

DIRECTORS' REPORT

Dear Members,

The Board of Directors present their 35th Annual Report of **PARANJAPE SCHEMES (CONSTRUCTION) LIMITED** (the "Company") along with the audited financial statements for the financial year ended **31st March, 2022**.

FINANCIAL RESULTS

The financial results of the Company (Standalone and Consolidated) for the year under review as compared to previous year as under:

(Amount Rs. in Million)

Particulars	Standalone Financials		Consolidated Financials	
	Financial Year 2021-22	Financial Year 2020-21	Financial Year 2021-22	Financial Year 2020-21
Revenue				
Revenue from Operations	3,672.39	1,530.96	4,744.44	2,035.64
Other Income	445.59	1,396.26	357.78	336.39
Total Income	4,117.98	2,927.22	5,102.22	2,372.03
Expenses				
Depreciation and amortization expense	96.13	87.23	151.67	141.60
Total Expenses	4,965.07	3,979.35	6,198.18	4,386.96
Profit before tax (PBT)	(847.09)	(1,052.13)	(1,095.94)	(2,014.93)
Tax expense	215.62	(224.47)	399.95	(250.81)
Profit / Loss for the year	(1,062.71)	(827.66)	(1,483.86)	(1,764.23)
Earnings per share of Rs. 10/- each	(11.22)	(8.74)	(14.83)	(18.06)

OPERATIONS AND STATE OF AFFAIRS

STANDALONE

The highlights of the Company's performance on a standalone basis as compared to the previous year are as under:

- Total Revenue from operations increased from Rs. 1,530.96 Millions to Rs. 3,672.39 Millions, which shows 139.87% increase in the revenue compared to previous year.

- The Company incurred net loss of Rs. 1,062.71 Millions as against the net loss of Rs. 827.66 Millions in the previous year, which shows 28.40% increase in the loss compared to previous year.

CONSOLIDATION

The highlights of the Company's performance on a Consolidated basis as compared to the previous year are as under: -

- Revenue from operations increased from Rs. 2,035.64 Millions to Rs. 4,744.44 Millions, which shows 133.07% increase in revenue compared to previous year.
- The Company incurred net loss of Rs. 1,483.86 Millions as against the loss of Rs. 1,764.23 Millions in the previous year, which shows 15.89% decline in loss compared to previous year.

DIVIDEND AND RESERVES

In view of the current business conditions, planned business growth prospectus and the losses incurred, the Company has not declared any interim or final dividend during the year. No amount has been transferred to any reserve by the Company.

There was no unpaid dividend. Hence transferring unpaid dividend amount to Investor Education Protection Fund does not arise.

DEPOSITS

In compliance with the provisions of Section 73 and section 76 of the Companies Act, 2013 and the Companies (Acceptance of Deposits) Rules 2014, the Company has not accepted any deposit from the public or members during the financial year ended 31st March, 2022.

(Amount in Rs. in Million)

Sr. No.	Particulars	Details
A.	The details relating to deposits, covered under Chapter V of the Act	
a.	Accepted during the year	Nil
b.	Remained unpaid or unclaimed as at the end of the year	Nil
c.	whether there has been any default in repayment of deposits or payment of interest thereon during the year and if so, number of such cases and the total amount involved	Nil
i	at the beginning of the year;	Nil
ii	maximum during the year;	N.A.
iii	at the end of the year;	Nil
B.	the details of deposits which are not in compliance with the requirements of Chapter V of the Act;	N.A.

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS

Pursuant to the provisions of Section 186 of the Act and Rules made thereunder of the Companies Act, 2013 ("Act"), the particulars of loans given, guarantees given and investments made and security provided are given in the Note 7 and 46 to the standalone financial statements forming part of this Annual Report.

PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES

All related party transactions entered into with the related parties as per Section 2 (76) of the Act were in the ordinary course of business and on an arm's length basis. Pursuant to fourth proviso of Section 188(1) of the Act approval of the Board or Members as the case may be is not required to any transactions entered into by the Company in its ordinary course of business other than transactions which are not on an arm's length basis. The disclosure of related party transactions as required under Section 134(3) of the Act in Form AOC-2 are provided in **Annexure-A**. Attention of Members is drawn to the disclosures of transactions with related parties set out in the Notes to Accounts (refer Note No. 45) forming part of the standalone financial statements.

CHANGE IN THE NATURE OF BUSINESS, IF ANY

There was no change in the nature of business of the Company during the year under review.

THE WEB ADDRESS , IF ANY, WHERE ANNUAL RETURN REFERRED TO IN SUB-SECTION (3) OF SECTION 92 HAS BEEN PLACED

As required under sub-section (3) of Section 92 of the Act, the Annual Return for the financial year ended 31st March, 2022 is available on the website of the Company at <https://www.pscil.in/corporate-compliance/>.

MATERIAL CHANGES AND COMMITMENTS, IF ANY, AFFECTING FINANCIAL POSITION OF THE COMPANY AFTER THE CLOSE OF FINANCIAL YEAR

- A. The Company has received demand orders from the Income-tax authorities in connection with Assessment years 2020-21 and 2021-22 amounting to Rs. 1,962.71 million and Rs. 139.16 million respectively. The demand orders are primarily on account of interpreting advance payments from customers as income due to deduction of withholding taxes, disallowance of delayed remittance of statutory dues and expenditure pertaining to exempt income.

Based on strong merits and facts, the management has filed an appeal at the National Faceless Appeals Centre. The jurisdictional officer had stayed the demand by their order dated 30th March, 2023 and 16th March, 2023 respectively.

- B. The Company had issued 1,750 Listed Non-Convertible Debentures amounting to Rs 1,750 Million ("Debentures") which were due for redemption on or before 31st March 2022. The Company is in discussions with the lender for restructuring the debentures including revised payment schedule and date of redemption.
- C. The Stock Exchange has imposed fines on account of inadvertent non compliances of provisions of regulations of the SEBI (Listing Obligations and Requirements) Regulations, 2015 and the Company is in discussions with the authorities for waiver of some of the fees and shall be paying the balance. The Company is also in the process of updating all compliances.

Except these no other material changes and commitments affecting the financial position of the Company between the financial year ended 31st March, 2022 and the date of this Report.

DETAILS OF SUBSIDIARY/JOINT VENTURES/ASSOCIATE COMPANIES

Details of the Companies which have become/ceased to be its Subsidiary/Joint Venture/Associate Company of the Company

Sr. No.	Name of the Companies	Status Subsidiary/ JV/Associate Company	Date of becoming Subsidiary/J V/ Associate	Date of ceasing as Subsidiary/ JV/Associate
1.	Athashri Homes Private Limited	Wholly Owned Subsidiary	20/01/2011	-
2.	Lavim Developers Private Limited	Wholly Owned Subsidiary	04/12/2014	-
3.	Linker Shelter Private Limited	Wholly Owned Subsidiary	14/03/2015	-
4.	PSC Properties Private Limited	Wholly Owned Subsidiary	03/12/2015	-
5.	Blueridge Golf Club Private Limited	Wholly Owned Subsidiary	31/03/2015	-
6.	Paranjape Spaces and Services Private Limited	Wholly Owned Subsidiary	04/12/2020	-
7.	PSC Realtors Private Limited	[#] Associate/ Wholly Owned Subsidiary	30/01/2016	04/01/2022
8.	Nova Developers Private Limited	Subsidiary	16/12/2020	-
9.	Paranjape Premises Private Limited	Subsidiary	22/12/2000	-
10.	Peer Realty Private Limited	Subsidiary	15/12/2014	-
11.	Kaleidoscope Developers Private Limited	@Joint Venture	29/12/2016	-
12.	PSC Global Inc	Foreign Subsidiary	01/01/2002	-
13.	PSC Holdings Limited	Foreign Subsidiary	23/03/2016	-
14.	Pristine Homes LLC	Foreign Subsidiary	15/11/2017	-

With effect from 04th January, 2022, Paranjape Schemes (Construction) Limited ('PSCL') ceased to be the holding company of PSC Realtors Private Limited due to transfer of 7,000 Class A shares (equivalent to 50% voting rights) held by PSCL to Krishirsagar Shelter Private Limited. Now both PSCL and Krishirsagar Shelter Private Limited are holding 50% voting rights in the Company. PSC Realtors Private Limited became an Associate Company of Paranjape Schemes (Construction) Limited due to its holding 50% voting rights in the Company.

@ Kaleidoscope Developers Private Limited has three classes of equity share:

Class A has 100% voting rights and no economic rights;

Class B has no voting rights and 90% economic rights;

Class C has no voting rights and 10% economic rights

Out of the above, the Company is holding 50% of class A equity shares and 50% of class B equity shares.

Pursuant to the provisions of Section 129(3) of the Act, a statement containing the salient features of financial statements of the Company's subsidiaries, joint ventures and associates in Form AOC-1 is attached to the financial statements of the Company.

DIRECTORS AND KEY MANAGERIAL PERSONNEL ("KMP")**Appointment/Re-Appointment of Directors**

- **Mr. Shrikant Paranjape** (DIN: 00131917) was re-appointed by the Members of the Company as the Whole-time Director of the Company at the Extra-Ordinary General Meeting of the Company held on 25th March, 2021, for a period of 5 years commencing from 01st April, 2021 and ending on 31st March, 2026.
- **Mr. Shashank Paranjape** (DIN: 00131956) was re-appointed by the Members of the Company as the Managing Director of the Company at the Extra-Ordinary General Meeting of the Company held on 25th March, 2021, for a period of 5 years commencing from 01st April, 2021 and ending on 31st March, 2026.

Retirement by Rotation

Pursuant to provisions of Section 152 of the Act and Article No. 158 & 159 of the Articles of Association of the Company, **Mr. Shashank Paranjape**, Managing Director (DIN: 00131956) of the Company, liable to retire by rotation at the ensuing Annual General Meeting and being eligible, offers himself for re-appointment.

