-)	64.86 (-)
Laban Real Estates private Limited	- (-)	46.74 (-)	- (-)	- (-)	46.74 (-)
P S Relators private Limited	- (-)	18.68 (-)	- (-)	- (-)	18.68 (-)
Amazon India Limited	- (-)	29.77 (-)	- (-)	- (-)	29.77 (-)
	<b>1.06</b> <b>(2,132.75)</b>	<b>329.77</b> <b>(7.00)</b>	- <b>(-)</b>	- <b>(-)</b>	<b>330.83</b> <b>(2,139.75)</b>
<b>Transfer of credit balances</b>					
Parsvnath Infra Limited	- <b>(77.47)</b>	- <b>(-)</b>	- <b>(-)</b>	- <b>(-)</b>	- <b>(77.47)</b>
<b>Interest paid</b>					
Parasnath And Associates Private Limited	- (-)	29.43 (20.86)	- (-)	- (-)	29.43 (20.86)
Pradeep Kumar Jain	- (-)	- (-)	- (-)	64.15 (32.75)	64.15 (32.75)
Pradeep Kumar Jain & Sons (HUF)	- (-)	7.27 (25.09)	- (-)	- (-)	7.27 (25.09)
Parsvnath Estate Developers Private Limited	62.24 (62.87)	- (-)	- (-)	- (-)	62.24 (62.87)
Parsvnath Promoters And Developers Private Limited	63.41 (80.03)	- (-)	- (-)	- (-)	63.41 (80.03)
Parsvnath Buildwell Private Limited	1.27 (1.22)	- (-)	- (-)	- (-)	1.27 (1.22)
Parsvnath Rail Land Project Private Limited	22.19 (-)	- (-)	- (-)	- (-)	22.19 (-)
Parsvnath Hessa Developers Private Limited	0.64 (0.24)	- (-)	- (-)	- (-)	0.64 (0.24)
	<b>149.75</b> <b>(144.36)</b>	<b>36.70</b> <b>(45.95)</b>	- <b>(-)</b>	<b>64.15</b> <b>(32.75)</b>	<b>250.60</b> <b>(223.06)</b>

# Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
<b>Rent paid</b>					
Pradeep Kumar Jain	-	-	-	4.03	4.03
	(-)	(-)	(-)	(3.46)	(3.46)
Nutan Jain	-	-	-	34.20	34.20
	(-)	(-)	(-)	(30.39)	(30.39)
Pradeep Kumar Jain & Sons (HUF)	-	5.83	-	-	5.83
	(-)	(5.60)	(-)	(-)	(5.60)
	-	<b>5.83</b>	-	<b>38.23</b>	<b>44.06</b>
	(-)	<b>(5.60)</b>	(-)	<b>(33.85)</b>	<b>(39.45)</b>
<b>Maintenance charges paid</b>					
Marksman Facilities Private Limited	-	-	-	-	-
	(-)	<b>(35.80)</b>	(-)	(-)	<b>(35.80)</b>
<b>Reimbursement of expenses (Paid)</b>					
Parsvnath Buildwell Private Limited	-	-	-	-	-
	(10.49)	(-)	(-)	(-)	(10.49)
Crimson Infra Private Limited	-	-	-	-	-
	(-)	(3.21)	(-)	(-)	(3.21)
Anjaney Developers Private Limited	-	-	-	-	-
	(-)	(2.93)	(-)	(-)	(2.93)
Dolphin Buildwell Private Limited	-	-	-	-	-
	(-)	(2.58)	(-)	(-)	(2.58)
Home Life Real Estate Private Limited	-	0.31	-	-	0.31
	(-)	(0.12)	(-)	(-)	(0.12)
Parsvnath Hessa Developers Private Limited	906.14	-	-	-	906.14
	(445.95)	(-)	(-)	(-)	(445.95)
	<b>906.14</b>	<b>0.31</b>	-	-	<b>906.45</b>
	<b>(456.44)</b>	<b>(8.84)</b>	(-)	(-)	<b>(465.28)</b>
<b>Reimbursement of expenses (received)</b>					
Parsvnath Infra Limited	-	-	-	-	-
	(87.04)	(-)	(-)	(-)	(87.04)
Parsvnath Hotels Limited	17.94	-	-	-	17.94
	(-)	(-)	(-)	(-)	(-)
Parsvnath Buildwell Private Limited	13.48	-	-	-	13.48
	(-)	(-)	(-)	(-)	(-)
	<b>31.42</b>	-	-	-	<b>31.42</b>
	<b>(87.04)</b>	<b>(-)</b>	(-)	(-)	<b>(87.04)</b>
<b>Purchase of development rights</b>					
Navneet Realtors Private Limited	-	-	-	-	-
	(-)	(579.06)	(-)	(-)	(579.06)
Afra Infrastructure Private Limited	-	-	-	-	-
	(-)	(734.11)	(-)	(-)	(734.11)

## Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Perpetual Infra Private Limited	-	-	-	-	-
	(-)	(766.32)	(-)	(-)	(766.32)
Mirage Buildwell Private Limited	-	-	-	-	-
	(-)	(708.48)	(-)	(-)	(708.48)
Parsvnath Infra Limited	-	-	-	-	-
	(875.96)	(-)	(-)	(-)	(875.96)
Associates (each having less than 10% of transactions)	-	-	-	-	-
	(-)	(326.06)	(-)	(-)	(326.06)
	-	-	-	-	-
	(875.96)	(3,114.03)	(-)	(-)	(3,989.99)
<b>Cancellation of sale of development rights</b>					
Parsvnath Infra Limited	-	-	-	-	-
	(1,811.27)	(-)	(-)	(-)	(1,811.27)
<b>Redemption of debenture</b>					
Parsvnath Estate Developers Private Limited	-	-	-	-	-
	(460.95)	(-)	(-)	(-)	(460.95)
<b>Investments made in equity shares / capital contribution</b>					
Parsvnath Retail Limited	1.00	-	-	-	1.00
	(-)	(-)	(-)	(-)	(-)
Parsvnath Hotels Limited	-	-	-	-	-
	(900.00)	(-)	(-)	(-)	(900.00)
Parsvnath Film City Limited	-	-	-	-	-
	(20.00)	(-)	(-)	(-)	(20.00)
Parsvnath Developers Pte. Limited	-	-	-	-	-
	(5.22)	(-)	(-)	(-)	(5.22)
Parsvnath Developers (AOP)	-	-	5.43	-	5.43
	(-)	(-)	(16.93)	(-)	(16.93)
Ratan Parsvnath Developers (AOP)	-	-	5.10	-	5.10
	(-)	(-)	(-)	(-)	(-)
Parsvnath HB Projects Private Limited	2.50	-	-	-	2.50
	(-)	(-)	(-)	(-)	(-)
Parsvnath Estate Developers Private Limited (Warrants)	-	-	-	-	-
	(460.00)	(-)	(-)	(-)	(460.00)
Parsvnath Rail Land Project Private Limited	-	-	-	-	-
	(0.50)	(-)	(-)	(-)	(0.50)
	3.50	-	10.53	-	14.03
	(1,385.72)	(-)	(16.93)	(-)	(1,402.65)
<b>Investments made in preference shares</b>					
Parsvnath Buildwell Private Limited	-	-	-	-	-
	(2685.56)	(-)	(-)	(-)	(2,685.56)

# Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
<b>Investments made in debentures</b>					
Parsvnath Buildwell Private Limited	-	-	-	-	-
	(833.44)	(-)	(-)	(-)	(833.44)
Parsvnath Estate Developers Private Limited	-	-	-	-	-
	(348.80)	(-)	(-)	(-)	(348.80)
	-	-	-	-	-
	(1,182.24)	(-)	(-)	(-)	(1,182.24)
<b>Purchase of investments/shares</b>					
Parasnath and Associates Private Limited	-	2.50	-	-	2.50
	(-)	(0.60)	(-)	(-)	(0.60)
<b>Advance paid for purchase of land</b>					
Sureshwar Properties Private limited	-	2,700.00	-	-	2,700.00
	(-)	(-)	(-)	(-)	(-)
New Hind Enterprises Private Limited	-	-	-	-	-
	(-)	(149.42)	(-)	(-)	(149.42)
Label Real Estates Private limited	-	-	-	-	-
	(-)	(128.80)	(-)	(-)	(128.80)
Dolphin Buildwell Private Limited	-	-	-	-	-
	(-)	(59.50)	(-)	(-)	(59.50)
Associates (each having less than 10% of transaction)	-	776.73	-	-	776.73
	(-)	(32.10)	(-)	(-)	(32.10)
	-	3,476.73	-	-	3,476.73
	(-)	(369.82)	(-)	(-)	(369.82)
<b>Refund of security deposits</b>					
Parsvnath Hessa Developers Private Limited	200.00	-	-	-	200.00
	(950.00)	(-)	(-)	(-)	(950.00)
Nutan Jain	-	-	-	-	-
	(-)	(-)	(-)	(17.11)	(17.11)
Nanocity Haryana Infrastructure Limited	-	17.07	-	-	17.07
	(-)	(-)	(-)	(-)	(-)
	200.00	17.07	-	-	217.07
	(950.00)	(-)	(-)	(17.11)	(967.11)
<b>Security deposit paid</b>					
Nutan Jain	-	-	-	-	-
	(-)	(-)	(-)	(0.90)	(0.90)
<b>Security deposit received</b>					
Parsvnath Estate Developers Private Limited	600.00	-	-	-	600.00
	(500.00)	(-)	(-)	(-)	(500.00)
Parsvnath Rail Land Project Private Limited	1,693.25	-	-	-	1,693.25
	(-)	(-)	(-)	(-)	(-)
	2,293.25	-	-	-	2,293.25
	(500.00)	(-)	(-)	(-)	(500.00)

## Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
<b>Refund of Share Application Money</b>					
Parsvnath Hotels Limited	-	-	-	-	-
	(1,750.00)	(-)	(-)	(-)	(1,750.00)
Parsvnath Infra Limited	1,922.62	-	-	-	1,922.62
	(-)	(-)	(-)	(-)	(-)
	<b>1,922.62</b>	-	-	-	<b>1,922.62</b>
	<b>(1,750.00)</b>	<b>(-)</b>	<b>(-)</b>	<b>(-)</b>	<b>(1,750.00)</b>
<b>Debenture application money paid</b>					
Parsvnath Rail Land Project Private Limited	<b>33.50</b>	-	-	-	<b>33.50</b>
	(-)	(-)	(-)	(-)	(-)
<b>Transfer of fund</b>					
Parsvnath HB Projects Private Limited	2,598.17	-	-	-	2,598.17
	(-)	(-)	(-)	(-)	(-)
Parsvnath Promoters And Developers Private Limited	1,000.00	-	-	-	1,000.00
	(-)	(-)	(-)	(-)	(-)
	<b>3,598.17</b>	-	-	-	<b>3,598.17</b>
	(-)	(-)	(-)	(-)	(-)
<b>Managerial remuneration</b>					
Pradeep Kumar Jain	-	-	-	360.79	360.79
	(-)	(-)	(-)	(360.79)	(360.79)
Sanjeev Kumar Jain	-	-	-	132.40	132.40
	(-)	(-)	(-)	(132.40)	(132.40)
Rajeev Jain	-	-	-	96.40	96.40
	(-)	(-)	(-)	(96.40)	(96.40)
G. R. Gogia	-	-	-	-	-
	(-)	(-)	(-)	(94.27)	(94.27)
	-	-	-	<b>589.59</b>	<b>589.59</b>
	(-)	(-)	(-)	<b>(683.86)</b>	<b>(683.86)</b>
<b>Corporate guarantee given for</b>					
Parsvnath Hotels Limited	900.00	-	-	-	900.00
	(360.00)	(-)	(-)	(-)	(360.00)
Parsvnath Estate Developers Private Limited	5,670.78	-	-	-	5,670.78
	(3,329.22)	(-)	(-)	(-)	(3,329.22)
	<b>6,570.78</b>	-	-	-	<b>6,570.78</b>
	<b>(3,689.22)</b>	<b>(-)</b>	<b>(-)</b>	<b>(-)</b>	<b>(3,689.22)</b>
<b>Corporate guarantee received</b>					
Parsvnath Infra Limited	<b>11,000.00</b>	-	-	-	<b>11,000.00</b>
	<b>(22,500.00)</b>	<b>(-)</b>	<b>(-)</b>	<b>(-)</b>	<b>(22,500.00)</b>

# Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
<b>(ii) Balances at the year end</b>					
<b>Trade receivables</b>					
Parsvnath Landmark Developers Private Limited	0.54	-	-	-	0.54
	(299.52)	(-)	(-)	(-)	(299.52)
Parsvnath Realcon Private Limited	300.00	-	-	-	300.00
	(305.59)	(-)	(-)	(-)	(305.59)
Nanocity Haryana Infrastructure Limited	-	-	-	-	-
	(-)	(15.11)	(-)	(-)	(15.11)
Parsvnath Hessa Developers Private Limited	39.73	-	-	-	39.73
	(22.44)	(-)	(-)	(-)	(22.44)
Parsvnath Estate Developers Private Limited	479.41	-	-	-	479.41
	(47.69)	(-)	(-)	(-)	(47.69)
	<b>819.68</b>	-	-	-	<b>819.68</b>
	<b>(675.24)</b>	<b>(15.11)</b>	<b>(-)</b>	<b>(-)</b>	<b>(690.35)</b>
<b>Interest receivable on debentures</b>					
Parsvnath Buildwell Private Limited	41.46	-	-	-	41.46
	(128.19)	(-)	(-)	(-)	(128.19)
Parsvnath Estate Developers Private Limited	586.89	-	-	-	586.89
	(358.76)	(-)	(-)	(-)	(358.76)
Parsvnath Promoters And Developers Private Limited	2,694.47	-	-	-	2,694.47
	(1,349.08)	(-)	(-)	(-)	(1,349.08)
	<b>3,322.82</b>	-	-	-	<b>3,322.82</b>
	<b>(1,836.03)</b>	<b>(-)</b>	<b>(-)</b>	<b>(-)</b>	<b>(1,836.03)</b>
<b>Interest receivable on advances</b>					
Parsvnath HB Projects Private Limited	57.65	-	-	-	57.65
	(-)	(-)	(-)	(-)	(-)
<b>Share application money</b>					
Parsvnath Infra Limited	-	-	-	-	-
	(1,922.62)	(-)	(-)	(-)	(1,922.62)
<b>Debenture application money</b>					
Parsvnath Rail Land Project Private Limited	33.50	-	-	-	33.50
	(-)	(-)	(-)	(-)	(-)
<b>Advances for land purchase</b>					
Sureshwar Properties Private limited	-	2,700.00	-	-	2,700.00
	(-)	(-)	(-)	(-)	(-)
Associates (each having less than 10% of balance outstanding)	-	18,456.56	-	-	18,456.56
	(-)	(17,782.05)	(-)	(-)	(17,782.05)
	-	<b>21,156.56</b>	-	-	<b>21,156.56</b>
	<b>(-)</b>	<b>(17,782.05)</b>	<b>(-)</b>	<b>(-)</b>	<b>(17,782.05)</b>



# Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
<b>Short/long term loans and advances</b>					
Parsvnath Film City Limited	4,821.75 (4,810.80)	- (-)	- (-)	- (-)	4,821.75 (4,810.80)
Primetime Realtors Private Limited	- (4.74)	- (-)	- (-)	- (-)	- (4.74)
Parsvnath Hotels Limited	452.97 (61.06)	- (-)	- (-)	- (-)	452.97 (61.06)
Parsvnath HB Projects Private Limited	2,598.47 (-)	- (-)	- (-)	- (-)	2,598.47 (-)
Parsvnath Promoters & Developers Private Limited	4,364.20 (4,173.51)	- (-)	- (-)	- (-)	4,364.20 (4,173.51)
Marksman Facilities Private Limited	- (-)	- (592.88)	- (-)	- (-)	- (592.88)
Noida Marketing Private Limited	- (-)	- (6.34)	- (-)	- (-)	- (6.34)
	<b>12,237.39</b> <b>(9,050.11)</b>	<b>-</b> <b>(599.22)</b>	<b>-</b> <b>(-)</b>	<b>-</b> <b>(-)</b>	<b>12,237.39</b> <b>(9,649.33)</b>
<b>Security deposit (assets)</b>					
Nutan Jain	- (-)	- (-)	- (-)	<b>11.36</b> <b>(11.36)</b>	<b>11.36</b> <b>(11.36)</b>
<b>Trade / Other payables</b>					
Parsvnath Infra Limited	393.34 (2,394.70)	- (-)	- (-)	- (-)	393.34 (2,394.70)
Parsvnath Landmark Developers Private Limited	149.86 (1,600.86)	- (-)	- (-)	- (-)	149.86 (1,600.86)
Primetime Realtors Private Limited	3.21 (8.00)	- (-)	- (-)	- (-)	3.21 (8.00)
Parsvnath Buildwell Private Limited	10.91 (11.97)	- (-)	- (-)	- (-)	10.91 (11.97)
Pradeep Kumar Jain ( HUF )	- (-)	0.42 (0.84)	- (-)	- (-)	0.42 (0.84)
Nutan Jain	- (-)	- (-)	- (-)	2.55 (1.45)	2.55 (1.45)
Pradeep Jain	- (-)	- (-)	- (-)	0.26 (0.52)	0.26 (0.52)
Parsvnath Hessa Developers Private Limited	1,492.17 (586.33)	- (-)	- (-)	- (-)	1,492.17 (586.33)
Parsvnath Realcon Private Limited	- (6.36)	- (-)	- (-)	- (-)	- (6.36)
Timebound Contracts Private Limited	- (-)	138.44 (138.44)	- (-)	- (-)	138.44 (138.44)

# Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Associates (each having less than 10% of balance outstanding)	- (-)	13.12 (346.76)	- (-)	- (-)	13.12 (346.76)
	<b>2,049.49</b> <b>(4,608.22)</b>	<b>151.98</b> <b>(486.04)</b>	- (-)	<b>2.81</b> <b>(1.97)</b>	<b>2,204.28</b> <b>(5,096.23)</b>
<b>Advances from customers</b>					
Parsvnath Landmark Developers Private Limited	5,055.00 (5,055.00)	- (-)	- (-)	- (-)	5,055.00 (5,055.00)
Parsvnath Hotels Limited	490.11 (490.11)	- (-)	- (-)	- (-)	490.11 (490.11)
Parsvnath Buildwell Private Limited	648.93 (650.00)	- (-)	- (-)	- (-)	648.93 (650.00)
	<b>6,194.04</b> <b>(6,195.11)</b>	- (-)	- (-)	- (-)	<b>6,194.04</b> <b>(6,195.11)</b>
<b>Unsecured loans</b>					
Pradeep Kumar Jain	- (-)	- (-)	- (-)	92.08 (60.35)	92.08 (60.35)
Pradeep Kumar Jain & Sons (HUF)	- (-)	5.44 (44.31)	- (-)	- (-)	5.44 (44.31)
Parasnath And Associates Private Limited	- (-)	102.11 (150.52)	- (-)	- (-)	102.11 (150.52)
	- (-)	<b>107.55</b> <b>(194.83)</b>	- (-)	<b>92.08</b> <b>(60.35)</b>	<b>199.63</b> <b>(255.18)</b>
<b>Interest payable</b>					
Pradeep Kumar Jain	- (-)	- (-)	- (-)	1.23 (-)	1.23 (-)
Pradeep Kumar Jain & Sons (HUF)	- (-)	1.67 (-)	- (-)	- (-)	1.67 (-)
Parasnath And Associates Private Limited	- (-)	16.96 (-)	- (-)	- (-)	16.96 (-)
	- (-)	<b>18.63</b> <b>(-)</b>	- (-)	<b>1.23</b> <b>(-)</b>	<b>19.86</b> <b>(-)</b>
<b>Security deposits (liability)</b>					
Nanocity Haryana Infrastructure Limited	- (-)	27.39 (44.46)	- (-)	- (-)	27.39 (44.46)
Parsvnath Estate Developers Private Limited	4,260.00 (3,660.00)	- (-)	- (-)	- (-)	4,260.00 (3,660.00)
Parsvnath Promoters & Developers Private Limited	- (1,000.00)	- (-)	- (-)	- (-)	- (1,000.00)
Parsvnath Buildwell Private Limited	13.74 (13.74)	- (-)	- (-)	- (-)	13.74 (13.74)

