

**PARINEE REALTY PVT. LTD.**

Regd. Off – 1<sup>st</sup> 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



April 30, 2018

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 31<sup>st</sup> March, 2018.**

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 30.04.2018 approved unaudited Financial Results for the year ended 31<sup>st</sup> March, 2018. 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

*M. Ahmad*

Ahmad Mashkooor  
Compliance Officer



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

Phone: +91-22-61113999  
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April 30, 2018

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, 2018 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, 2018 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, 2018 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, 2017 to March 31, 2018** 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, Girnar 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: 30.04.2018

# 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, 2018

(Amount in Rs.)

Particulars	As at March 31, 2018		As at March 31, 2017	
<b>I EQUITY AND LIABILITIES</b>				
<b>1 Shareholders' Funds</b>				
a) Share Capital	170,000,000		170,000,000	
b) Reserve and Surplus	950,309,061	1,120,309,061	943,727,174	1,113,727,174
<b>2 Share Application Money pending allotment</b>		-		-
<b>3 Non-current Liabilities</b>				
a) Long-term Borrowings	11,539,315,298		8,543,617,434	
b) Deferred Tax Liabilities (Net)	-		-	
c) Other Long Term Liabilities	-		-	
d) Long-term Provisions	-	11,539,315,298	-	8,543,617,434
<b>4 Current Liabilities</b>				
a) Short-term Borrowings	-		-	
b) Trade Payables	288,637,328		255,636,722	
c) Other Current Liabilities	667,199,992		1,325,849,317	
d) Short-term Provisions	89,068,968	1,044,906,288	86,944,533	1,668,430,572
<b>TOTAL</b>		<b>13,704,530,648</b>		<b>11,325,775,180</b>
<b>II ASSETS</b>				
<b>1 Non-current Assets</b>				
a) Fixed Assets				
i) Tangible Assets	10,847,657		7,486,113	
ii) Intangible Assets	448,038		470,275	
iii) Capital Work-in-progress	-		-	
	11,295,695		7,956,388	
b) Non-current Investments	548,479,858		399,319,547	
c) Deferred Tax Assets (net)	-		-	
d) Long-term Loans and Advances	804,228,882		756,263,847	
e) Other Non-current Assets	-	1,364,004,435	-	1,163,539,782
<b>2 Current Assets</b>				
a) Current Investments	5,233,557,166		4,212,164,962	
b) Inventories	4,756,258,905		4,023,789,421	
c) Trade Receivables	838,144,189		557,294,076	
d) Cash and Bank Balances	18,609,901		14,704,753	
e) Short-term Loans and Advances	1,493,567,359		1,353,853,413	
f) Other Current Assets	388,693	12,340,526,213	428,773	10,162,235,397
<b>TOTAL</b>		<b>13,704,530,648</b>		<b>11,325,775,180</b>

For Parinee Realty Private Limited

Place : Mumbai  
Date : 30.04.2018



*Vipul D. Shah*  
Vipul D. Shah

Vipul D. Shah  
Director  
DIN 00170778



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.

Statement of Financial Results for the year ended March 31, 2018

Particulars	Standalone Results		Amount (Rs Lakhs)	
	Half year ended March 31, 2018	Half year ended March 31, 2017	For the year ended March 31, 2018	For the year ended March 31, 2017
<b>Income</b>				
Revenue from Operations	7,610	10,764	18,651	17,378
Other Income	256	344	512	597
<u>Closing Stock of Inventory</u>				
Project Work in Progress	42,701	35,376	42,701	35,376
Closing stock of unsold flats	4,862	4,862	4,862	4,862
	<b>55,429</b>	<b>51,346</b>	<b>66,726</b>	<b>58,213</b>
<b>Expenditure</b>				
<u>Opening Stock of Inventory</u>				
Project Work in Progress	40,980	35,476	35,376	35,756
Opening stock of unsold flats	4,862	4,862	4,862	4,862
Project Expenses	4,129	3,123	14,042	4,859
Employee Benefits	684	340	1,148	550
Finance Costs	3,291	6,672	9,241	10,837
Depreciation and Amortization Expenses	39	162	39	162
Provision for Estimated Project Expenses	-	-	-	-
Other Operating Expenses	1,312	473	1,932	936
	<b>55,297</b>	<b>51,108</b>	<b>66,640</b>	<b>57,962</b>
<b>Profit / (Loss) before Prior Period/Exceptional Items</b>	<b>132</b>	<b>238</b>	<b>86</b>	<b>251</b>
Exceptional Item	-	-	-	-
Prior period expenses	-	-	-	-
<b>Profit / (Loss) before Tax</b>	<b>132</b>	<b>238</b>	<b>86</b>	<b>251</b>
Short/Excess Provision for Tax	-	-	-	-
Deferred Tax	-	-	-	-
Income Tax	-	-	20	50
<b>Profit / (Loss) after Tax</b>	<b>132</b>	<b>238</b>	<b>66</b>	<b>201</b>
<b>Other Comprehensive Income</b>				
A (i) Items that will not be reclassified to Profit or Loss				
Remeasurement of defined benefits liability/ Assets				
Tax impact on above			-	-
<b>Total Other Comprehensive Income</b>				
	<b>132</b>	<b>238</b>	<b>66</b>	<b>201</b>

For Parinee Realty Private Limited



*Vipul D. Shah*

(Vipul D. Shah)  
Director  
DIN 00170778

Place : Mumbai  
Date : 30.04.2018

**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 2018**

(Amount in Rs.)

