

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, 2020

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, 2020.

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 30.04.2020 approved unaudited Financial Results for the year ended 31st March, 2020. 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
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April 30, 2020

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, 2020 pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Ref.: SEBI Circular No. SEBI/HO/CFD/CMD1/CIR/P/2020/106 dated June 24, 2020

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, 2020 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, 2020 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, 2019 to March 31, 2020** 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
UDIN: 21037357AAAACN3710
Place: Mumbai
Date: 30.04.2020**



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, 2020

(Amount in Rs.)

Particulars	As at 31.03.2020	As at 31.03.2019
ASSETS		
1 Non current assets		
a Property, Plant and equipment	53,07,932	80,50,162
b Other Intangible assets	2,37,415	2,96,745
c Investment Properties	-	-
c Financial Asset		
(i) Non Current investments	6,26,63,88,428	6,50,26,28,993
(ii) Loans and advances	78,52,86,081	77,87,10,689
(iii) Others	8,17,80,809	12,38,52,721
d Other Non Current assets	-	-
2 Current assets		
a Inventories	5,29,76,95,109	4,94,37,43,240
b Financial Asset		
(i) Investments	-	-
(ii) Trade receivable	1,76,33,56,813	1,83,61,18,550
(iii) Loans and advances	1,25,08,31,131	94,76,12,535
(iv) Others		
(v) Cash & cash equivalent	2,65,77,871	8,18,19,722
c Current Tax Asset (Net)	-	-
d Other Current asset	45,262	5,82,721
Total Assets	15,47,75,06,851	15,22,34,16,079
EQUITY AND LIABILITIES		
1 Equity		
a Equity Share Capital	17,00,00,000	17,00,00,000
b Other Equity	(32,61,02,802)	40,99,34,915
2 Liabilities		
Non-current liabilities		
a Financial Liabilities		
(i) Borrowings	12,47,46,99,162	11,70,74,68,669
(ii) Trade Payables	-	-
(iii) Other Financial liability	12,38,52,721	16,59,24,633
b Long term provision	-	-
c Other Non-Current Liability	-	-
Current Liability		
a Financial Liabilities		
(i) Borrowings	-	-
(ii) Trade Payables	95,53,33,455	94,12,48,659
(iii) Other Financial liability	7,26,94,865	6,00,69,964
b Other Current liability	1,54,96,27,407	1,31,13,52,060
c Short term provisions	45,74,02,044	45,74,17,179
Total Liabilities	15,47,75,06,851	15,22,34,16,079



Place : Mumbai
Date : 30.04.2020



For Parinee Realty Private Limited

(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, 2020

Particulars	Standalone Results		Amount (Rs Lakhs)	
	Half year ended March 31, 2020	Half year ended March 31, 2019	For the year ended March 31, 2020	For the year ended March 31, 2019
Income				
Revenue from Operations	903	4,878	2,579	12,195
Other Income	383	499	696	1,188
<u>Closing Stock of Inventory</u>				
Project Work in Progress	48,115	44,575	48,115	44,575
Closing stock of unsold flats	4,862	4,862	4,862	4,862
	54,263	54,814	56,252	62,820
Expenditure				
<u>Opening Stock of Inventory</u>				
Project Work in Progress	46,475	43,672	44,575	42,891
Opening stock of unsold flats	4,862	4,862	4,862	4,862
Project Expenses	7,460	6,831	12,434	14,850
Employee Benefits	-	-	-	-
Finance Costs	-	-	-	-
Depreciation and Amortization Expenses	32	36	32	36
Provision for Estimated Project Expenses	-	3,684	-	3,684
Other Operating Expenses	735	883	1,709	2,054
	59,564	59,968	63,612	68,377
Profit / (Loss) before Prior Period/Exceptional Items	(5,301)	(5,154)	(7,360)	(5,557)
Exceptional Item	-	-	-	-
Prior period expenses	-	-	-	-
Profit / (Loss) before Tax	(5,301)	(5,154)	(7,360)	(5,557)
Short/Excess Provision for Tax	-	-	-	-
Deferred Tax	-	-	-	-
Income Tax	-	-	-	-
Profit / (Loss) after Tax	(5,301)	(5,154)	(7,360)	(5,557)
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			-	-
	(5,301)	(5,154)	(7,360)	(5,557)



For Parinee Realty Private Limited



(Vipul D. Shah)
Director
DIN 00170778

Place : Mumbai
Date : 30.04.2020

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,

Cash Flow Statement for the year ended 31st March 2020

(Amount in Rs.)