As at 31st March 2022, the Board of Directors consisted of the following 4 Directors:

Sr. No.	Name of the Director	Designation	Category	DIN
1.	Mr. Shrikant Paranjape	Whole-time Director	Executive Director & KMP	00131917
2.	Mr. Shashank Paranjape	Managing Director	Executive Director & KMP	00131956
3.	Ms. Padma Gokhale	Director	Independent Director	02745501
4.	Mr. Rajesh Hukeri	Director	Independent Director	09124008

KMP

As at 31st March 2022, the Board of Directors consisted of 4 KMP as follows

Sr. No.	Name of the KMP	Designation
1.	Mr. Shrikant Purushottam Paranjape	Whole-time Director
2.	Mr. Shashank Purushottam Paranjape	Managing Director
3.	Mr. Kamallesh Dutta	Chief Financial Officer
4.	Mr. Sudhir Bhimsingh Kadam	Company Secretary

NUMBER OF MEETINGS OF THE BOARD

During the year, 17 (Seventeen) Board Meetings were convened and held.

Board Meetings held during the Year:

Sr. No.	Dates on which Board Meetings were held	Total Strength of the Board	No. of Directors present
1.	05 th April, 2021	4	3
2.	29 th April, 2021	4	3
3.	15 th May, 2021	4	3
4.	02 nd June, 2021	4	3
5.	07 th June, 2021	4	3
6.	23 rd June, 2021	4	3
7.	20 th August, 2021	4	3
8.	09 th September, 2021	4	3
9.	26 th October, 2021	4	3
10.	18 th November, 2021	4	3
11.	22 nd December, 2021	4	4
12.	31 st December, 2021	4	3
13.	10 th February, 2022	4	3
14.	15 th February, 2022	4	4
15.	22 nd February, 2022	4	4
16.	11 th March, 2022	4	4
17.	28 th March, 2022	4	4

Attendance of Directors at Board Meetings

Dates of the Board Meeting	Mr. Shrikant Paranjape	Mr. Shashank Paranjape	Ms. Padma Gokhale	Mr. Rajesh Hukeri
05 th April, 2021	P	P	P	A
29 th April, 2021	P	P	P	A
15 th May, 2021	P	P	P	A
02 nd June, 2021	P	P	P	A
07 th June, 2021	P	P	P	A
23 rd June, 2021	P	P	P	A
20 th August, 2021	P	P	P	A
09 th September, 2021	P	P	P	A
26 th October, 2021	P	P	P	A
18 th November, 2021	P	P	P	A
22 nd December, 2021	P	P	P	P
31 st December, 2021	P	P	P	A
10 th February, 2022	P	P	P	A
15 th February, 2022	P	P	P	P

Dates of the Board Meeting	Mr. Shrikant Paranjape	Mr. Shashank Paranjape	Ms. Padma Gokhale	Mr. Rajesh Hukeri
22 nd February, 2022	P	P	P	P
11 th March, 2022	P	P	P	P
28 th March, 2022	P	P	P	P

DIRECTORS RESPONSIBILITY STATEMENT

The Directors confirm that

- in the preparation of the annual accounts for the year ended 31st March, 2022, the applicable accounting standards have been followed along with proper explanation relating to material departures, if any;
- The Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at 31st March, 2022 and of Loss of the Company for the year ended on that date;
- The Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- The Directors have prepared the annual accounts on a going concern basis;
- The Directors have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and are operating effectively; and
- The Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating.

STATEMENT ON DECLARATION GIVEN BY INDEPENDENT DIRECTORS

All the Independent Directors of the Company have given declaration under Section 149(7) of the Act that they meet the criteria of independence as laid down under Section 149(6) of the Act. In the opinion of the Board, the Independent Directors, are fulfilling the conditions of independence.

POLICY ON DIRECTORS' APPOINTMENT AND REMUNERATION

The Nomination and Remuneration Committee is responsible for developing competency requirements for the Board based on the industry and strategy of the Company. The Board composition analysis reflects an in-depth understanding of the Company, including its strategies, environment, operations, financial conditions, and compliance requirements.

The Nomination and Remuneration Committee conducts a gap analysis to refresh the Board on a periodical basis, including each time a Director's appointment or re-appointment is required. The Nomination and Remuneration Committee is also responsible for reviewing and vetting the curriculum vitae of potential candidates vis-à-vis the required competencies, undertake a reference and due diligence and meeting potential candidates, prior to making recommendations of their nomination to the Board. At the time of appointment, specific requirements for the position, including expert knowledge expected, is communicated to the appointee.

We affirm that the remuneration paid to the Directors is as per the terms laid out in the Nomination and Remuneration Policy of the Company.

The Nomination and Remuneration Committee has formulated the criteria for determining qualifications, positive attributes and independence of Directors and other matters in terms of provisions of Section 178 (3) of the Act, which is annexed as **Annexure - B**.

FORMAL ANNUAL EVALUATION OF BOARD, ITS COMMITTEES, AND INDIVIDUAL DIRECTORS

The formal evaluation mechanism has been adopted for evaluating the performance of the Board as well as the performance of its Committees and Individual Directors of the Board.

The Board has carried out through a structured evaluation process covering various aspects such as composition of the Board & Committees, experience and competencies, performance of specific duties and obligations, attendance and contribution at Board Meetings / Committee Meetings / General Meetings, preparedness for Meetings, effective decision making ability, knowledge of sector where Company operates, understanding and avoidance of risk while executing functional duties, successful negotiating ability, initiative to maintain corporate culture, commitment, dedication of time, leadership quality, attitude, initiatives and responsibilities undertaken, achievements etc.

During the year, performance evaluation of the Board, its Committees and individual Directors has carried out by the nomination and remuneration committee of the Board. The Independent Directors of the Company have not given yet the online proficiency self-assessment test to be conducted by Institute as per Rule 6(4) of the Companies (Appointment and Qualification of Directors) Fifth Amendment Rules, 2020.

AUDIT COMMITTEE

As on 31st March, 2022, the Audit Committee of the Board consisted by the following Members:

Sr. No.	Name of the Member	Designation
1	Ms. Padma Gokhale	Chairperson (Independent Director)
2	Mr. Rajesh Hukeri	Member (Independent Director)
3	Mr. Shrikant Paranjape	Member (Whole-time Director)

During the year, 6 Meetings of Audit Committee of the Board were convened and held:

Sr. No.	Dates on which Audit Committee Meetings were held	No. of Members entitled to attend the Meeting	No. of Members who attended the Meeting
1.	05 th April, 2021	3	3
2.	29 th April, 2021	3	3
3.	04 th June, 2021	3	3
4.	26 th October, 2021	3	3
5.	15 th February, 2022	3	3
6.	11 th March, 2022	3	3

NOMINATION AND REMUNERATION COMMITTEE

As on 31st March, 2022, the Nomination and Remuneration Committee of the Board consisted by the following Members:

Sr. No.	Name of the Member	Designation
1	Ms. Padma Gokhale	Chairperson (Independent Director)
2	Mr. Rajesh Hukeri	Member (Independent Director)
3	Mr. Shrikant Paranjape	Member (Whole-time Director)

During the year, 3 Meetings of Nomination and Remuneration Committee of the Board were convened and held:

Sr. No.	Dates on which Nomination and Remuneration Committee meetings were held	No. of members entitled to attend the meeting	No. of members who attended the meeting
1.	29 th April, 2021	3	3
2.	15 th February, 2022	3	3
3.	11 th March, 2022	3	3

CORPORATE SOCIAL RESPONSIBILITY

Pursuant to provisions of Section 135(1) of the Act every company having net worth of rupees five hundred crore or more, or turnover of rupees one thousand crore or more or a net profit of rupees five crores or more during the immediately preceding financial year shall constitute a Corporate Social Responsibility Committee of the Board consisting of three or more directors, out of which at least one director shall be an independent director. Further pursuant to Section 135(5) of the Act the Board of every Company referred to in sub-Section 135(1) of the Act, shall ensure that the Company spends, in every financial year, at least two per cent. of the average net profits of the Company made during the three immediately preceding financial years.

Your company does not fall into any criteria of Section 135(1) of the Act during the immediately preceding financial year and hence it was not required to spend any amount during the financial year 2021-22 as Corporate Social Responsibility.

As on 31st March, 2022, the Corporate Social Responsibility Committee of the Board consisted of the following Members:

Sr. No.	Name of the Member	Designation
1	Mr. Shrikant Paranjape	Chairman (Whole-time Director)
2	Ms. Padma Gokhale	Member (Independent Director)
3	Mr. Shashank Paranjape	Member (Managing Director)

The brief outlines of CSR Policy are enclosed to this report as “Annexure C” and forms part of this Report.

During the year under review, no Corporate Social Responsibility Committee Meeting was convened and held.

Further, the Board of Directors at their meeting held on 26th September, 2022 have dissolved the Corporate Social Responsibility Committee.

WHISTLER BLOWER / VIGIL MECHANISM

Pusuant to the provisions of the Act and Rules made thereunder, The Company has established Whistler Blower/Vigil Mechanism for Directors and employees to report genuine concerns and made provisions for direct access to the Chairperson of the Audit Committee. Your Company has formulated the policy for establishing the vigil mechanism/ Whistle Blower Policy to safeguard the interest of its stakeholders, Directors, and employees, to freely communicate and address to the Company their genuine concerns in relation to any illegal or unethical practice being carried out in the Company.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, AND FOREIGN EXCHANGE EARNINGS AND OUTGO

The relevant information on conservation of energy, technology absorption, and foreign exchange earnings and outgo as stipulated under Section 134(3)(m) of the Act read with Rule 8 of Companies (Accounts) Rules, 2014 are as follows:

(A) Conservation of energy:

- Steps were taken/ impact on the conservation of energy: Nil
- Steps were taken by the company for utilizing alternate sources of energy: Nil
- Capital investment in energy conservation equipment: Nil

(B) Technology absorption-

- the efforts made towards technology absorption; Nil
- the benefits derived like product improvement, cost reduction, product development or import substitution; Nil
- in case of imported technology (imported during the last three years reckoned from the beginning of the financial year)-
 - (a) The details of technology imported; Nil
 - (b) The year of import; Nil
 - (c) Whether the technology been fully absorbed; Nil
 - (d) If not fully absorbed, areas where absorption has not taken place, and the reasons thereof; Nil and
- (iv) The expenditure incurred on Research and Development: Nil

(C) Foreign exchange earning- Nil (31-03-2022) and Nil (31-03-2021).

(D) Foreign exchange outgo- USD 1,19,600 (31-03-2022) and Nil (31-03-2021).