Particulars	As at March 31, 2018		As at March 31, 2017	
<b>A Cash Flow From Operating Activities:</b>				
Net Profit / (Loss) Before Tax		8,581,887		25,058,873
<u>Adjustment for:</u>				
Depreciation	3,857,000		3,371,112	
Share of profit / (loss) from Partnership Firms	-		(18,845,975)	
Interest received on loan given	-		-	
Loss on sale/ disposal of fixed assets (nets)	-		-	
Finance Cost	924,062,876	927,919,876	1,083,693,556	1,068,218,693
Operating Profit /(Loss) before working Capital Changes		936,501,763		1,093,277,565
<u>Adjustment for:</u>				
Changes in Inventories	(732,469,483)		38,056,686	
Changes in Trade payable and Other Liabilities	(623,524,284)		(384,036,677)	
Changes in Other Current Assets	40,080		284,096	
Changes in Trade and Other Recievables	(280,850,113)	(1,636,803,800)	314,374,792	(31,321,103)
<b>Cash Generated From Operation:</b>		(700,302,037)		1,061,956,462
Direct tax paid		(2,000,000)		(5,000,000)
<b>Net Cash From Operating Activities before exceptional items</b>		(702,302,037)		1,056,956,462
Exceptional Items		-		-
<b>Net Cash From Operating Activities:</b>		(702,302,037)		1,056,956,462
<b>B Cash flow from Investing Activities:</b>				
Purchase of fixed assets	(7,196,307)		(1,379,761)	
Sale of fixed assets	-		40,540	
Long Term Advances taken back	-		-	
Purchase / Impairment of Investment	(149,160,311)		(45,188,624)	
Changes in Other Current Investments	(1,021,392,204)		(306,870,164)	
Short term loans and advances	(139,713,946)		(540,776,990)	
Interest Income Received	-		-	
<b>Net Cash from/ (used in) Investing Activities</b>		(1,317,462,768)		(894,174,998)
<b>C Cash flow from Financing Activities:</b>				
Issued of Equity Shares on premium	-		-	
Redemption of Preference shares	-		-	
Long term Borrowings	2,995,697,864		906,299,304	
Long term loans and advances	(47,965,035)		22,453,548	
Income tax refund received	-		-	
Finance Cost	(924,062,876)		(1,083,693,556)	
<b>Net cash used in Financing activities ( C )</b>		2,023,669,953		(154,940,704)
<b>Net Increase In cash &amp; Cash equivalents (A+B+C)</b>		<b>3,905,148</b>		<b>7,840,761</b>
<b>Cash &amp; Cash equivalents-Opening Balances</b>		14,704,753		6,863,992
<b>Balance Cash &amp; Cash equivalents-Closing Balances</b>		<b>18,609,901</b>		<b>14,704,753</b>

For Parinee Realty Private Limited



*Vipul D. Shah*

Place : Mumbai  
Date : 30.04.2018

(Vipul D. Shah)  
Director  
DIN 00170778

# 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.

## Notes to the unaudited standalone financial results for the year ended March 31, 2018

The above unaudited financial results have been approved by the Board of Directors at their  
1) meetings held on 30th April 2018 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 2018 and have issued a review report.

The Company adopted Indian Accounting Standards ("Ind AS") from April 1, 2016 as prescribed under Section 133 of the Companies Act, 2013. All the periods presented in the accompanying standalone financial results and other financial information have  
3) been prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 on Interim Financial Reporting and discloses information required to be disclosed under Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

4) Borrowings include outstanding of Rs 285,00,00,000/- for non-convertible debentures issued by the company (excluding interest).

5) 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.

6) 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.

7) 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: April 30, 2018



**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 31<sup>st</sup> March 2018**

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 31<sup>st</sup> March 2018.

1. Credit Rating of the Debentures : CRISIL B(SO)
2. Asset Cover available : 100%
3. Debt-Equity Ratio : 10.30 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	31.03.2018	98,383,562	Not Paid yet
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	30.06.2018	99,476,713
NA	Principal	NA	NA

6. Debt Service Coverage Ratio: 0.49
7. Interest Service Coverage Ratio: 0.92
8. Debenture Redemption Reserve: Nil
9. Net Worth: Rs. 112.03 Crores
10. Net Profit After Tax: Rs. 1.32Crores
11. Earnings Per Share: Rs. 0.78