Particulars	As at March 31, 2020		As at March 31, 2019	
A Cash Flow From Operating Activities:				
Net Profit / (Loss) Before Tax		(736,037,717)		(555,603,575)
<u>Adjustment for:</u>				
Depreciation and Impairment Loss	3,227,533		3,586,147	
Share of profit / (loss) from Partnership Firms				
Finance Cost	-		-	
Prior Period items	-	3,227,533	-	3,586,147
Operating Profit / (Loss) before working Capital Changes		(732,810,184)		(552,017,428)
<u>Adjustment for:</u>				
Changes in Inventories	(353,951,869)		(168,411,846)	
Changes in Trade payable and Other Liabilities	252,345,007		288,545,688	
Change in other current liabilities				
Changes in Other Current Assets	537,459		(194,028)	
Changes in loans and advances	-		-	
Changes in Trade and Other Receivables	72,761,737	(28,307,665)	(293,818,660)	(173,878,846)
Cash Generated From Operation:		(761,117,849)		(725,896,274)
Direct tax paid		-		-
Net Cash From Operating Activities before exceptional items		(761,117,849)		(725,896,274)
Prior Period Items		-		-
Net Cash From Operating Activities:		(761,117,849)		(725,896,274)
B Cash flow from Investing Activities:				
Purchase of fixed assets	(425,973)		(614,088)	
Sale of Fixed assets	-		156,979	
Impairment of investment	-		-	
Change in Loan & Advances	-		-	
Change in Investment	-		-	
Short Term Loans and Advances	(303,218,597)		528,471,533	
Fair value of Financial Asset				
Net Cash from/ (used in) Investing Activities		(303,644,570)		528,014,425
C Cash flow from Financing Activities:				
Issued of Equity Shares				
Long term Borrowings	767,230,493		944,723,696	
Other Financial liability	(29,447,012)		8,111,420	
Long Term Loans and Advances	(6,575,391)		(15,375,836)	
Long term Investment	236,240,565		(929,880,674)	
Other Financial Asset	42,071,912		42,071,912	
Finance Cost	-		-	
Fair value of Financial Liability				
Net cash used in Financing activities (C)		1,009,520,567		49,650,518
Net Increase In cash & Cash equivalents (A+B+C)		(55,241,852)		(148,231,331)
Cash & Cash equivalents-Opening Balances		81,819,722		230,051,053
Balance Cash & Cash equivalents-Closing Balances		26,577,871		81,819,722



Place : Mumbai
Date : 30.04.2020

For Parinee Realty Private Limited

M. B. Jain
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, 2020

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

- 1) meetings held on 30th April 2020 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 2020 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 249,37,50,000/- 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, 2020

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 2020

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 2020.

1. Credit Rating of the Debentures : CRISIL D
2. Asset Cover available : 100%
3. Debt-Equity Ratio : NA (Negative Net worth)
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	31.03.2020	8,79,98,630	Not Paid yet
NA	Principal	15.04.2020	35,62,50,000	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	30.06.2020	8,79,98,630
NA	Principal	15.07.2020	35,62,50,000

6. Debt Service Coverage Ratio: 0.07
7. Interest Service Coverage Ratio: 0.30
8. Debenture Redemption Reserve: Nil
9. Net Worth: Rs. (15.61) Crores
10. Net Profit After Tax: Rs. (53.01) Crores
11. Earnings Per Share: Rs. (31.18)

