

PARINEE REALTY PVT. LTD.

Regd. Off – 1st floor, Parinee Crescenzo,

C-38,39, G Block, BKC, Bandra (East)

Mumbai - 400051

Phone: +91-22-6139 1500

info@parinee.com | www.parinee.com

CIN No.U45200MH1998PTC113833



May 15, 2017

To,
BSE Limited
Department of Corporate Services
Phiroze Jeejeebhoy Tower,
Dalal Street,
Mumbai- 400001.

Ref: Parinee Realty Private Limited (Security Code No.: (955765)

Sub: Approval of unaudited Financial Results for the year ended 31st March, 2017.

Dear Sir,

Pursuant to the Regulation 52(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform that the Board of Directors of the Company at their meeting held on 15.05.2017 approved unaudited Financial Results for the year ended 31st March, 2017. Summarized copy of Financial Result along with Auditors Report pursuant to Regulation of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 is attached herewith.

The Board meeting commenced at 12.00 P.M and concluded at 2 P.M.

You are requested to kindly take the same on record.

Thanking you,

Yours faithfully,
For Parinee Realty Private Limited

A handwritten signature in blue ink, appearing to read "M. Ahmad", is written over a faint grid background.

Ahmad Mashkooor
Compliance Officer



PARINEE REALTY PRIVATE LIMITED
CIN No. U45200MH1998PTC113833
1st Floor, Parinee Crescenzo
C-38,39, G Block, BKC,
Bandra East, Mumbai - 400051

Phone: +91-22-61113999
Telefax: +91-22-26541210
www.parinee.com



May 15, 2017

BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Kala Ghoda, Fort
Mumbai- 400001

Dear Sir,

Sub: Submission of Annual Financial Results for the year ended March 31, 2017 pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to the provisions of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("The Listing Regulations"), we hereby submit:

1. the Limited Review Annual Financial Results for the year ended March 31, 2017 along with the Statement of disclosures as required under Regulation 52(4) of the Listing Regulations;
2. the Limited Review Report by the Auditors of the Company for the year ended March 31, 2017 under Regulation 52 of the Listing Regulations;
3. that there was no material deviation in the use of proceeds of non-convertible debt securities of the Company. Therefore, the Statement of Material deviations as required to be disclosed pursuant to Regulation 52(7) of the Listing Regulations is not applicable.

We request you to kindly place the same on record.

Thanking you
Yours Faithfully,
For Parinee Realty Pvt. Ltd.

A handwritten signature in black ink, appearing to read 'Vipul D Shah', is written over a horizontal line.

Director
(Vipul D Shah)

Encl: As above



Limited Review Report on annual unaudited financial results of Parinee Realty Private Limited

To

The Board of Directors

Parinee Realty Private Limited

1. We have reviewed the accompanying statement of unaudited financial Results ("the Statement") of Parinee Realty Private Limited (the Company) for the year **April 01, 2016 to March 31, 2017** attached herewith being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).
2. This Statement which is the responsibility of the Company's Management and has been approved by the Board of Directors, has been prepared in accordance with recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" as prescribed under Section 133 of Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India.
3. Our responsibility is to issue a report on the Statement based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of personnel of the Company and analytical procedures applied to financial data and thus provide less assurance than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Companies Act, 2013 ('the Act'). We have not performed an audit and accordingly, we do not express an audit opinion.



B. B. Jain & Associates



CA. B. B. Jain

CHARTERED ACCOUNTANTS

B.Com., F.C.A.

301, Ginnar Apartments, Off Mandpeshwar Road, Borivali (West), Mumbai - 400 092.
Tel.: (O) 2890 5267, (R) 2301 0777, Mob : 9819110778 • E-mail : bbjainandassociates@yahoo.com

4. Based on our review conducted, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standard i.e. "Ind AS" prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder, and as per the requirements of the SEBI circular CIR/MD/ DF1/69/2016 dated 10 August 2016, and other recognized accounting practices and policies generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirement of regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatements or that it has not been prepared in accordance with the relevant prudential norms issued by the Reserve Bank of India in respect of income recognition, asset classification, provisioning and other related matters.

This report is issued on the request of the company and it is true to the best of our knowledge.

For B B Jain & Associates
Chartered Accountants
Firm Registration No. 103889W

B B Jain
Proprietor
Membership No. 037357



Place: Mumbai
Date: 15.05.2017

PARINEE REALTY PRIVATE LIMITED

CIN No. U45200MH1998PTC113833

Parinee Crescenzo, 1st Floor, Plot No. C-38/39, 'G' Block, Behind MCA, BandraKurla Complex, Bandra (E), Mumbai – 400051.

Statement of Assets and Liabilities as at March 31, 2017

(Amount in Rs.)