RISK MANAGEMENT

Periodical assessments to identify the risk areas are carried out and management is briefed on the risks in advance to enable the company to control risk through a properly defined plan. The risks are classified as financial risks, operational risks, and market risks. The risks are taken into account while preparing the annual business plan for the year. The Board is also periodically informed of the business risks and the actions taken to manage them. The Company has formulated a policy for Risk management with the following objectives:

- Provide an overview of the principles of risk management
- Explain the approach adopted by the Company for risk management
- Define the organizational structure for effective risk management
- Develop a "risk" culture that encourages all employees to identify risks and associated opportunities and to respond to them with effective actions.
- Identify, assess and manage existing and new risks in a planned and coordinated manner with minimum disruption and cost, to protect and preserve Company's human, physical and financial assets.

INTERNAL FINANCIAL CONTROLS

The Company has, in all material respects, maintained internal financial controls for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information

except for the disclaimer of opinion mentioned in the Internal financial control report attached as **Annexure C** to Independent Auditor's report.

AUDITORS

I. STATUTORY AUDITORS

Messers **MSKA & Associates** (Firm Registration No: 105047W) Chartered Accountants, Pune were appointed as Statutory Auditors at the 32nd Annual General Meeting of the Company held on 30th September, 2019. Their appointment was made for period of five years, commencing from the conclusion of 32nd Annual General Meeting till the conclusion of the 37th Annual General Meeting of the Company.

EXPLANATION TO AUDITOR'S REMARKS-

The Auditor's in their Report to the Members have given unmodified opinion and the response of Directors with respect to it is as follows:-

- 1) **Annexure B to Independent Auditor Report point no VII (a)- Company has not been regular in depositing statutory dues with the appropriate authorities and there have been serious delays in large number of cases. Further, there are undisputed dues in respect of provident fund, employees' state insurance, income-tax which were outstanding, at the year end, for a period of more than six months from the date they became payable.**
- 2) **Annexure B to Independent Auditors Report point no VII (b)- The outstanding dues of income-tax, value added taxes and any other statutory dues on account of any dispute, are as follows:**

Name of the Statute	Nature of Dues	Amount (In Million)	Period	Forum where the dispute is pending	Remarks, if any
Maharashtra Value Added Tax Act, 2002	Value Added Tax	95.48	2006-07 to 2012-13	Commercial tax officer, Pune	Net of amount paid under protest INR 33,87,500
Income Tax Act, 1961	Income tax	1,962.71	2019-20	Commissioner of Income- tax (Appeals)	-
		139.16	2020-21		

- 3) **Annexure B to Independent Auditors Report point no XVII (b)- Based on the overall review of standalone financial statements, the Company has incurred cash losses in the current financial year and in the immediately preceding financial year. The details of the same are as follows:**

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Cash Losses	INR 558.21 million	INR 1,063.37 million

- 4) **Report on Other Legal and Regulatory Requirements of the Consolidated Financial Statements** – the details of Qualifications/adverse remarks made by the respective auditors of the subsidiaries, associates and Joint Venture in the Companies (Auditor's Report) Order (CARO) Reports of the companies included in the consolidated financial statements are as follows:

Sr. No	Name of the Company	CIN	Type of Company	Clause number of the CARO Report which is qualified
1.	Lavim Developers Private Limited	U45202PN1997PTC106762	Subsidiary Company	Vii (Statutory Dues)
2	Linker Shelter Private Limited	U7010MH1997PTC211886	Subsidiary Company	iii (Loans) Vii (Statutory Dues) xvii (Cash Losses) xix (Material uncertainty of Going concern)
3	Blueridge Golf Club Private Limited	U92412PN2012PTC143925	Subsidiary Company	iii (Loans) Vii (Statutory Dues)
4	Paranjape Premises Private Limited	U45200MH1990PTC059177	Subsidiary Company	iii (Loans) Vii (Statutory Dues) XX (Not complied with provision of Sec 135 of Company Act 2013)
5	PSC Properties Private Limited	U45201MH1997PTC106323	Subsidiary Company	Vii (Statutory Dues)
6	Peer Realty Private Limited	U45400MH2012PTC229205	Subsidiary Company	Vii (Statutory Dues) Xi(d) (Fund raised on short term basis used for long term Purpose)
7	PSC Relators Private Limited	U45200MH1997PTC106374	Subsidiary Company	Vii (Statutory Dues)
8	Kaleidoscope Developers Private Limited	U45202MH2010PTC204617	Subsidiary Company	Vii (Statutory Dues) & ix (Default in repayment of term loans)
9	Nova Developers Private Limited	U45202PN1997PTC106192	Subsidiary Company	Vii (Statutory Dues) xvii (Cash Losses)
10	Paranjape Spaces and Service Private Limited	U70109PN2020PTC196580	Subsidiary Company	xvii (Cash Losses)

Reply for 1), 2), 3) and 4): The past 5-6 years have been incredibly difficult for the real estate industry. Several reasons, namely but not limited to the continuing malign in the real estate industry, demonetisation, GST, RERA and the COVID-19 pandemic, various developers across the World, and India in particular had faced numerous challenges in maintaining the liquidity while continuing the construction activities. In spite of all the collective efforts that we have undertaken to maintain the liquidity, we have been facing insurmountable financial challenges, that have made it increasingly difficult for us to meet our financial obligations.

During the period of 2018 – 2019, the Company entered into an agreement with Piramal enterprises limited, an Non-Banking Financial Company (“NBFC”) to fund several of its projects. All the projects were cross-collateralised with each other to provide the security for the loan. As it happened, the NBFC crisis meant that Piramal Enterprises Limited did not have enough funds to actually disburse money that they had sanctioned to us. This meant that all projects work collateral with them and had no working capital for their construction needs.

The onset of Pandemic led to the financiers taking a hundred percent escrow control of all the projects that were under construction and where collection was being achieved. Collection from our customers, whether it was their own contribution or from disbursement of a home loan came in a single cheque amount to the designated escrow account with the financial partner. An escrow of all the funds meant that only money required for firstly their interest and repayment and construction was being allowed to be taken out from the system. This led to delays in payment of statutory dues, provident fund, employees’ state insurance and income-tax as no funds were allowed to be taken out of escrow.

These issues faced by the company led to several delays in construction as well as several defaults in payment of not only statutory payments, but also with regards to contractors, suppliers as well as our own staff salaries.

The company is now slowly getting into a mode of recovery. Active discussions are ongoing with several lenders to settle their outstanding - The company has also resolved to liquidate some of its land holdings in order to infuse the system with much needed liquidity. The company is also in discussion with tax authorities (direct and indirect) to get a payment plan for the various unpaid liabilities so as to ensure that liquidity for the company does not remain an issue.

5) Report on the Audit of the Consolidated Financial Statements - The auditors of a joint controlled entity M/s Kaleidoscope Developers Private Limited of the Company has qualified their report with respect to the matter stated below:

Current borrowings as at March 31, 2022 include balances amounting to Rs. 3,828.99 million, in respect of which direct confirmations from the respective banks/debenture holder has not been received. Further, in respect of the said loan/debenture the principal balances and the interest accrued has not been confirmed by the bank/debenture holder. In absence of such direct confirmation from the banks/debenture holder or sufficient and appropriate alternate audit evidence, we are unable to comment on the adjustments and changes in classification of balances in accordance with principle of Ind AS 1, Presentation of Financial Statements, if any, that may be required to the carrying value of the afore-mentioned balances in the consolidated financial statements.

Reply: The management of Kaleidoscope Developers Private Limited is actively pursuing with the lender and hopes to provide the confirmations as required in near future.

6) Report on the Audit of the Consolidated Financial Statements –

There is a clause in debenture trust deed which states that - in the event of default, in addition to any other right of the Debenture Holders under the said Debenture Trust Deed, Debentures Trustees shall have an option (“Default Put option”), by delivering of written notice (the “Default Put Option Notice”) to require the promoters (or any of their nominees) to purchase the Debentures held by the Debenture Holder (“Default Put Option Debentures”) at a price which provide the Debenture Holders at an amount equivalent to the Investment amount along with the Default IRR at the rate of 21% thereon (“Default Put Price”). A Default Put Option is not actually received and in absence of sufficient appropriate audit evidence, we are unable to comment on the effect of the same on accompanying standalone Financial statement.

Reply: The management of Kaleidoscope Developers Private Limited is working out different solutions to repay the loan interest and regularise the account at the earliest.

- 7) **Report on the Audit of the Consolidated Financial Statements – The independent auditors of partnership firm, PSC Pacific, in which the company has financial interest and whose results are consolidated in the Consolidated financial Statements have qualified their report in respect to the matters stated below**

The firm had accepted loans from various parties over past years during the course of business. The management has represented that a memorandum of understanding (MOU) has been reached with certain consenting parties which had agreed to convert some of the aforementioned loans into advances Rs. 118.56 million specifying that the principal loan Rs. 95.80 million and interest Rs. 22.76 million booked towards the same till the date of execution of such MOU will be adjusted against a completed flat constructed by or a piece of land owned by the Parent company "Paranjape Schemes (Construction) Limited". Therefore, such loans have been classified as "Advance against sale of flats/land" in Note 17(i) in the standalone financial statements as on the year ended March 31, 2022. Also, no interest has been provided on such loans converted into advance against sale of property. Until the conclusion of our audit, no MOU / documentation affirming such arrangements was produced before us for verification.

Reply: The Memorandum of Understanding are being redrafted in line with suggestions made by various consultants and management believes that this issue will not recur.

- 8) **Report on the Audit of the Consolidated Financial Statements – The independent auditors of a Subsidiary of the Company “Paranjape Premises Private Limited” have qualified their report in respect to the matter stated below**

The Subsidiary Company has not complied with the provision of Sections 135 of Companies Act, 2013 during the current year, since the Subsidiary company has not spent two per cent of the average net profits made during immediately preceding three financial years towards Corporate Social Responsibility and also has not transferred the unspent amount to a Fund Specified in Schedule VII to Companies Act, 2013 within a period of 6 months from the end of Financial Year ended March 31, 2022 which is a non-compliance of the provision of said section.

Reply: The management is continuously looking at the suitable projects for spending on its Corporate Social Responsibility.