## Notes forming part of the financial statements

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Parsvnath Landmark Developers Private Limited	460.00 (460.00)	- (-)	- (-)	- (-)	460.00 (460.00)
Marksman Facilities Private Limited	- (-)	- (6.61)	- (-)	- (-)	- (6.61)
Parsvnath Hessa Developers Private Limited	4,650.00 (4,850.00)	- (-)	- (-)	- (-)	4,650.00 (4,850.00)
Parsvnath Rail Land Project Private Limited	2,693.25 (-)	- (-)	- (-)	- (-)	2,693.25 (-)
	<b>12,076.99</b> <b>(9,983.74)</b>	<b>27.39</b> <b>(51.07)</b>	<b>-</b> <b>(-)</b>	<b>-</b> <b>(-)</b>	<b>12,104.38</b> <b>(10,034.81)</b>
<b>Interest accrued on margin money deposit</b>					
Parsvnath Estate Developers Private Limited	105.71 (74.50)	- (-)	- (-)	- (-)	105.71 (74.50)
Parsvnath Buildwell Private Limited	1.43 (0.29)	- (-)	- (-)	- (-)	1.43 (0.29)
Parsvnath Hessa Private Limited	0.58 (0.22)	- (-)	- (-)	- (-)	0.58 (0.22)
Parsvnath Rail Land Project Private Limited	17.44 (-)	- (-)	- (-)	- (-)	17.44 (-)
	<b>125.16</b> <b>(75.01)</b>	<b>-</b> <b>(-)</b>	<b>-</b> <b>(-)</b>	<b>-</b> <b>(-)</b>	<b>125.16</b> <b>(75.01)</b>
<b>Corporate guarantee given for loans</b>					
Parsvnath Hotels Limited	1,260.00 (360.00)	- (-)	- (-)	- (-)	1,260.00 (360.00)
Parsvnath Landmark Developers Private Limited	8,166.67 (11,666.67)	(-) (-)	(-) (-)	(-) (-)	8,166.67 (11,666.67)
Parsvnath Estate Developers Private Limited	9,000.00 (3,329.22)	(-) (-)	(-) (-)	(-) (-)	9,000.00 (3,329.22)
	<b>18,426.67</b> <b>(15,355.89)</b>	<b>(-)</b> <b>(-)</b>	<b>(-)</b> <b>(-)</b>	<b>(-)</b> <b>(-)</b>	<b>18,426.67</b> <b>(15,355.89)</b>
<b>Corporate guarantee given - others</b>					
Parsvnath Promoters And Developers Private Limited	1,000.00 (1,000.00)	- (-)	- (-)	- (-)	1,000.00 (1,000.00)
Parsvnath Estate Developers Private Limited	660.00 (660.00)	- (-)	- (-)	- (-)	660.00 (660.00)
Parsvnath Infra Limited	300.00 (300.00)	- (-)	- (-)	- (-)	300.00 (300.00)
Home Life Real Estate Private Limited	- (-)	15.06 (15.06)	- (-)	- (-)	15.06 (15.06)
	<b>1,960.00</b> <b>(1,960.00)</b>	<b>15.06</b> <b>(15.06)</b>	<b>-</b> <b>(-)</b>	<b>-</b> <b>(-)</b>	<b>1,975.06</b> <b>(1,975.06)</b>

