

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



October 31, 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 half year ended 30th September, 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 31.10.2018 approved unaudited Financial Results for the half year ended 30th September, 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 Mashkoor
Compliance Officer



PARINEE REALTY PRIVATE LIMITED
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October 31, 2018

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, 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 Financial Results for the half year ended September 30, 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 half year ended September 30, 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 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, 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, 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: 31.10.2018

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 September 30, 2018

(Amount in Rs.)

Particulars	As at 30.09.2018	As at 31.03.2018
ASSETS		
1 Non current assets		
a Property, Plant and equipment	11,697,460	11,113,278
b Other Intangible assets	362,667	362,667
c Investment Properties	-	-
c Financial Asset		
(i) Non Current investments	6,200,381,387	5,572,748,320
(ii) Loans and advances	779,871,753	763,334,853
(iii) Others	165,924,633	165,924,633
d Other Non Current assets	-	-
2 Current assets		
a Inventories	4,851,654,975	4,775,331,393
b Financial Asset		
(i) Investments	-	-
(ii) Trade receivable	2,012,792,314	1,542,299,891
(iii) Loans and advances	1,323,387,672	1,476,084,068
(iv) Others		
(v) Cash & cash equivalent	118,875,351	34,050,522
c Current Tax Asset (Net)	-	-
d Other Current asset	388,693	388,693
	15,465,336,904	14,341,638,319
EQUITY AND LIABILITIES		
1 Equity		
a Equity Share Capital	170,000,000	170,000,000
b Other Equity	987,047,524	965,538,490
2 Liabilities		
Non-current liabilities		
a Financial Liabilities		
(i) Borrowings	11,312,564,173	10,762,744,973
(ii) Trade Payables	-	-
(iii) Other Financial liability	172,859,559	172,859,559
b Long term provision	-	-
c Other Non-Current Liability	-	-
Current Liability		
a Financial Liabilities		
(i) Borrowings	-	-
(ii) Trade Payables	876,287,854	340,183,571
(iii) Other Financial liability	53,449,106	45,023,617
b Other Current liability	1,804,126,803	1,795,719,141
c Short trem provision	89,001,885	89,568,968
TOTAL	15,465,336,904	14,341,638,319

Parinee Realty Private limited

Place : Mumbai
Date : 31.10.2018



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 period ended September 30, 2018

Particulars	Standalone Results			Amount (Rs Lakhs)
	Half Year ended September 30, 2018	Half Year ended September 30, 2017	For the period ended September 30, 2018	For the year ended March 31, 2018
Income				
Revenue from Operations	6,256	11,041	6,256	15,728
Other Income	194	2,329	194	602
<u>Closing Stock of Inventory</u>				
Project Work in Progress	43,655	40,980	43,655	42,891
Closing stock of unsold flats	4,862	4,862	4,862	4,862
	54,967	59,212	54,967	64,083
Expenditure				
<u>Opening Stock of Inventory</u>				
Project Work in Progress	42,891	35,376	42,891	35,376
Opening stock of unsold flats	4,862	4,862	4,862	4,862
Project Expenses	6,391	11,913	6,391	23,781
Employee Benefits	-	464	-	-
Finance Costs	-	5,950	-	-
Depreciation and Amortization Expenses	-	-	-	31
Provision for Estimated Project Expenses	-	-	-	-
Other Operating Expenses	607	620	607	2,751
	54,751	59,185	54,751	66,801
Profit / (Loss) before Prior Period/Exceptional Items	216	27	216	(2,718)
Exceptional Item	-	-	-	-
Prior period expenses	-	-	-	-
Profit / (Loss) before Tax	216	27	216	(2,718)
Short/Excess Provision for Tax	-	-	-	-
Deferred Tax	-	-	-	-
Income Tax	-	-	-	25
Profit / (Loss) after Tax	216	27	216	(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				
	216	27	216	(2,743)

For Parinee Realty Private Limited

Place : Mumbai
Date : 31.10.2018



(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.

Cash Flow Statement for the period ended 30th September 2018

(Amount in Rs.)

Particulars	As at September 30, 2018		As at March 31, 2018	
A Cash Flow From Operating Activities:				
Net Profit / (Loss) Before Tax		21,509,034		(271,692,750)
<u>Adjustment for:</u>				
Depreciation and Impairment Loss	-		3,065,693	
Share of profit / (loss) from Partnership Firms	-		-	
Finance Cost	-		-	
Prior Period items	-		-	3,065,693
Operating Profit / (Loss) before working Capital Changes		21,509,034		(268,627,057)
<u>Adjustment for:</u>				
Changes in Inventories	(76,323,581)		(751,541,972)	
Changes in Trade payable and Other Liabilities	543,944,862		614,174,520	
Change in other current liabilities				
Changes in Other Current Assets	-		40,080.00	
Changes in loans and advances	-		-	
Changes in Trade and Other Receivables	(470,492,423)	(2,871,142)	(985,005,815)	(1,122,333,187)
Cash Generated From Operation:		18,637,892		(1,390,960,244)
Direct tax paid		-		(2,500,000)
Net Cash From Operating Activities before exceptional items		18,637,892		(1,393,460,244)
Prior Period Items		-		-
Net Cash From Operating Activities:		18,637,892		(1,393,460,244)
B Cash flow from Investing Activities:				
Purchase of fixed assets	(741,160)		(6585250)	
Sale of Fixed assets	156,979			
Impairment of investment				
Change in Loan & Advances	-			
Change in Investment	-		4212164962	
Short Term Loans and Advances	152,696,396		(135774877)	
Fair value of Financial Asset				
Net Cash from/ (used in) Investing Activities		152,112,215		4,069,804,835
C Cash flow from Financing Activities:				
Issued of Equity Shares	-		-	
Long term Borrowings	549,819,200		2,500,769,760	
Other Financial liability	8,425,489		172,859,559	
Long Term Loans and Advances	(16,536,900)		(157,199,367)	
Long term Investment	(627,633,067)		(5,173,428,773)	
Finance Cost	-		-	
Fair value of Financial Liability				
Net cash used in Financing activities (C)		(85,925,278)		(2,656,998,822)
Net Increase In cash & Cash equivalents (A+B+C)		84,824,829		19,345,769
Cash & Cash equivalents-Opening Balances		34,050,522		14,704,753
Balance Cash & Cash equivalents-Closing Balances		118,875,351		34,050,522



Place : Mumbai
Date : 31.10.2018



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

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 period ended September 30, 2018

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

- 1) meetings held on 31st October 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 half year ended 30th September 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: October 31, 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 30th September 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 30th September 2018.

1. Credit Rating of the Debentures : CRISIL B(SO)
2. Asset Cover available : 100%
3. Debt-Equity Ratio : 9.78 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	30.09.2018	100,569,862	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	31.12.2018	100,569,862
NA	Principal	NA	NA

6. Debt Service Coverage Ratio: 0.52
7. Interest Service Coverage Ratio: 0.95
8. Debenture Redemption Reserve: Nil
9. Net Worth: Rs. 115.70 Crores
10. Net Profit After Tax: Rs. 2.16 Crores
11. Earnings Per Share: Rs. 1.27

