

PARINEE REALTY PVT. LTD.

Regd. Off – 102/103 SMAG HOUSE,
1st Floor, Plot No. 157-A, Sarojini Road Extn.,
Opp. Darshana Apt., Vile Parle West,
Mumbai - 400 056.
Phone: +91-22-6139 1500
info@parinee.com | www.parinee.com
CIN No.U45200MH1998PTC113833



April 30, 2019

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, 2019.

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 30.04.2019 approved unaudited Financial Results for the year ended 31st March, 2019. 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 Mashkoor
Compliance Officer



PARINEE REALTY PRIVATE LIMITED
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April 30, 2019

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, 2019 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, 2019 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, 2019 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, 2018 to March 31, 2019** 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

B.Com., F.C.A.

CHARTERED ACCOUNTANTS

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: 30.04.2019

PARINEE REALTY PRIVATE LIMITED

CIN No. U45200MH1998PTC113833

Flat no. 102 & 103, 1st Floor, Smag House, Plot no.157A, Sarojini Road Extension, Opp. Darshana Apartments, Vile Parle West, Mumbai – 400056.

Statement of Assets and Liabilities as at March 31, 2019

(Amount in Rs.)

Particulars	As at 31.03.2019	As at 31.03.2018
ASSETS		
1 Non current assets		
a Property, Plant and equipment	8,050,162	11,113,278
b Other Intangible assets	296,745	362,667
c Investment Properties	-	-
c Financial Asset		
(i) Non Current investments	6,510,868,202	5,572,748,320
(ii) Loans and advances	778,100,689	763,334,853
(iii) Others	123,852,721	165,924,633
d Other Non Current assets	-	-
2 Current assets		
a Inventories	4,806,987,315	4,775,331,393
b Financial Asset		
(i) Investments	-	-
(ii) Trade receivable	2,900,441,554	1,542,299,891
(iii) Loans and advances	944,502,056	1,476,084,068
(iv) Others		
(v) Cash & cash equivalent	81,819,722	230,051,053
c Current Tax Asset (Net)	-	-
d Other Current asset	506,193	388,693
	16,155,425,359	14,537,638,850
EQUITY AND LIABILITIES		
1 Equity		
a Equity Share Capital	170,000,000	170,000,000
b Other Equity	995,397,054	965,538,490
2 Liabilities		
Non-current liabilities		
a Financial Liabilities		
(i) Borrowings	11,687,340,021	10,762,744,973
(ii) Trade Payables	-	-
(iii) Other Financial liability	165,924,633	172,859,559
b Long term provision	-	-
c Other Non-Current Liability	-	-
Current Liability		
a Financial Liabilities		
(i) Borrowings	-	-
(ii) Trade Payables	942,246,007	340,183,571
(iii) Other Financial liability	60,070,214	45,023,617
b Other Current liability	2,035,430,411	1,991,719,672
c Short term provisions	99,017,020	89,568,968
TOTAL	16,155,425,359	14,537,638,850

For Parinee Realty Private limited

Place : Mumbai
Date : 30.04.2019



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

PARINEE REALTY PRIVATE LIMITED

CIN No. U45200MH1998PTC113833

Flat no. 102 & 103, 1st Floor, Smag House, Plot no.157A, Sarojini Road Extension, Opp. Darshana Apartments, Vile Parle West, Mumbai - 400056.

Statement of Financial Results for the year ended March 31, 2019

Particulars	Standalone Results		Amount (Rs Lakhs)	
	Half year ended March 31, 2019	Half year ended March 31, 2018	For the year ended March 31, 2019	For the year ended March 31, 2018
Income				
Revenue from Operations	9,260	7,610	15,516	15,728
Other Income	482	256	676	602
<u>Closing Stock of Inventory</u>				
Project Work in Progress	43,208	42,891	43,208	42,891
Closing stock of unsold flats	4,862	4,862	4,862	4,862
	57,812	55,619	64,262	64,083
Expenditure				
<u>Opening Stock of Inventory</u>				
Project Work in Progress	43,672	40,980	42,891	35,376
Opening stock of unsold flats	4,862	4,862	4,862	4,862
Project Expenses	7,662	8,104	14,053	23,781
Employee Benefits	-	-	-	-
Finance Costs	-	-	-	-
Depreciation and Amortization Expenses	36	31	36	31
Provision for Estimated Project Expenses	-	-	-	-
Other Operating Expenses	883	1,312	2,021	2,751
	57,115	55,289	63,863	66,801
Profit / (Loss) before Prior Period/Exceptional Items	697	330	399	(2,718)
Exceptional Item	-	-	-	-
Prior period expenses	-	-	-	-
Profit / (Loss) before Tax	697	330	399	(2,718)
Short/Excess Provision for Tax	-	-	-	-
Deferred Tax	-	-	-	-
Income Tax	-	-	100	25
Profit / (Loss) after Tax	697	330	299	(2,743)
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			-	-
	697	330	299	(2,743)