- 9) **Other Matter in Report on the Internal Financial Controls of the Consolidated Financial Statements – The auditors of the joint venture company Kaleidoscope Developers Private Limited have issued a disclaimer of opinion with respect to the design and operating effectiveness of internal financial controls with respect to the financial statements of such company.**

Reply: Kaleidoscope Developers Private Limited is in process to align Internal Financial Controls with its Holding Company and to review its effectiveness from time to time.

II. COST AUDITORS:

Pursuant to Section 148 of the Act read with the Companies (Cost Records and Audit) Rules, 2014, as amended, the cost audit record maintained by the Company are required to be audited by the Cost Auditor. Based on recommendation of the Audit Committee of the Board of Directors has appointed **Messers A. J. Paranjape & Co.**, Cost Accountant, Pune (FRN 100480) for carried out the cost audit for applicable businesses of the Company during the year for the financial year 2021-22.

The Company has received a certificate from **Messers A. J. Paranjape & Co.**, Cost Accountant, Pune (FRN 100480), confirming that they are not disqualified from being appointed as the Cost Auditor of the Company.

The Company has received cost audit report for the financial year 2021-22 from the Cost Auditor and submitted the same to the Central Government. The said report does not contain any qualification or observation.

III. SECRETARIAL AUDITORS:

Pursuant to the provisions of Section 204 of the Act read with Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, **Messers Bokil Punde & Associates**, Practicing Company Secretaries, Pune was appointed as Secretarial Auditor to conduct secretarial audit for the financial year 2021-22. The Secretarial Audit Report for the financial year ending 31st March 2022 forms part of the Board's Report and is attached as "**Annexure –D**".

The replies to the Secretarial Auditor's Comments are as per "**Annexure E**" which also forms part of this report.

REPORTING OF FRAUDS

There were no instances of frauds during the year under review under Section 143(12) of the Act and Rules made thereunder.

COMPLIANCE WITH SECRETARIAL STANDARDS

The Company has complied with the applicable Secretarial Standards issued by the Institute of Company Secretaries of India.

SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS

Your Company had approached the Registrar of Companies, Mumbai (ROC) for extension of time for holding Annual General Meeting for the Financial year 2020-21 pursuant to Section 96(1) of the Act. ROC had approved the said request and passed order dated 29th November, 2021 permitting extension of 1 month for holding Annual General Meeting for the financial year 2020-21.

INTERNAL COMPLAINTS COMMITTEE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION, AND REDRESSAL) ACT, 2013

The Company has in place a policy for prevention of sexual harassment of women at workplace. The Company has constituted Internal Complaints Committee as specified in the said Act, consisting of members, except that, one member from amongst non – governmental organizations or associations is yet to be appointed. The Company is in process of appointment of such member.

There were no incidences of sexual harassment reported during the year under review, in terms of the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

PARTICULARS OF EMPLOYEES AND RELATED DISCLOSURES

The ratio of the remuneration of each Director to the median employee's remuneration and other details prescribed in Section 197(12) of the Act read with Rule 5(1) of the Companies

(Appointment and Remuneration of Managerial Personnel) Rules, 2014, are attached to this Report marked as "Annexure F".

A statement containing particulars of employees as required under Section 197(12) of the Act read with Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, is provided in "Annexure G" forming part of this Report.


ACKNOWLEDGMENT

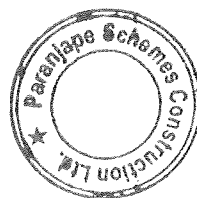
All the Directors of the company wish to express their grateful appreciation to the continued co-operation received from the Banks, Financial Institutions, Debenture Holders, Debentures Trustees, Government Authorities, Customers, Vendors and Shareholders during the year under review. Directors also wish to place on record their deep sense of appreciation for the committed services of the Executives, staff, and workers of the Company.


For and on behalf of the Board of Directors
Of **Paranjape Schemes (Construction) Limited**
(CIN: U70100MH1987PLC044721)

Place: Pune

Date: 16th May, 2023


Shashank Paranjape
Managing Director
DIN: 00131956




Shrikant Paranjape
Whole Time Director
DIN: 00131917

ANNEXURE- A

Form No. AOC-2

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)

Form for disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub-section (1) of Section 188 of the Companies Act, 2013 including certain arms length transactions under third proviso thereto

1. Details of contracts or arrangements or transactions not at arm's length basis: Nil

(a) Name(s) of the related party and nature of relationship	-	-
(b) Nature of contracts /arrangements/ transactions	-	-
(c) Duration of the contracts / arrangements/transactions	-	-
(d) Salient terms of the contracts or arrangements or transactions including the value, if any	-	-
(e) Justification for entering into such contracts or arrangements or transactions	-	-
(f) date(s) of approval by the Board	-	-
(g) Amount paid as advances, if any:	-	-
(h) Date on which the special resolution was passed in general meeting as required under first proviso to section 188	-	-

2. Details of material contracts or arrangement or transactions at arm's length basis as below

Name(s) of the related party	Nature of Relationship	Nature of contracts / Arrangements / Transactions	Duration of the Contracts / Arrangements / Transactions	Salient Terms of the Contracts or Arrangements or Transactions including the value (Rs. In Million)	Date(s) of Approval by the Board or Members	Amount paid as Advances (Rs. In Million)
Krishna Shelter Private Limited	Fellow subsidiary	Rent Paid	For FY 2021-22	Value of transaction - 12.73	*N.A.	N.A.
La Casa Shelters LLP	LLP in which the Company is Partner	Management consultancy Charges received	For FY 2021-22	Value of transaction - 16.52	*N.A.	N.A.

DIRECTORS' REPORT 2021-22

Blue Ridge Educational Institute	Entities over which key management personnel or their relatives exercise significant influence	Rent received	For FY 2021-22	Value of transaction - 18.62	*N.A.	N.A.
Lavim Developers Private Limited	Subsidiary Company	Income from management consultancy fees	For FY 2021-22	Value of transaction - 8.99	*N.A.	N.A.
Advent Project & Consultancy Services Private Limited	Fellow Subsidiary	Purchase and other services	For FY 2021-22	Value of transaction - 11.83	*N.A.	N.A.
Futsal United	Entities over which key management personnel or their relatives exercise significant influence	Purchase and other services	For FY 2021-22	Value of transaction - 89.86	*N.A.	N.A.
Amit Paranjape	Relative of Director	Sale of flat	One time	Value of transaction - 28.22	*N.A.	N.A.
Rahul Paranjape	Relative of Director	Sale of flat	One time	Value of transaction - 28.22	*N.A.	N.A.
Sahil Paranjape	Relative of Director	Sale of flat	One time	Value of transaction - 28.22	*N.A.	N.A.


Meenal Paranjape	Relative of Director	Purchase of Land	One time	Value of transaction - 57.26	*N.A.	N.A.
		Sale of shop, offices and flats	One time	Value of transaction - 40.20		N.A.
Varsha Paranjape	Relative of Director	Purchase of Land	One time	Value of transaction - 57.26	*N.A.	N.A.
		Sale of shop, offices and flat	One time	Value of transaction - 40.20		N.A.
PSC Infracon Private Limited	Fellow Subsidiary	Purchase and other services	For FY 2021-22	Value of transaction - 47.22	*N.A.	N.A.

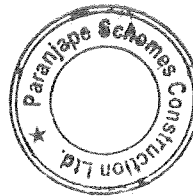
**Pursuant to the fourth proviso of Section 188(1) of the Act approval of the Board or Members as the case may be is not required to any transactions entered into by the Company in its ordinary course of business other than transactions which are not on an arm's length basis.*


For and on behalf of the Board of Directors
Of Paranjape Schemes (Construction) Limited
(CIN: U70100MH1987PLC044721)

Place: Pune

Date: 16th May, 2023


Shashank Paranjape
Managing Director
DIN: 00131956




Shrikant Paranjape
Whole Time Director
DIN: 00131917

ANNEXURE- B

1. POLICY FOR SELECTION OF DIRECTORS AND DETERMINING DIRECTOR'S INDEPENDENCE

❖ Brief outline:

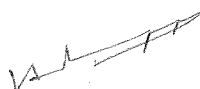
- Paranjape Schemes (Construction) Limited believes that an enlightened Board consciously creates a culture of leadership to provide a long-term vision and policy approach to improve the quality of governance. Towards this, the Company ensures constitution of a Board of Directors with an appropriate composition, size, expertise, experience and commitment to discharge their responsibilities and duties effectively.
- Company recognizes the importance of Independent Directors in achieving the effectiveness of the Board. It aims to have an optimum combination of Executive, Non-Executive and Independent Directors.
- The Nomination and Remuneration Committee ("NRC"), and the Board, shall review on an annual basis, appropriate skills, knowledge and experience required of the Board as a whole and its individual members. The objective is to have a Board with diverse background and experience that are relevant for the Company's global operations.
- In evaluating the suitability of individual Board members, the NRC may take into account factors, such as:
 - General understanding of the Company's business dynamics, business and social perspective;
 - Educational and professional background;
 - Standing in the profession;
 - Personal and professional ethics, integrity and values;
 - Willingness to devote sufficient time and energy in carrying out their duties and responsibilities effectively.

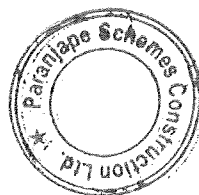
The policy is available on the website of the Company at <https://www.psc1.in/corporate-compliance/>.


For and on behalf of the Board of Directors
Of Paranjape Schemes (Construction) Limited
(CIN: U70100MH1987PLC044721)

Place: Pune

Date: 16th May, 2023


Shashank Paranjape
Managing Director
DIN: 00131956




Shrikant Paranjape
Whole Time Director
DIN: 00131917

ANNEXURE - C

CSR-POLICY

This document contains the vision and policy of Paranjape Schemes (Construction) Ltd. ("PSCL"), its subsidiaries, associates and joint ventures ("PSCL Group" including PSCL) towards corporate social responsibility, in accordance with section 135 of the Companies Act 2013 and the rules thereunder.

PSCL Group is in the business of construction which includes development of townships, redevelopment projects, commercial projects including SEZ for IT/ITES companies, affordable housing, senior living/ assisted living, hospitality.

PSCL Group employs skilled professionals and have completed 160 projects. PSCL Group has been a socially responsible and has consistently contributed in the field of education and senior citizens' welfare. The individual promoters of PSCL have formed the "Athashri Foundation" a section 25 company (referred to as section 8 company in Companies Act 2013) for helping senior citizens through their various activities.

