

**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, 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 half year ended 30<sup>th</sup> September, 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 31.10.2019 approved unaudited Financial Results for the half year ended 30<sup>th</sup> September, 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

*M. Ahmad*

Ahmad Mashkoor  
Compliance Officer



**PARINEE REALTY PRIVATE LIMITED**

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October 31, 2019

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, 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 Financial Results for the half year ended September 30, 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 half year ended September 30, 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 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, 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.



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: 21037357AAAACT1193  
Place: Mumbai  
Date: 31.10.2019



# 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 September 30, 2019

(Amount in Rs.)

Particulars	As at 30.09.2019	As at 31.03.2019
<b>ASSETS</b>		
<b>1 Non current assets</b>		
a Property, Plant and equipment	80,50,162	80,50,162
b Other Intangible assets	2,96,745	2,96,745
c Investment Properties	-	-
c Financial Asset		
(i) Non Current investments	6,36,22,50,973	6,50,26,28,993
(ii) Loans and advances	78,40,60,680	77,87,10,689
(iii) Others	11,44,35,766	12,38,52,721
d Other Non Current assets	-	-
<b>2 Current assets</b>		
a Inventories	5,13,36,85,264	4,94,37,43,240
b Financial Asset		
(i) Investments	-	-
(ii) Trade receivable	1,78,89,20,404	1,83,61,18,550
(iii) Loans and advances	1,06,55,61,577	94,76,12,535
(iv) Others		
(v) Cash & cash equivalent	6,91,41,391	8,18,19,722
c Current Tax Asset (Net)	-	-
d Other Current asset	45,262	5,82,721
<b>Total Assets</b>	<b>15,32,64,48,225</b>	<b>15,22,34,16,079</b>
<b>EQUITY AND LIABILITIES</b>		
<b>1 Equity</b>		
a Equity Share Capital	17,00,00,000	17,00,00,000
b Other Equity	20,39,81,289	40,99,34,915
<b>2 Liabilities</b>		
<b>Non-current liabilities</b>		
a Financial Liabilities		
(i) Borrowings	11,91,80,42,437	11,70,74,68,669
(ii) Trade Payables	-	-
(iii) Other Financial liability	14,64,15,268	16,59,24,633
b Long term provision	-	-
c Other Non-Current Liability	-	-
<b>Current Liability</b>		
a Financial Liabilities		
(i) Borrowings	-	-
(ii) Trade Payables	94,80,74,762	94,12,48,659
(iii) Other Financial liability	6,81,38,610	6,00,69,964
b Other Current liability	1,41,43,78,680	1,31,13,52,060
c Short term provisions	45,74,17,179	45,74,17,179
<b>Total Liabilities</b>	<b>15,32,64,48,225</b>	<b>15,22,34,16,079</b>



Place : Mumbai  
Date : 31.10.2019



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 period ended September 30, 2019**

Particulars	Standalone Results			Amount (Rs Lakhs)
	Half year ended September 30, 2019	Half year ended September 30, 2018	Year to date ended September 30, 2019	For the year ended March 31, 2019
<b>Income</b>				
Revenue from Operations	1,676	7,317	1,676	12,195
Other Income	313	689	313	1,188
<u>Closing Stock of Inventory</u>				
Project Work in Progress	46,475	43,672	46,475	44,575
Closing stock of unsold flats	4,862	4,862	4,862	4,862
	<b>53,326</b>	<b>56,540</b>	<b>53,326</b>	<b>62,820</b>
<b>Expenditure</b>				
<u>Opening Stock of Inventory</u>				
Project Work in Progress	44,575	42,891	44,575	42,891
Opening stock of unsold flats	4,862	4,862	4,862	4,862
Project Expenses	4,974	8,019	4,974	14,850
Employee Benefits	-	-	-	-
Finance Costs	-	-	-	-
Depreciation and Amortization Expenses	-	-	-	36
Provision for Estimated Project Expenses	-	-	-	3,684
Other Expenses	974	1,171	974	2,054
	<b>55,385</b>	<b>56,943</b>	<b>55,385</b>	<b>68,377</b>
<b>Profit / (Loss) before Prior Period/Exceptional Items</b>	<b>(2,059)</b>	<b>(403)</b>	<b>(2,059)</b>	<b>(5,557)</b>
Exceptional Item	-	-	-	-
Prior period expenses	-	-	-	-
<b>Profit / (Loss) before Tax</b>	<b>(2,059)</b>	<b>(403)</b>	<b>(2,059)</b>	<b>(5,557)</b>
Short/Excess Provision for Tax	-	-	-	-
Deferred Tax	-	-	-	-
Income Tax	-	-	-	-
<b>Profit / (Loss) after Tax</b>	<b>(2,059)</b>	<b>(403)</b>	<b>(2,059)</b>	<b>(5,557)</b>
<b>Other Comprehensive Income</b>				
<b>A (i)</b> 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>(2,059)</b>	<b>(403)</b>	<b>(2,059)</b>	<b>(5,557)</b>