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
<b>Corporate guarantee given by</b>					
Parsvnath Infra Limited	33,500.00 (22,500.00)	- (-)	- (-)	- (-)	33,500.00 (22,500.00)
Parsvnath Hotels Limited	13,000.00 (13,000.00)	- (-)	- (-)	- (-)	13,000.00 (13,000.00)
	<b>46,500.00</b> <b>(35,500.00)</b>	- (-)	- (-)	- (-)	<b>46,500.00</b> <b>(35,500.00)</b>
<b>Guarantee for loans</b>					
Chairman and whole time Directors	- (-)	- (-)	- (-)	<b>1,35,880.72</b> <b>(1,35,437.16)</b>	<b>1,35,880.72</b> <b>(1,35,437.16)</b>
<b>Investments held</b>					
Parsvnath Landmark Developers Private Limited	3,590.98 (3,590.98)	- (-)	- (-)	- (-)	3,590.98 (3,590.98)
Parsvnath Infra Limited	2,604.94 (2,604.94)	- (-)	- (-)	- (-)	2,604.94 (2,604.94)
Parsvnath Film City Limited	175.00 (175.00)	- (-)	- (-)	- (-)	175.00 (175.00)
Parsvnath Telecom Private Limited	103.00 (103.00)	- (-)	- (-)	- (-)	103.00 (103.00)
Parsvnath Hotels Limited	1,350.00 (1,350.00)	- (-)	- (-)	- (-)	1,350.00 (1,350.00)
Parsvnath Retail Limited	8.00 (7.00)	- (-)	- (-)	- (-)	8.00 (7.00)
PDL Assets Limited	6.00 (6.00)	- (-)	- (-)	- (-)	6.00 (6.00)
Parsvnath Developers Pte. Limited	145.49 (145.49)	- (-)	- (-)	- (-)	145.49 (145.49)
Primetime Realtors Private Limited	1.00 (1.00)	- (-)	- (-)	- (-)	1.00 (1.00)
Parsvnath Promoters And Developers Private Limited	1,657.99 (1,657.99)	- (-)	- (-)	- (-)	1,657.99 (1,657.99)
Parsvnath Estate Developers Private Limited	377.50 (377.50)	- (-)	- (-)	- (-)	377.50 (377.50)
Parsvnath Hessa Developers Private Limited	9,001.00 (9,001.00)	- (-)	- (-)	- (-)	9,001.00 (9,001.00)
Amazon India Limited	- (-)	212.50 (212.50)	- (-)	- (-)	212.50 (212.50)
Home Life Real Estate Private Limited	- (-)	77.50 (77.50)	- (-)	- (-)	77.50 (77.50)
Vardaan Buildtech Private Limited	- (-)	1.60 (1.60)	- (-)	- (-)	1.60 (1.60)

(₹ in lacs)