PSCL Group has also set up Blue Ridge Education Institute which is running a school that focuses on imparting quality education and all round development of children. PSCL Group also supports door step schools on their construction sites which impart basic education to under privileged children of construction workers. Shashank Paranjape, Managing Director, PSCL is also a trustee in the Socio-Economic Development Trust ("SEDTE").

The Policy, inter alia, cover the following:


- CSR vision and objectives of the policy
- Applicability
- CSR budget
- CSR focus areas
- Action plan
- CSR Governance structure
- Athashri Foundation
- Blue Ridge Educational Institute
- Socio Economic Development Trust

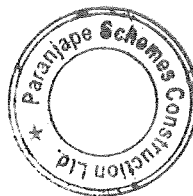
The policy is available on the website of the Company at <https://www.pscl.in/corporate-compliance/>.


For and on behalf of the Board of Directors
Of Paranjape Schemes (Construction) Limited

Place: Pune

Date: 16th May, 2023


Shashank Paranjape
Managing Director
DIN: 00131956




Shrikant Paranjape
Whole Time Director
DIN: 00131917

ANNEXURE-F

Statement of Disclosure of Remuneration

Information as required under the provisions of Section 197(12) of the Act read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

Remuneration disclosures for Executive Directors and Key Managerial Personnel (KMP) for the financial year ended March 31, 2022

Name	Designation	Ratio of remuneration to median remuneration of employees	Percentage increase in remuneration	Remuneration as a % of net profit for 2021-22
Shashank Paranjape	Managing Director*	1325.27	-	-
Shrikant Paranjape	Whole-time Director*	1325.27	-	-
Kamalesh Dutta	Chief Financial Officer	111.68	-	-
Sudhir Kadam	Company Secretary	35.94	-	-

* In the Extra ordinary General Meeting of the Company held on 25th March, 2021 the Members of the Company have passed a Special Resolution u/s 197 and Section II of Part II of Schedule V of the Companies Act, 2013, authorizing the payment of remuneration to Mr. Shrikant Paranjape and Mr. Shashank Paranjape in case of no profit/inadequate profits.

(b) Remuneration disclosures for Other Directors for the financial year ended March 31, 2022

Name	Designation	Sitting Fees in INR	Commission in INR	Total Remuneration in INR
Padma Gokhale	Independent Director	5,00,000	-	5,00,000
Rajesh Hukeri	Independent Director	3,15,000	-	3,15,000


(c) Other details:

- There were 535 permanent employees on the rolls of Company as on March 31, 2022.
- During the financial year 2021-22, no employee received remuneration in excess of the highest paid Director.
- The remuneration paid is as per the remuneration policy of the Company.


For and on behalf of the Board of Directors
Of Paranjape Schemes (Construction) Limited
(CIN: U70100MH1987PLC044721)

Place: Pune

Date: 16th May, 2023


Shashank Paranjape
Managing Director
DIN: 00131956




Shrikant Paranjape
Whole Time Director
DIN: 00131917

ANNEXURE - G

The statement containing names of top ten employees in terms of remuneration drawn and the particulars of employees as required under Section 197(12) of the Act read with Rule 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

1. Mr. Shrikant Paranjape		
i)	Designation of the employee	Whole time Director
ii)	Remuneration received / receivable	Rs. 5,00,00,000/-
iii)	Nature of employment, whether contractual or otherwise	Contractual
iv)	Qualifications and experience of the employee	Mr. Shrikant Paranjape aged 65 years and a member of the Institute of Chartered Accountants of India, is a Whole Time Director and has been actively involved in the day to day affairs of the Company. His strength has always been Finance and Legal which are the backbone of any business more so real estate. Under his leadership the company has been able to deliver more than 15.33 million sq. ft in over three decades. As a result of Mr. Shrikant Paranjape's visionary outlook towards business expansion has helped the Company to grow.
v)	Date of commencement of employment	15.06.1995
vi)	The age of such employee	65
vii)	The last employment held by such employee before joining the company	N.A.
viii)	The percentage of equity shares held by the employee in the company	0.01%
ix)	Whether any such employee is a relative of any director or manager of the company and if so, name of such director or manager	Relative of Managing Director Mr. Shashank Paranjape.

2. Mr. Shashank Paranjape		
i)	Designation of the employee	Managing Director
ii)	Remuneration received / receivable	Rs. 5,00,00,000/-
iii)	Nature of employment, whether contractual or otherwise	Contractual
iv)	Qualifications and experience of the employee	Mr. Shashank Paranjape aged around 61 years, is a Managing Director and has been actively involved in the day to day affairs of the Company. Having a flair for marketing, design, and construction, he heads the marketing and designing departments and also looks after construction management of projects. In a span of over 32 years, because of his vision, Paranjape Schemes has made a large portfolio in various real estate segments like residential, commercial, townships, hospitality, educational institutes, senior-living, and SEZs.
v)	Date of commencement of employment	18.09.1987
vi)	The age of such employee	61
vii)	The last employment held by such	N.A.

	employee before joining the company	
viii)	The percentage of equity shares held by the employee in the company	0.60%
ix)	Whether any such employee is a relative of any director or manager of the company and if so, name of such director or manager	Relative of Whole time Director Mr. Shrikant Paranjape.

3. Mr. Mahesh Saluja

i)	Designation of the employee	Group Vice President - Sales
ii)	Remuneration received / receivable	Rs. 59,78,440/-
iii)	Nature of employment, whether contractual or otherwise	Permanent
iv)	Qualifications and experience of the employee	P.G.D.B.M. Marketing
v)	Date of commencement of employment	01/02/2020
vi)	The age of such employee	55
vii)	The last employment held by such employee before joining the company	-
viii)	The percentage of equity shares held by the employee in the company	Nil
ix)	Whether any such employee is a relative of any director or manager of the company and if so, name of such director or manager	No

4. Mr. Kamallesh Dutta

i)	Designation of the employee	Group Chief Financial Officer
ii)	Remuneration received / receivable	Rs. 42,13,440/-
iii)	Nature of employment, whether contractual or otherwise	Permanent
iv)	Qualifications and experience of the employee	FCA/FCWA/
v)	Date of commencement of employment	23/02/2015
vi)	The age of such employee	57
vii)	The last employment held by such employee before joining the company	-
viii)	The percentage of equity shares held by the employee in the company	Nil
ix)	Whether any such employee is a relative of any director or manager of the company and if so, name of such director or manager	No

5. Mr. Dhananjay Divekar

i)	Designation of the employee	President Engineering
ii)	Remuneration received / receivable	RS. 37,99,560/-
iii)	Nature of employment, whether contractual or otherwise	Permanent
iv)	Qualifications and experience of the employee	D.C.E.
v)	Date of commencement of employment	08/04/1996
vi)	The age of such employee	64
vii)	The last employment held by such employee before joining the company	-
viii)	The percentage of equity shares held by the	Nil

	employee in the company	
ix)	Whether any such employee is a relative of any director or manager of the company and if so, name of such director or manager	No

6. Mr. Sanjay Joshi

i)	Designation of the employee	President Engineering
ii)	Remuneration received / receivable	Rs. 37,46,052/-
iii)	Nature of employment, whether contractual or otherwise	Permanent
iv)	Qualifications and experience of the employee	B.E. Civil
v)	Date of commencement of employment	19/05/1998
vi)	The age of such employee	65
vii)	The last employment held by such employee before joining the company	-
viii)	The percentage of equity shares held by the employee in the company	Nil
ix)	Whether any such employee is a relative of any director or manager of the company and if so, name of such director or manager	No

7. Mr. Rahul Paranjape

i)	Designation of the employee	Head Corporate Funding
ii)	Remuneration received / receivable	Rs. 35,78,400/-
iii)	Nature of employment, whether contractual or otherwise	Permanent
iv)	Qualifications and experience of the employee	B.B.M.
v)	Date of commencement of employment	01/03/2011
vi)	The age of such employee	38
vii)	The last employment held by such employee before joining the company	-
viii)	The percentage of equity shares held by the employee in the company	Nil
ix)	Whether any such employee is a relative of any director or manager of the company and if so, name of such director or manager	No

8. Mr. Amit Paranjape

i)	Designation of the employee	Vice President Global business Development
ii)	Remuneration received / receivable	Rs. 35,78,400/-
iii)	Nature of employment, whether contractual or otherwise	Permanent
iv)	Qualifications and experience of the employee	B.S. in Building Construction
v)	Date of commencement of employment	01/06/2011
vi)	The age of such employee	34
vii)	The last employment held by such employee before joining the company	-
viii)	The percentage of equity shares held by the employee in the company	Nil
ix)	Whether any such employee is a relative of	No

	any director or manager of the company and if so, name of such director or manager	
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9. Mr. Sahil Paranjape


i)	Designation of the employee	Head - New Product Initiatives - Purchase
ii)	Remuneration received / receivable	Rs. 35,78,400/-
iii)	Nature of employment, whether contractual or otherwise	Permanent
iv)	Qualifications and experience of the employee	Bachelor of Design/ Advance Diploma in Product Design (Raffles College of Design and Commerce Singapore)
v)	Date of commencement of employment	01/08/2012
vi)	The age of such employee	33
vii)	The last employment held by such employee before joining the company	-
viii)	The percentage of equity shares held by the employee in the company	Nil
ix)	Whether any such employee is a relative of any director or manager of the company and if so, name of such director or manager	No

10. Mr. Yash Paranjape


i)	Designation of the employee	Vice President - Operations
ii)	Remuneration received / receivable	Rs. 35,78,400/-
iii)	Nature of employment, whether contractual or otherwise	Permanent
iv)	Qualifications and experience of the employee	Bachelor of Arts from the Manchester Metropolitan University; and BARCH from The University of Manchester
v)	Date of commencement of employment	01/06/2014
vi)	The age of such employee	30
vii)	The last employment held by such employee before joining the company	-
viii)	The percentage of equity shares held by the employee in the company	Nil
ix)	Whether any such employee is a relative of any director or manager of the company and if so, name of such director or manager	No

For and on behalf of the Board of Directors
Of **Paranjape Schemes (Construction) Limited**
(CIN: U70100MH1987PLC044721)

Place: Pune
Date: 16th May, 2023


Shashank Paranjape
Managing Director
DIN: 00131956




Shrikant Paranjape
Whole Time Director
DIN: 00131917

ANNEXURE E

REPLIES TO SECRETARIAL AUDITOR'S COMMENTS

- 1) **The Company has not filed yet the form DPT-3 for the FY 2021-22 as required under Rule 16 of the Companies (Acceptance of Deposits) Rules, 2014 till the date of signing of this report.**

Reply: ERP System of the organisation crashed partially due to which there was delay in audit and finalising the financial statements of the Company. This in turn caused delay in receiving all the relevant information and thus, form DPT-3 for FY 2021-22 is currently in the process of being filed.