Particulars	As at March 31, 2017		As at March 31, 2016	
I EQUITY AND LIABILITIES				
1 Shareholders' Funds				
a) Share Capital	170,000,000		170,000,000	
b) Reserve and Surplus	1,164,868,721	1,334,868,721	942,514,276	1,112,514,276
2 Share Application Money pending allotment		-		-
3 Non-current Liabilities				
a) Long-term Borrowings	8,579,048,288		7,637,318,129	
b) Deferred Tax Liabilities (Net)	-		-	
c) Other Long Term Liabilities	-		-	
d) Long-term Provisions	-	8,579,048,288	-	7,637,318,129
4 Current Liabilities				
a) Short-term Borrowings	-		-	
b) Trade Payables	219,513,475		174,405,256	
c) Other Current Liabilities	1,643,511,146		1,796,006,073	
d) Short-term Provisions	141,884,861	2,004,909,482	82,055,920	2,052,467,249
TOTAL		11,918,826,491		10,802,299,654
II ASSETS				
1 Non-current Assets				
a) Fixed Assets				
i) Tangible Assets	7,823,274		9,200,740	
ii) Intangible Assets	469,983		787,539	
iii) Capital Work-in-progress	-		-	
	8,293,257		9,988,279	
b) Non-current Investments	492,084,390		354,130,923	
c) Deferred Tax Assets (net)	-		-	
d) Long-term Loans and Advances	756,291,735		778,717,395	
e) Other Non-current Assets	-	1,256,669,382	-	1,142,836,597
2 Current Assets				
a) Current Investments	4,230,898,267		3,905,294,798	
b) Inventories	4,417,512,347		4,061,846,107	
c) Trade Receivables	616,825,822		871,668,868	
d) Cash and Bank Balances	14,659,434		6,863,992	
e) Short-term Loans and Advances	1,381,265,484		813,076,423	
f) Other Current Assets	995,755	10,662,157,109	712,869	9,659,463,057
TOTAL		11,918,826,491		10,802,299,654



For and on behalf of the Board of
Parinee Realty Private Limited



Vipul D. Shah

Vipul D. Shah
Director
DIN 00170778

Place : Mumbai
Date : 15.05.2017

PARINEE REALTY PRIVATE LIMITED
CIN No. U45200MH1998PTC113833

Parinee Crescenzo, 1st Floor, Plot No. C-38/39, 'G' Block, Behind MCA, BandraKurla Complex, Bandra (E), Mumbai – 400051.

Statement of Financial Results for the year ended March 31, 2017

Particulars	Standalone Results		Amount (Rs Lakhs)	
	Half year ended March 31, 2017	Half year ended March 31, 2016	For the year ended March 31, 2017	For the year ended March 31, 2016
Income				
Revenue from Operations	7,674	3,562	14,288	6,986
Other Income	175	235	428	574
<u>Closing Stock of Inventory</u>				
Project Work in Progress	39,313	35,756	39,313	35,756
Closing stock of unsold flats	4,862	4,862	4,862	4,862
	52,024	44,415	58,891	48,178
Expenditure				
<u>Opening Stock of Inventory</u>				
Project Work in Progress	35,476	32,568	35,756	30,832
Opening stock of unsold flats	4,862	4,862	4,862	4,862
Project Expenses	2,906	1,952	4,642	3,989
Employee Benefits	339	198	549	420
Finance Costs	5,366	3,596	9,531	8,038
Depreciation and Amortization Expenses	34	49	34	49
Provision for Estimated Project Expenses	-	-	-	-
Other Operating Expenses	231	174	694	360
	49,214	43,399	56,068	48,550
Profit / (Loss) before Prior Period/Exceptional Items	2,810	1,016	2,823	(372)
Exceptional Item	-	-	-	-
Prior period expenses	-	-	-	525
Profit / (Loss) before Tax	2,810	1,016	2,823	153
Short/Excess Provision for Tax	-	-	-	-
Deferred Tax	-	-	-	-
Income Tax	-	-	600	55
Profit / (Loss) after Tax	2,810	1,016	2,223	98
Other Comprehensive Income				
A (i) Items that will not be reclassified to Profit or Loss				
Remeasurement of defined benefits liability/ Assets				
Tax impact on above				
Total Other Comprehensive Income			-	-
	2,810	1,016	2,223	98

For Parinee Realty Private Limited



Vipul D. Shah
15.05.2017

(Vipul D. Shah)
Director
DIN 00170778

Place : Mumbai
Date : 15.05.2017

PARINEE REALTY PRIVATE LIMITED

CIN No. U45200MH1998PTC113833

Parinee Crescenzo, 1st Floor, Plot No. C-38/39, 'G' Block, Behind MCA, BandraKurla Complex, Bandra (E), Mumbai – 400051.

Cash Flow Statement for the year ended 31st March 2017

(Amount in Rs.)