For Parinee Realty Private Limited



(Vipul D. Shah)
Director
DIN 00170778

Place : Mumbai
Date : 30.04.2019

PARINEE REALTY PRIVATE LIMITED

CIN No. U45200MH1998PTC113833

Flat no. 102 & 103, 1st Floor, Smag House, Plot no.157A, Sarojini Road Extension, Opp. Darshana Apartments, Vile Parle West, Mumbai
- 400056.

Cash Flow Statement for the year ended 31st March 2019

(Amount in Rs.)

	As at March 31, 2019		As at March 31, 2018	
A Cash Flow From Operating Activities:				
Net Profit / (Loss) Before Tax		39,858,564		(271,692,750)
<u>Adjustment for:</u>				
Depreciation and Impairment Loss	3,586,147		3,065,693	
Share of profit / (loss) from Partnership Firms				
Finance Cost	-		-	
Prior Period items	-	3,586,147	-	3,065,693
Operating Profit/(Loss) before working Capital Changes		43,444,711		(268,627,057)
<u>Adjustment for:</u>				
Changes in Inventories	(31,655,922)		(751,541,972)	
Changes in Trade payable and Other Liabilities	655,221,227		614,174,520	
Change in other current liabilities				
Changes in Other Current Assets	(117,500)		40,080.00	
Changes in loans and advances	-		-	
Changes in Trade and Other Recievables	(1,358,141,663)	(734,693,857)	(985,005,815)	(1,122,333,187)
Cash Generated From Operation:		(691,249,146)		(1,390,960,244)
Direct tax paid		(10,000,000)		(2,500,000)
Net Cash From Operating Activities before exceptional items		(701,249,146)		(1,393,460,244)
Prior Period Items		-		-
Net Cash From Operating Activities:		(701,249,146)		(1,393,460,244)
B Cash flow from Investing Activities:				
Purchase of fixed assets	(617,088)		(6585250)	
Sale of Fixed assets	159,979			
Impairment of investment	-		-	
Change in Loan & Advances	-			
Change in Investment	-		4,212,164,962	
Short Term Loans and Advances	531,582,013		(135774877)	
Fair value of Financial Asset				
Net Cash from/(used in) Investing Activities		531,124,904		4,069,804,835
C Cash flow from Financing Activities:				
Issued of Equity Shares	-		-	
Long term Borrowings	924,595,048		2,500,769,760	
Other Financial liability	8,111,670		172,859,559	
Long Term Loans and Advances	(14,765,836)		(157,199,367)	
Long term Investment	(938,119,883)		(5,173,428,773)	
Other Financial Asset	42,071,912			
Finance Cost	-		-	
Fair value of Financial Liability				
Net cash used in Financing activities (C)		21,892,911		(2,656,998,822)
Net Increase In cash & Cash equivalents (A+B+C)		(148,231,331)		19,345,769
Cash & Cash equivalents-Opening Balances		230,051,053		14,704,753
Balance Cash & Cash equivalents-Closing Balances		81,819,722		34,050,522

For Parinee Realty Private Limited



Place : Mumbai
Date : 30.04.2019



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

PARINEE REALTY PRIVATE LIMITED

CIN No. U45200MH1998PTC113833

Flat no. 102 & 103, 1st Floor, Smag House, Plot no.157A, Sarojini Road Extension, Opp. Darshana Apartments, Vile Parle West, Mumbai – 400056.

Notes to the unaudited standalone financial results for the year ended March 31, 2019

The above unaudited financial results have been approved by the Board of Directors at their

- 1) meetings held on 30th April 2019 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 2019 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.

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



Place: Mumbai

Date: April 30, 2019

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 2019

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 2019.

1. Credit Rating of the Debentures : CRISIL D
2. Asset Cover available : 100%
3. Debt-Equity Ratio : 10.03 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	31.03.2019	98,383,562	Not paid yet
NA	Principal	15.04.2019	356,250,000	Not paid yet

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	30.06.2019	86,959,629
NA	Principal	15.07.2019	356,250,000

6. Debt Service Coverage Ratio: 0.73
7. Interest Service Coverage Ratio: 1.78
8. Debenture Redemption-Reserve: Nil
9. Net Worth: Rs. 116.54 Crores
10. Net Profit After Tax: Rs. 6.97 Crores
11. Earnings Per Share: Rs. 4.10