- 2) **The Annual Return for the FY 2019-20 is not signed by the Whole-time Company Secretary of the Company as required under Section 92(1) of the Act and signed by practicing company secretary.**

Reply: At the timing of filing of the Annual Return for the FY 2019-20 on 29th November, 2022, the Company did not have Wholtime Company Secretary on the Board.

- 3) **The Company held its Annual General Meeting for the FY 2020-21 on 15th March, 2022, that is beyond a period of six months from the closure of the financial year as mentioned in the Section 96 of the Act.**

Reply: ERP System of the organisation crashed partially due to which there was delay in audit and finalising the financial statements of the Company. This in turn caused delay in receiving all the relevant information. Thus, due to such unavoidable reasons, the Annual Genral Meeting was held on 15th March, 2022.

- 4) **The Company has utilized the monies raised through allotments of 2,000 Optionally Convertible Debentures and 250 Non-convertible Debentures before the return of allotment is filed in Forms PAS-3 with the Registrar in accordance with sub-section (8) Section 42 of the Act.**

Reply: The management will take immediate steps to ensure that the such non compliance will not repeat in future.

- 5) **The Company has not yet filed its financial statements for the financial year ended 31st March, 2021 in form AOC-4-XBRL as required under Section 137 of the Act and the Annual Return for the financial year ended 31st March, 2021 in form MGT -7 as required under Section 92 of the Act till the date of signing of this report.**

Reply: ERP System of the organisation crashed partially due to which there was delay in audit and finalising the financial statements of the Company. This in turn caused delay in holding the Annual Genral Meeting and filing of Form AOC-4 XBRL and Form MGT-7.

- 6) **Composition of the Nomination and Remuneration Committee of the Board was not adequate as per Section 178 of the Act.**

Reply: The Company is in process to find suitable candidate who is having the technical knowledge of Real-Estate Industry.

- 7) The proofs of sending adequate notices, agenda and detailed notes on agenda, duly signed attendance sheets, circulation of draft and final minutes related to board meetings, all committee meetings to Independent Director, Ms. Padma Gokhale were not produced before us for verification.

Reply: The records were misplaced due to change in the record room of the organisation.

- 8) The Company has not complied with the disclosure requirement to be placed on the website of the Company in pursuance of the Act and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Reply: The Company has placed the documents and started to ensure to compliance the same.

- 9) The Company has not submitted a Compliance Certificates to the BSE signed by both the Compliance Officer and authorized representative of the Share Transfer Agent in pursuance of Regulation 7(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Reply: The Company has submitted the Compliance Certificate on later date.

- 10) The Company has not filed a status of investors' complaints required to be filed to the BSE under Regulation 13(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Reply: All the disclosure have been filed on a later date and complied the provisions of said regulation.

- 11) The Company has not made prior intimation to the stock exchange under Regulation 50(1), Regulation 50(2) and Regulation 50(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 about the Board Meetings as well as Extraordinary General Meeting in which proposal for issue of Non Convertible Debentures on Private Placement basis were considered.

Reply: The necessary steps have been taken and started to comply the provisions of Listing Regulation.

- 12) The Company has not submitted un-audited / audited financial results for the half year ended 31st March, 2021, half year ended 30th September, 2021 and quarter ended on 31st December, 2021 with the BSE as required under Regulation 52(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Reply: There was a delay in submission and was sent to BSE Limited via email on 7th February, 2023 and uploaded on BSE Listing centre on 11th April, 2023. The management will take immediate steps to ensure that the such non compliance will not repeat in future.

- 13) The Company has not submitted with the BSE a certificate signed by debenture trustee for the half year ended 31st March, 2021 as required under Regulation 52(5) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Reply: The necessary steps have been taken and started to comply the provisions of Listing Regulation.

- 14) The Company has not published the financial statements half year ended March 2021 and September 2021 and quarter ended 31st December, 2021 as required under Regulation 52(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Reply: The Company has already shared the layout for publication of annual consolidated financial results and will be published in a day or two.

- 15) The Company has not submitted with the BSE asset cover certificate for the half year ended 31st March, 2021, half year ended 30th September, 2021 and quarter ended on 31st December, 2021 as required under Regulation 54(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Reply: The Valuation report was not received on time and the extension of maturity period was in process and now the management has appointed valuer and consultant to provide the information in desired format which is in the process of filing the same.

- 16) The Company has not furnished the documents and intimation as required to be given to the Debenture Trustee under Regulation 56 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Reply: The necessary steps have been taken and started to comply the provisions of Listing Regulation.

- 17) The Company has not provided an undertaking to BSE for the period ending on 31st March 2021 on submission of all documents and intimation to debenture trustee as required under regulation 57(2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Reply: The necessary steps have been taken and started to comply the provisions of Listing Regulation.


- 18) The Company has not provided the details of principal obligations payable in respect of listed non-convertible debentures during the last quarter as required under regulation 57(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Reply: The submission was made on later date i.e. 11th May, 2023.

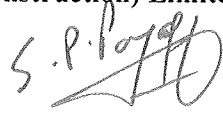
- 19) The Company has not sent the documents to the holders of non - convertible debt securities in pursuance of Regulation 58 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Reply: The necessary steps have been taken and started to comply the provisions of Listing Regulation.

For and on behalf of the Board of Directors
Of Paranjape Schemes (Construction) Limited


Shashank Paranjape
Managing Director
DIN: 00131956




Shrikant Paranjape
Whole-time Director
DIN: 00131917

Place: Pune
Date: 16th May, 2023

INDEPENDENT AUDITOR'S REPORT

To the Members of Paranjape Schemes (Construction) Limited

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the standalone financial statements of Paranjape Schemes (Construction) Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2022, and the Statement of Profit and Loss, Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the standalone financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015 as amended and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, and loss, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Material Uncertainty Related to Going Concern

We draw attention to Note 40(a) of the standalone financial statements as on March 31, 2022, which indicates that the Company has net loss amounting to Rs. INR 1,062.71 million. (PY: Loss of INR 827.66 million) for the year ended March 31, 2022 and has accumulated losses amounting to Rs. INR 399.69 million (PY: Net surplus of INR 531.10 million) as on March 31, 2022 and as on that date the Company's liabilities exceed total assets by Rs. 7,118.08 million. The said conditions indicate the existence of material uncertainty that may cast significant doubt about the Company's ability to continue as Going Concern.

Our opinion is not modified in respect of this matter.



Information Other than the Standalone Financial Statements and Auditor’s Report Thereon

The Company’s Board of Directors is responsible for the other information. The other information comprises the Director’s Report but does not include the standalone financial statements and our auditor’s report thereon.

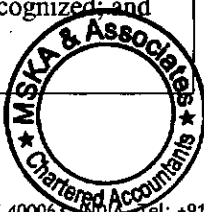
Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements for the year ended March 31, 2022. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Sr. No	Key Audit Matter	How the Key Audit Matter was addressed in our audit
1	<p>Revenue recognition:</p> <p>Refer to Note 2.2.1 to the standalone financial statements with respect to the accounting policy followed by the Company for recognizing revenue on sale of residential and commercial properties.</p> <p>The Company recognises the revenue from the sale of commercial and residential real estate as and when the control of the underlying asset has been transferred to customer which is linked to the application and receipt of the occupancy certificate.</p> <p>We considered revenue recognition as a key audit matter in view of the following:</p> <ul style="list-style-type: none">• A significant audit risk was identified with respect to recognition of revenue on transfer of control and the underlying performance obligations.• The revenue and cost thereon forms a substantial part of the standalone statement of profit and loss and therefore are also one of the key performance indicators of the Company.	<p>Our audit procedures in respect of this area included the following:</p> <ul style="list-style-type: none">• Evaluated that the Company’s revenue recognition accounting policies are in line with Ind AS 115 ‘Revenue from contracts with customers’ and their application to the customer contracts;• Verified the sample of revenue contract for sale of residential and commercial units to identify the performance obligations of the Company under these contracts and assessed whether these performance obligations are satisfied over time or at a point in time based on the criteria specified under Ind AS 115;• Verified, on test check basis, revenue transaction with the underlying customer contract, Occupancy Certificates (OC) and other documents evidencing the transfer of control of the asset to the customer based on which the revenue is recognized; and



Sr. No	Key Audit Matter	How the Key Audit Matter was addressed in our audit
		<ul style="list-style-type: none"> Assessed the standalone financial statement disclosures to determine if they are in compliance with the requirements of Ind AS 115.
2	<p>Inventory valuation (NRV):</p> <p>Refer to Note 2.2.9 to the standalone financial statements which includes the accounting policy followed by the Company for valuation of inventory.</p> <p>The Company's properties under development and completed properties are stated at the lower of cost and Net Realizable Value (NRV). As at March 31, 2022, the Company's properties under development and stocks of completed properties amounted to Rs. 15,882.04 million and Rs. 898.75 million respectively.</p> <p>The cost of the inventory is calculated using actual land acquisition costs, construction costs, development related costs and borrowing costs capitalized for eligible project.</p> <p>We considered the valuation of inventory as a key audit matter because of the relative size of the balance in the standalone financial statements and significant judgement involved in estimating future selling prices and costs to complete project.</p>	<p>Our procedures in relation to the evaluation of the NRV of the properties under development and stocks of completed properties included:</p> <p>Reviewed the process and methodology of using key assumptions for determining the valuation of inventory as at the year-end;</p> <p>Assessed the appropriateness of the selling price estimated by the management, on a sampling basis, by comparing the estimated selling price to the subsequent sale prices of constructed units of the same project, recent market prices in the same projects or comparable properties; and</p> <p>Compared the estimated construction cost to complete the project with the Company's updated budget.</p>
3	<p>Impairment of financial assets (loans and investments):</p> <p>Refer to Note 2.2.16 to the standalone financial statements which include the accounting policy followed by the company for impairment of financial assets.</p> <p>The Company has made investments into various subsidiaries / joint ventures and also has advanced loans to group companies in relation to construction projects undertaken by them and acquisition of land in future.</p>	<p>Our procedures in relation to assessment of impairment and conclusion on the same included the following:</p> <p>With respect to equity investment, obtained the financial position of each of the companies / firms / LLPs where the investment is made by the Company. Wherever there is an observation of trigger of impairment, the management obtained a fair valuation report for such investment and ensured appropriate provision.</p>