Transaction / Outstanding Balances	Subsidiary Companies	Entities under significant influence	Joint Venture Entities	Key Management Personnel and their relatives	Total
Nanocity Haryana Infrastructure Limited	- (-)	1,550.00 (1,550.00)	- (-)	- (-)	1,550.00 (1,550.00)
Parsvnath Developers (AOP)	- (-)	- (-)	- (2,601.04)	- (-)	- (2,601.04)
Ratan Parsvnath Developers (AOP)	- (-)	- (-)	629.42 (624.67)	- (-)	629.42 (624.67)
Parsvnath Buildwell Private Limited	9,913.50 (9,913.50)	- (-)	- (-)	- (-)	9,913.50 (9,913.50)
Parsvnath Buildwell Private Limited (Debentures)	1,083.59 (1,083.59)	- (-)	- (-)	- (-)	1,083.59 (1,083.59)
Parsvnath Promoters And Developers Private Limited (Debentures)	9,343.01 (9,343.01)	- (-)	- (-)	- (-)	9,343.01 (9,343.01)
Parsvnath Estate Developers Private Limited (Debentures)	1,635.35 (1,635.35)	- (-)	- (-)	- (-)	1,635.35 (1,635.35)
Parsvnath Estate Developers Private Limited (Share warrants)	460.15 (460.15)	- (-)	- (-)	- (-)	460.15 (460.15)
Parsvnath Rail Land Project Private Limited	1.00 (1.00)	- (-)	- (-)	- (-)	1.00 (1.00)
Parsvnath HB Projects Private Limited	2.50 (-)	- (-)	- (-)	- (-)	2.50 (-)
	<b>41,460.00</b> <b>(41,456.50)</b>	<b>1,841.60</b> <b>(1,841.60)</b>	<b>629.42</b> <b>(3,225.71)</b>	<b>-</b> <b>(-)</b>	<b>43,931.02</b> <b>(46,523.81)</b>

**Note 65: Previous year's figures**

Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification/disclosure.

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

Sd/-  
**PRADEEP KUMAR JAIN**  
Chairman

Sd/-  
**SANJEEV KUMAR JAIN**  
Managing Director & CEO

Sd/-  
**R.J. KAMATH**  
Director

New Delhi  
28 May, 2013

Sd/-  
**R.N. MALOO**  
Group Chief Financial Officer

Sd/-  
**V. MOHAN**  
Company Secretary

## **Parsvnath Developers Ltd.**

Corporate Office:

6th Floor, Arunachal Building,  
19, Barakhamba Road, New Delhi - 110001

Ph.: +91-11-43686600, 43684800

Fax: +91-11-23315400

E-mail: [mail@parsvnath.com](mailto:mail@parsvnath.com)

Visit us at: [www.parsvnath.com](http://www.parsvnath.com)

Regd. Office:

Parsvnath Metro Tower, Near Shahdara Metro Station,  
Shahdara, Delhi - 110032

Ph.: +91-11-43050100, 43010500

Fax: +91-11-43050473

## FORM A


### Covering letter of the Annual Audit Report to be filed with the stock exchanges

1.	Name of the Company:	Parsvnath Developers Limited
2.	Annual financial statements for the year ended	31 <sup>st</sup> March, 2013
3.	Type of Audit observation	<p><u>Unqualified / Matter of Emphasis:</u></p> <p>Following Emphasis of Matter has been reported in the Independent Auditors' Report:</p> <p>"Attention is invited to note 44 of the financial statements which describes the reasons for delays in payment of principal and interest on borrowings and discharge of its statutory liabilities by the Company. The management of the Company is of the opinion that no adverse impact is anticipated on future operations of the Company.</p> <p>Our opinion is not qualified in respect of this matter."</p>
4.	Frequency of observation	Appearing for the first time.

#### For Parsvnath Developers Limited


Place : New Delhi

Date : May 28, 2013

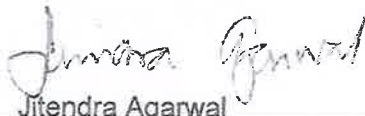
  
**Sanjeev Kumar Jain**  
 Managing Director &  
 CEO

  
**R.N. Maloo**  
 Group Chief Financial  
 Officer

  
**V. Mohan**  
 Company Secretary

  
**R.J. Kamath**  
 Chairman – Audit  
 Committee

For Deloitte Haskins & Sells  
 Chartered Accountants

  
**Jitendra Agarwal**  
 Partner  
 (Membership No. 87104)