Particulars	As at March 31, 2017		As at March 31, 2016	
A Cash Flow From Operating Activities:				
Net Profit / (Loss) Before Tax		282,354,445		15,374,839
<u>Adjustment for:</u>				
Depreciation	3,350,143		4,851,220	
Share of profit / (loss) from Partnership Firms	-		-	
Interest received on loan given	-		(18,567,715)	
Loss on sale/ disposal of fixed assets (nets)	-		-	
Finance Cost	953,074,693	956,424,836	803,785,875	790,069,380
Operating Profit / (Loss) before working Capital Changes		1,238,779,281		805,444,219
<u>Adjustment for:</u>				
Changes in Inventories	(355,666,240)		(492,462,212)	
Changes in Trade payable and Other Liabilities	(47,557,767)		209,972,138	
Changes in Other Current Assets	(282,886)		(341,733.00)	
Changes in Trade and Other Recievables	254,843,046	(148,663,846)	(442,115,907)	(724,947,714)
Cash Generated From Operation:		1,090,115,435		80,496,506
Direct tax paid		(60,000,000)		(5,500,000)
Net Cash From Operating Activities before exceptional items		1,030,115,435		74,996,506
Exceptional Items		-		-
Net Cash From Operating Activities:		1,030,115,435		74,996,506
B Cash flow from Investing Activities:				
Purchase of fixed assets	(1,695,661)		(1,546,095)	
Sale of fixed assets	40,540		-	
Long Term Advances taken back	-		-	
Purchase of Investment	(137,953,467)		(51,531,901)	
Changes in Other Current Investments	(325,603,469)		(867,803,037)	
Short term loans and advances	(568,189,061)		(306,915,843)	
Interest Income Received	-		18,567,715	
Net Cash from/ (used in) Investing Activities		(1,033,401,118)		(1,209,229,163)
C Cash flow from Financing Activities:				
Issued of Equity Shares on premium	-		-	
Redemption of Preference shares	-		(25,000)	
Long term Borrowings	941,730,158		1,947,042,903	
Long term loans and advances	22,425,660		(14,642,102)	
Income tax refund received	-			
Finance Cost	(953,074,693)		(803,785,875)	
Net cash used in Financing activities (C)		11,081,125		1,128,589,926
Net Increase In cash & Cash equivalents (A+B+C)		7,795,442		(5,642,731)
Cash & Cash equivalents-Opening Balances		6,863,992		12,506,723
Balance Cash & Cash equivalents-Closing Balances		14,659,434		6,863,992



For and on behalf of the Board of
Parinee Realty Private Limited



Vipul D. Shah

(Vipul D. Shah)
Director
DIN 00170778

Place : Mumbai
Date : 15.05.2017

PARINEE REALTY PRIVATE LIMITED

CIN No. U45200MH1998PTC113833

Parinee Crescenzo, 1st Floor, Plot No. C-38/39, 'G' Block, Behind MCA, Bandra Kurla Complex,
Bandra (E), Mumbai – 400051.

Notes to the unaudited standalone financial results for the year ended March 31, 2017

- The above unaudited financial results have been approved by the Board of Directors at their
- 1) meetings held on 29th April 2017 pursuant to Regulation 52 of SEBI (Listing Obligation and Disclosure Requirements), Regulations 2015 (as amended).
 - 2) The Auditors of the Company have carried out a Limited Review of the results for the year ended 31st March 2017 and have issued a review report.
 - 3) Borrowings include outstanding of Rs 285,00,00,000/- for non-convertible debentures issued by the company (excluding interest).
 - 4) We confirm that there are no deviations in the use of proceeds of issue of non-convertible debt securities from the objects stated in the offer document.
 - 5) The Company has not created Debenture Redemption Reserve as per the provisions of section 71 of Companies Act, 2013 in view of the accumulated losses.
 - 6) Previous periods / Year's figures have been regrouped / rearranged wherever necessary.

For Parinee Realty Pvt. Ltd.

Vipul D. Shah
(Vipul D. Shah)
Director
DIN 00170778



Place: Mumbai

Date: May 15, 2017

Parinee Realty Private Limited (Security Code No.: (955765)

Statement of disclosures under regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the half year ended 31st March 2017

Pursuant to the Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby submit the below information and disclosures for the half year ended 31st March 2017.

1. Credit Rating of the Debentures : CRISIL BB- (SO)
2. Asset Cover available : 100%
3. Debt-Equity Ratio : 6.43 Times
4. Previous due date for the payment of interest/repayment of principal and whether the same has been paid or not:

Series / Tran	Type (Principal / Interest)	Due date of payment	Amount (Rs.)	Actual date of payment
NA	Interest	31.03.2017	81,986,301	31.03.2017
NA	Principal	NA	NA	NA

5. Next due date for the payment of interest/repayment of principal:

Series / Tran	Type (Principal / Interest)	Due date of payment	Amount (Rs.)
NA	Interest	30.06.2017	99,476,712
NA	Principal	NA	NA

6. Debt Service Coverage Ratio: 1.16
7. Interest Service Coverage Ratio: 2.95
8. Debenture Redemption Reserve: Nil
9. Net Worth: Rs. 133.49 Crores
10. Net Profit After Tax: Rs. 28.10 Crores
11. Earnings Per Share: Rs. 16.53