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Sr. No	Key Audit Matter	How the Key Audit Matter was addressed in our audit
	<p>The investments and advances (forming part of non-financial assets) are valued at carrying value less impairment, if any.</p> <p>We considered the impairment assessment of investments and above advances as a key audit matter because of the relative size of the balance in the standalone financial statements and impairment trigger situation.</p>	<p>for impairment (if any) is accounted for in the books of account.</p> <p>With respect to the advances paid, obtained the latest financial information to assess the equity and liquidity position of such companies. For the instances where the losses have either eroded the net-worth or the reserves exceed a considerable portion of the paid up equity, based on inquiry and discussions, assessed the recoverability of the advances basis the projections of such companies and wherever the recovery is doubtful, appropriate provision is taken in the books of account.</p>
4.	<p>Impairment of financial assets (land advances, loans advanced to group companies and trade receivables):</p> <p>Refer to Note 2.2.16 to the standalone financial statements which include the accounting policy followed by the company for impairment of financial assets including estimation of expected credit loss ('ECL').</p> <p>The Company has advanced amounts in relation to acquisition of land in future and also given loan to group companies. The Company also has trade receivables pertaining to constructed units sold, rental receivables, inter-company receivables for management fee, etc.</p> <p>The land advances (forming part of non-financial assets) are valued at carrying value less impairment, if any.</p> <p>The trade receivables and Loans to group companies are assessed for ECL on account of time efflux and credit risk on account of aged receivables.</p> <p>We considered the impairment assessment of land advances, Loans to group companies and trade receivables as a key audit matter because of the relative size of the balance in the standalone financial statements and impairment trigger situation.</p>	<p>Our procedures in relation to assessment of impairment and conclusion on the same included the following:</p> <p>With respect to the land advances paid, obtained the schedule and ageing for the same. For the aged balances, based on inquiry and discussions, assessed the recoverability of the advances and wherever the recovery is doubtful, appropriate provision is taken in the books of account.</p> <p>With respect to estimation of ECL for Trade receivables, the ageing of receivable balances is analysed and appropriate percentage of ECL is applied for receivables for each ageing bucket. Appropriate provision for loss of interest due to aged receivables is also accounted for.</p> <p>With respect to estimation of ECL for loans to group companies, the expected repayment of loan principal amounts has been provided by the management and accordingly, the PV of such loan balances has been ascertained basis the discounting rate as long-term fixed deposits rate.</p>



Sr. No	Key Audit Matter	How the Key Audit Matter was addressed in our audit
		For the interest portion, the time loss of money has been provided basis the ageing of the interest receivable on such loans
5.	<p>Fair valuation of hybrid financial instruments:</p> <p>Refer to Note 2.2.16 to the standalone financial statements which include the accounting policy followed by the company for fair valuation of financial assets and liabilities in case of hybrid financial instruments.</p> <p>The standalone financial statements include certain financial instruments which are hybrid in nature.</p> <p>We considered the fair valuation of such hybrid financial instruments as a key audit matter because of the complexity of judgement involved in estimation of forecasted financial performance.</p>	<p>Our procedures in relation to fair valuation of financial instruments included the following:</p> <p>Reviewed the management's conclusion of accounting decision for such instruments (i.e. Fair value through income statement or Fair value through other comprehensive income).</p> <p>Upon conclusion of the accounting decision, inquired / verified the assumptions and underlying factual and projection data made in order to assess the reasonability of the same.</p> <p>Verified the accounting of the adjustments arising out of such fair value estimation including the appropriate disclosures are verified.</p>

Responsibilities of the Board of Directors and Those Charged with Governance for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the Company's financial reporting process



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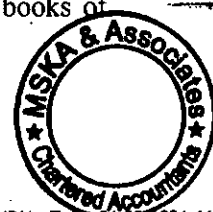
Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

We give in "Annexure A" a detailed description of Auditor's responsibilities for Audit of the Standalone¹ Financial Statements.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As also detailed in note 40(b) to the standalone financial statements, the Company has not complied with the requirements of:
 - a. Regulation 52 of the Securities and Exchange Board of India (SEBI) (Listing Obligations and Disclosure) Requirements 2015 in connection with the declaration of audited annual results for the year ended March 31, 2021, unaudited half yearly results for the half year ended September 30, 2021, unaudited financial results for the quarter and year to date period ended December 31, 2021, audited annual results for the year ended March 31, 2022 within the prescribed (and extended, as applicable) statutory timelines.
 - b. Section 96 of the Act in relation to delay in conducting the Annual General Meeting ('AGM') within the prescribed (extended) timelines for the year ended March 31, 2020, March 31, 2021 and March 31, 2022. The Company has not yet filed any condonation the relevant authorities in connection with the delay in conducting AGM and filing the Annual return for the year ended March 31, 2020 and March 31, 2021 within prescribed timelines.
3. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books
 - (c) The Balance Sheet, the Statement of Profit and Loss, the Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the books of account.



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- (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with read with Companies (Indian Accounting Standards) Rules, 2015 as amended.
- (e) On the basis of the written representations received from the directors as on March 31, 2022 taken on record by the Board of Directors, except in respect of one director who has vacated office vide resolution passed at the Board of Directors Meeting held dated September 17, 2018, but Form DIR - 12 filed by the Company has not yet been approved by the Registrar of Companies, none of the directors are disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164 (2) of the Act..
- (f) With respect to the adequacy of the internal financial controls with reference to standalone financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure C".
- (g) The matters disclosed in 'Material Uncertainty Related to Going Concern' paragraph above, in our opinion, may have an adverse effect on the functioning of the Company.
- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements – Refer Note 38(a) to the standalone financial statements;
 - ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts. The Company did not have any derivative contracts;
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. The Management has represented that, to the best of it's knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - v. The Management has represented that, to the best of it's knowledge and belief, no funds have been received by the Company from any person(s) / entity(ies), including foreign entities(funding parties), with the understanding, whether recorded in writing or otherwise, as on the date of this audit report ,that the company has directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;



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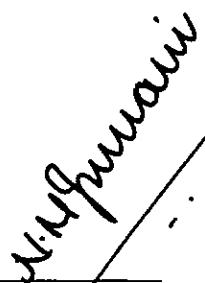

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- vi. Based on our audit procedures which we have considered reasonable and appropriate in the circumstances and according to the information and explanations provided to us by the Management in this regard, nothing has come to our notice that has caused us to believe that the representations made by the Management under sub-clause (i) and (ii) contain any material misstatement.
 - vii. The Company has neither declared nor paid any dividend during the year.
4. As required by The Companies (Amendment) Act, 2017, in our opinion, according to information, explanations given to us, the remuneration paid by the Company to its directors is within the limits laid prescribed under Section 197 of the Act and the rules thereunder.

For M S K A & Associates

Chartered Accountants

ICAI Firm Registration No. 105047W

Nitin Manohar Juman

Partner

Membership No. 111700

UDIN: 23111700BGWHVA6173

Place: Pune

Date: February 07, 2023

ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT ON EVEN DATE ON THE STANDALONE FINANCIAL STATEMENTS OF PARANJAPE SCHEME CONSTRUCTION LIMITED

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has internal financial controls with reference to standalone financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements for the year ended March 31, 2024.

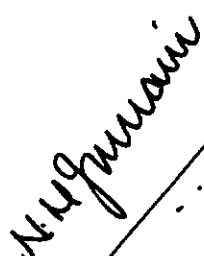



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31, 2022 (current period) and are therefore, the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No. 105047W



Nitin Manohar Juman
Partner
Membership No. 111700
UDIN: 23111700BGWHVA6173

Place: Pune
Date: February 07, 2023

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ANNEXURE B TO INDEPENDENT AUDITORS' REPORT OF EVEN DATE ON THE STANDALONE FINANCIAL STATEMENTS OF PARANJAPE SCHEMES (CONSTRUCTION) LIMITED FOR THE YEAR ENDED MARCH 31, 2022

[Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditors' Report]

- (i) (a) A The Company has maintained proper records showing full particulars including quantitative details and situation of Property, Plant and Equipment.
- B The Company has maintained proper records showing full particulars of intangible assets.
- (b) All the Property, Plant and Equipment have not been physically verified by the management during the year but there is a regular programme of verification which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties (represented as part of Property, plant and equipment), are held in the name of Company.
- (d) According to the information and explanations given to us, the Company has not revalued its property, plant and Equipment (including Right of Use assets) and its intangible assets. Accordingly, the requirements under paragraph 3(i)(d) of the Order are not applicable to the Company.
- (e) According to the information and explanations given to us, no proceeding has been initiated or pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder. Accordingly, the provisions stated in paragraph 3(i) (e) of the Order are not applicable to the Company.
- (ii) (a) The inventory has been physically verified during the year by the management. In our opinion, the frequency of verification, coverage & procedure of such verification is reasonable and appropriate. No material discrepancies were noticed on such verification.
- (b) The Company has not been sanctioned any working capital limits during the year. Accordingly, the requirements under paragraph 3(ii)(b) of the Order is not applicable to the Company.
- (iii) (a) According to the information explanation provided to us, the Company has provided loans or provided advances in the nature of loans, or given guarantee, or provided security to any other entity.