Place : Mumbai  
Date : 31.10.2019



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,

## Cash Flow Statement for the period ended 30th September 2019

(Amount in Rs.)

Particulars	As at September 30, 2019		As at March 31, 2019	
<b>A Cash Flow From Operating Activities:</b>				
Net Profit / (Loss) Before Tax		(205,953,627)		(555,603,575)
<u>Adjustment for:</u>				
Depreciation and Impairment Loss	-		3,586,147	
Share of profit / (loss) from Partnership Firms	-		-	
Finance Cost	-		-	
Prior Period items	-		-	3,586,147
Operating Profit / (Loss) before working Capital Changes		(205,953,627)		(552,017,428)
<u>Adjustment for:</u>				
Changes in Inventories	(189,942,024)		(168,411,846)	
Changes in Trade payable and Other Liabilities	14,894,748		288,545,688	
Change in other current liabilities	103,026,620			
Changes in Other Current Assets	537,459		(194,028)	
Changes in loans and advances	-		-	
Changes in Trade and Other Recievables	47,198,146	(24,285,050)	(293,818,660)	(173,878,846)
<b>Cash Generated From Operation:</b>		(230,238,677)		(725,896,274)
Direct tax paid		-		-
<b>Net Cash From Operating Activities before exceptional items</b>		(230,238,677)		(725,896,274)
Prior Period Items		-		-
<b>Net Cash From Operating Activities:</b>		(230,238,677)		(725,896,274)
<b>B Cash flow from Investing Activities:</b>				
Purchase of fixed assets	-		(614,088)	
Sale of Fixed assets	-		156,979	
Impairment of investment	-		-	
Change in Loan & Advances	-		-	
Change in Investment	-		-	
Short Term Loans and Advances	(117,949,042)		528,471,533	
Fair value of Financial Asset				
<b>Net Cash from/ (used in) Investing Activities</b>		(117,949,042)		528,014,425
<b>C Cash flow from Financing Activities:</b>				
Issued of Equity Shares	-		-	
Long term Borrowings	210,573,768		944,723,696	
Other Financial liability	(19,509,365)		8,111,420	
Long Term Loans and Advances	(5,349,991)		(15,375,836)	
Long term Investment	140,378,020		(929,880,674)	
Other Financial Asset	9,416,955		42,071,912	
Finance Cost	-		-	
Fair value of Financial Liability				
<b>Net cash used in Financing activities ( C)</b>		335,509,388		49,650,518
<b>Net Increase in cash &amp; Cash equivalents (A+B+C)</b>		(12,678,331)		(148,231,331)
<b>Cash &amp; Cash equivalents-Opening Balances</b>		81,819,722		230,051,053
<b>Balance Cash &amp; Cash equivalents-Closing Balances</b>		69,141,391		81,819,722

Place : Mumbai  
Date : 31.10.2019



For Parinee Realty Private Limited

*Handwritten signature: 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, 2019


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

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

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



Place: Mumbai

Date: October 31, 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 30<sup>th</sup> September 2019**

Dear Sir,

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 30<sup>th</sup> September 2019.

1. Credit Rating of the Debentures : CRISIL D
2. Asset Cover available : 100%
3. Debt-Equity Ratio : 31.87 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	30.09.2019	8,79,98,630	Not Paid yet
NA	Principal	15.10.2019	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	31.12.2019	8,79,98,630
NA	Principal	15.01.2020	35,62,50,000

6. Debt Service Coverage Ratio: 0.31
7. Interest Service Coverage Ratio: 0.96
8. Debenture Redemption Reserve: Nil
9. Net Worth: Rs. 37.4 Crores
10. Net Profit After Tax: Rs. (20.59) Crores
11. Earnings Per Share: Rs. (12.11)

