

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



November 06, 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 half year ended 30th September, 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 06.11.2017 approved unaudited Financial Results for the half year ended 30th September, 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

M. Ahmad

Ahmad Mashkoor
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



November 6, 2017

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

Dear Sir,

Sub: Submission of Financial Results for the half year ended September 30, 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 Financial Results for the half year ended September 30, 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 half year ended September 30, 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 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 half year ended **September 30, 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: 06.11.2017

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 September 30, 2017

(Amount in Rs.)

	Particulars	As at September 30, 2017		As at March 31, 2017	
I	EQUITY AND LIABILITIES				
1	Shareholders' Funds				
	a) Share Capital	170,000,000		170,000,000	
	b) Reserve and Surplus	945,545,367	1,115,545,367	943,727,174	1,113,727,174
2	Share Application Money pending allotment		-		-
3	Non-current Liabilities				
	a) Long-term Borrowings	10,101,558,887		8,543,617,434	
	b) Deferred Tax Liabilities (Net)	-		-	
	c) Other Long Term Liabilities	-		-	
	d) Long-term Provisions	-	10,101,558,887	-	8,543,617,434
4	Current Liabilities				
	a) Short-term Borrowings	-		-	
	b) Trade Payables	265,134,232		255,636,722	
	c) Other Current Liabilities	891,719,479		1,325,849,317	
	d) Short-term Provisions	87,251,885	1,244,105,596	86,944,533	1,668,430,572
	TOTAL		12,461,209,850		11,325,775,180
II	ASSETS				
1	Non-current Assets				
	a) Fixed Assets				
	i) Tangible Assets	7,490,763		7,486,113	
	ii) Intangible Assets	470,275		470,275	
	iii) Capital Work-in-progress	-		-	
		7,961,038		7,956,388	
	b) Non-current Investments	415,374,076		399,319,547	
	c) Deferred Tax Assets (net)	-		-	
	d) Long-term Loans and Advances	774,523,852		756,263,847	
	e) Other Non-current Assets	-	1,197,858,966	-	1,163,539,782
2	Current Assets				
	a) Current Investments	4,497,226,690		4,212,164,962	
	b) Inventories	4,584,148,745		4,023,789,421	
	c) Trade Receivables	739,360,008		557,294,076	
	d) Cash and Bank Balances	3,620,094		14,704,753	
	e) Short-term Loans and Advances	1,438,755,317		1,353,853,413	
	f) Other Current Assets	240,030	11,263,350,884	428,773	10,162,235,397
	TOTAL		12,461,209,850		11,325,775,180

For Parinee Realty Private Limited



Vipul D. Shah

Vipul D. Shah
Director
DIN 00170778

Place : Mumbai
Date : 06.11.2017

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 period ended September 30, 2017

Particulars	Standalone Results			Amount (Rs Lakhs)
	Half Year ended September 30, 2017	Half Year ended September 30, 2016	For the period ended September 30, 2017	For the year ended March 31, 2017
Income				
Revenue from Operations	11,041	6,614	11,041	17,378
Other Income	2,329	253	2,329	597
<u>Closing Stock of Inventory</u>				
Project Work in Progress	40,980	35,476	40,980	35,376
Closing stock of unsold flats	4,862	4,862	4,862	4,862
	59,212	47,205	59,212	58,213
Expenditure				
<u>Opening Stock of Inventory</u>				
Project Work in Progress	35,376	35,756	35,376	35,756
Opening stock of unsold flats	4,862	4,862	4,862	4,862
Project Expenses	11,913	1,736	11,913	4,859
Employee Benefits	464	210	464	550
Finance Costs	5,950	4,165	5,950	10,837
Depreciation and Amortization Expenses	-	-	-	162
Provision for Estimated Project Expenses	-	-	-	-
Other Operating Expenses	620	463	620	936
	59,185	47,192	59,185	57,962
Profit /(Loss) before Prior Period/Exceptional Items	27	13	27	250
Exceptional Item	-	-	-	-
Prior period expenses	-	-	-	-
Profit /(Loss) before Tax	27	13	27	250
Short/Excess Provision for Tax	-	-	-	-
Deferred Tax	-	-	-	-
Income Tax	-	-	8	50
Profit /(Loss) after Tax	27	13	19	200
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			-	-
	27	13	19	200

For Parinee Realty Private Limited



Place : Mumbai
Date : 06.11.2017



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, BandraKurla Complex, Bandra (E), Mumbai – 400051.

Cash Flow Statement for the period ended 30th September 2017

(Amount in Rs.)

Particulars	As at September 30, 2017		As at March 31, 2017	
A Cash Flow From Operating Activities:				
Net Profit / (Loss) Before Tax		2,568,192		25,058,873
Adjustment for:				
Depreciation	-		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	595,038,240	595,038,240	1,083,693,556	1,068,218,693
Operating Profit /(Loss) before working Capital Changes		597,606,432		1,093,277,565
Adjustment for:				
Changes in Inventories	(560,359,324)		38,056,686	
Changes in Trade payable and Other Liabilities	(424,324,976)		(384,036,677)	
Changes in Other Current Assets	188,743		284,096	
Changes in Trade and Other Recievables	(182,065,932)	(1,166,561,489)	314,374,792	(31,321,103)
Cash Generated From Operation:		(568,955,057)		1,061,956,462
Direct tax paid		(750,000)		(5,000,000)
Net Cash From Operating Activities before exceptional items		(569,705,057)		1,056,956,462
Exceptional Items		-		-
Net Cash From Operating Activities:		(569,705,057)		1,056,956,462
B Cash flow from Investing Activities:				
Purchase of fixed assets	(4,650)		(1,379,761)	
Sale of fixed assets	-		40,540	
Long Term Advances taken back	-		-	
Purchase / Impairment of Investment	(16,054,529)		(45,188,624)	
Changes in Other Current Investments	(285,061,728)		(306,870,164)	
Short term loans and advances	(84,901,905)		(540,776,990)	
Interest Income Received	-		-	
Net Cash from/ (used in) Investing Activities		(386,022,811)		(894,174,998)
C Cash flow from Financing Activities:				
Issued of Equity Shares on premium	-		-	
Redemption of Preference shares	-		-	
Long term Borrowings	1,557,941,453		906,299,304	
Long term loans and advances	(18,260,005)		22,453,548	
Income tax refund received	-		-	
Finance Cost	(595,038,240)		(1,083,693,556)	
Net cash used in Financing activities (C)		944,643,208		(154,940,704)
Net Increase In cash & Cash equivalents (A+B+C)		(11,084,659)		7,840,761
Cash & Cash equivalents-Opening Balances		14,704,753		6,863,992
Balance Cash & Cash equivalents-Closing Balances		3,620,094		14,704,753



Place : Mumbai
Date : 06.11.2017



Parinee Realty Private Limited

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, BandraKurla Complex,
Bandra (E), Mumbai – 400051.

Notes to the unaudited standalone financial results for the period ended September 30, 2017

- The above unaudited financial results have been approved by the Board of Directors at their
- 1) meetings held on 31st October 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 half year ended 30th September 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: November 06, 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 30th September 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 30th September 2017.

1. Credit Rating of the Debentures : CRISIL BB- (SO)
2. Asset Cover available : 100%
3. Debt-Equity Ratio : 9.06 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	30.09.2017	100,569,863	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	31.12.2017	100,569,862
NA	Principal	NA	NA

6. Debt Service Coverage Ratio: 0.57
7. Interest Service Coverage Ratio: 1.32
8. Debenture Redemption Reserve: Nil
9. Net Worth: Rs. 111.55 Crores
10. Net Profit After Tax: Rs. 0.27 Crores
11. Earnings Per Share: Rs. 0.16