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- (A) The details of such loans or advances and guarantees or security to subsidiaries, Joint Ventures and Associates are as follows:

	(Rs. in Millions)			
	Guarantees	Security	Loans	Advances
Aggregate amount granted/provided during the year				
- Subsidiaries	1,611.87	-	1,639.07	-
- Joint Ventures	-	-	-	-
- Associates	-	-	53.01	-
Balance Outstanding as at balance sheet date in respect of above cases				
- Subsidiaries	3,831.87	-	4,521.62	37.00
- Joint Ventures	-	-	-	-
- Associates	1,479.00	-	295.01	-

- (B) The details of such loans or advances and guarantees or security to parties other than subsidiary, joint ventures and associates are as follows:

	(Rs. in Millions)			
	Guarantees	Security	Loans	Advances
Aggregate amount granted/provided during the year				
- Others	-	-	-	-
Balance Outstanding as at balance sheet date in respect of above cases				
- Others	343.80	-	57.20	0.3

- (b) According to the information and explanations given to us and based on the audit procedures performed by us, we are of the opinion that the terms and conditions in relation to investments made, guarantees provided, securities given and / or grant of all loans and advances in the nature of loans and guarantees are not prejudicial to the interest of the Company.
- (c) In case of the loans and advances in the nature of loan, schedule of repayment of principal and payment of interest have not been stipulated. In the absence of stipulation of repayment terms are unable to comment on the regularity of repayment of principal and payment of interest.
- (d) According to the information and explanations given to us and considering the response in connection with clause (iii) (b) above, there are no amounts overdue for more than ninety days in respect of the loan granted to companies.
- (e) According to the information explanation provided to us, the loan or advance in the nature of loan granted has not fallen due during the year. Hence, the requirements under paragraph 3(iii) (e) of the Order are not applicable to the Company.



- (f) According to the information explanation provided to us, the Company has granted loans/advances in the nature of loans repayable on demand or without specifying any terms or period of repayment. The details of the same are as follows:

	(Rs. in Millions)		
	All Parties	Promoters	Related Parties
Aggregate amount of loans/ advances in nature of loans			
- Repayable on demand (A)	4,910.84	-	4,910.84
- Agreement does not specify any terms or period of repayment (B)	-	-	-
Total (A+B)	4,910.84	-	4,910.84
Percentage of loans/advances in nature of loans to the total loans	98.83%	-	98.83%

- (iv) According to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Act, in respect of loans, investments, guarantees and security made.
- (v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from the public within the meaning of Sections 73 to 76 of the Act and the rules framed there under.
- (vi) We have broadly reviewed the books of account relating to materials, labour and other items of cost maintained by the Company pursuant as specified by the Central Government for the maintenance of cost records under sub-section (1) of section 148 of the Act and we are of the opinion that prima facie the prescribed accounts and records have been made and maintained. We have not, however, made a detailed examination of the records with a view to determine whether they are accurate or complete.
- (vii) (a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, undisputed statutory dues including goods and service tax, provident fund, employees' state insurance, income-tax, cess have not been regularly deposited by the company with the appropriate authorities and there have been serious delays in large number of cases.



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Chartered Accountants

Further, there are undisputed dues in respect of provident fund, employees’ state insurance, income-tax which were outstanding, at the year end, for a period of more than six months from the date they became payable.

Name of the statute	Nature of the dues	Amount (Rs. in Millions)	Period to which the amount relates	Due Date	Date of Payment	Remarks , if any
Income Tax Act 1961	Tax deducted at source	55.95	2019-20	30-04-2020		
		83.51	2020-21	30-04-2021		
		46.46	2021-22	30-04-2022		
The Employees Provident Fund and Miscellaneous Provision Act 1952	Provident Fund	16.49	2021-22	15-04-2022		
Employee State Insurance Act 1948	ESIC	0.06	F.Y. 2021-22	15-04-2022		

(b) According to the information and explanation given to us and examination of records of the Company, the outstanding dues of income-tax, value added taxes and any other statutory dues on account of any dispute, are as follows:

Name of the Statute	Nature of the Dues	Amount (Rs. in Millions)	Period to which the amount relates	Forum where dispute is pending	Remarks, if any
Maharashtra VAT Act, 2002	Value added taxes	95.48	2006-07 to 2012-13	Commercial tax officer, Pune	Net of amount paid under protest INR 33.87 Millions
Income-tax Act, 1961	Income-tax	1,962.71	2019-20	Commissioner of Income-tax (Appeals)	
		139.16	2020-21		

(viii) According to the information and explanations given to us, there are no transactions which are not accounted in the books of account which have been surrendered or disclosed as income during the year in tax assessment of the Company. Also, there are no previously unrecorded income which has been now recorded in the books of account. Hence, the provision stated in paragraph 3(viii) of the Order is not applicable to the Company.

- (ix)

(a)

In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of loans or borrowings or in payment of interest thereon to any lender.
- (b)

According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

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- (c) In our opinion and according to the information explanation provided to us, money raised by way of term loans during the year have been applied for the purpose for which they were raised.
- (d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the standalone financial statements of the company, we report that funds raised on short-term basis have been used for long-term purposes by the Company to the extent of INR 7,118.08 million.
- (e) According to the information explanation given to us and on an overall examination of the standalone financial statements of the Company, we report that the company has not taken any funds from an any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
- (f) According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its securities, joint ventures or associate companies.
- (x) (a) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the provisions stated in paragraph 3 (x)(a) of the Order are not applicable to the Company.
- (b) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has made private placement of optionally convertible debentures during the year and the requirements of Section 42 and section 62 of the Act have been complied with. The amount raised has been used for the purposes for which they were raised.
- (xi) (a) During the course of our audit, examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company nor on the Company.
- (b) We have not come across of any instance of material fraud by the Company or on the Company during the course of audit of the standalone financial statement for the year ended March 31, 2022, accordingly the provisions stated in paragraph (xi)(b) of the Order is not applicable to the Company.
- (c) As represented to us by the management, there are no whistle-blower complaints received by the Company during the course of audit. Accordingly, the provisions stated in paragraph (xi)(c) of the Order is not applicable to company.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, the provisions stated in paragraph 3(xii) (a) to (c) of the Order are not applicable to the Company.
- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act, where applicable and details



such transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.

- (xiv) (a) In our opinion and based on our examination, though the Company is required to have an internal audit system under section 138 of the Act, it does not have the same established for the year.
(b) The company did not have an internal audit system for the period under audit.
(xv) According to the information and explanations given to us, in our opinion during the year the Company has not entered into non-cash transactions with directors or persons connected with its directors and hence, provisions of section 192 of the Act are not applicable to company. Accordingly, the provisions stated in paragraph 3(xv) of the Order are not applicable to the Company.
(xvi) (a) In our opinion, the Company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions stated in paragraph clause 3 (xvi)(a) of the Order are not applicable to the Company.
(b) In our opinion, the Company has not conducted any Non-Banking Financial or Housing Finance activities without any valid Certificate of Registration from Reserve Bank of India. Hence, the reporting under paragraph clause 3 (xvi)(b) of the Order are not applicable to the Company
(c) The Company is not a Core investment Company (CIC) as defined in the regulations made by Reserve Bank of India. Hence, the reporting under paragraph clause 3 (xvi)(c) of the Order are not applicable to the Company.
(d) The Company does not have more than one CIC as a part of its group. Hence, the provisions stated in paragraph clause 3 (xvi)(d) of the Order are not applicable to the Company.
(xvii) Based on the overall review of standalone financial statements, the Company has incurred cash losses in the current financial year and in the immediately preceding financial year. The details of the same are as follows:

Table with 3 columns: Particulars, Year ended March 31, 2022, Year ended March 31, 2021. Row 1: Cash Losses, INR 558.21 million, INR 1,063.37 million

- (xviii) There has been no resignation of the statutory auditors during the year. Hence, the provisions stated in paragraph clause 3 (xviii) of the Order are not applicable to the Company.
(xix) According to the information and explanations given to us and based on our examination of financial ratios, ageing and expected date of realisation of financial assets and payment of liabilities, other information accompanying the standalone financial statements, our knowledge of the Board of Directors and management plans, we are of the opinion that a material uncertainty exists as on the date of audit report. However, the Company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from



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balance sheet date. In view of the above, the standalone financial statements of the Company have been prepared on a going concern basis.

- (xx) According to the information and explanations given to us and based on our verification, the provisions of section 135 of the Act are not applicable to the Company. Hence, reporting under paragraph (xx)(a) to (b) of the Order is not applicable to the Company.
- (xxi) The reporting under clause 3(xxii) of the Order is not applicable in respect of audit of standalone financial statements. Accordingly, no comment in respect of the said clause has been included in the report.

For M S K A & Associates

Chartered Accountants

ICAI Firm Registration No. 105047W

Nitin Manohar Juman
Nitin Manohar Juman
Partner
Membership No. 111700
UDIN: 23111700BGWHVA6173



Place: Pune

Date: February 07, 2023

**ANNEXURE C TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE
STANDALONE FINANCIAL STATEMENTS OF PARANJAPE SCHEMES
(CONSTRUCTION) LIMITED**

[Referred to in paragraph 3(f) under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditors' Report]

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to the standalone financial statements of Paranjape Schemes (Construction) Limited ('the Company') as of March 31, 2022 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI') (the "Guidance Note"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to the standalone financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether internal financial controls with reference to financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to the standalone financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion on the Company's internal financial controls with reference to the standalone financial statements.



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Meaning of Internal Financial Controls with reference to Financial Statements

A Company's internal financial control with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.


Inherent Limitations of Internal Financial Controls with reference to the standalone financial statements

Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial control with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, internal financial controls with reference to the standalone financial statements and such internal financial controls with reference to the standalone financial statements were operating effectively as at March 31, 2022, based on the internal control with reference to the standalone financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note.

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No. 105047W


Nitin Manohar Juman
Partner
Membership No. 111700
UDIN: 23111700BGWHVA6173



Place: Pune
Date: February 07, 2023



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
BALANCE SHEET AS AT 31 MARCH 2022

(Rs. in Million)

Particulars	Note No.	As At 31 March 2022	As At 31 March 2021
ASSETS :			
Non-current Assets			
(a) Property, Plant and Equipment and Intangible Assets			
(i) Property, Plant and Equipment	4	882.66	968.03
(ii) Investment Property	5	159.61	172.80
(iii) Other Intangible Assets	6A	0.32	0.72
(iv) Intangible Assets under Development	6B	2.02	2.02
(b) Financial Assets			
(i) Investments	7	4,706.44	4,615.33
(ii) Loans	8	4,358.31	3,186.30
(iii) Other Financial Assets	9	1,207.48	1,185.55
(c) Deferred Tax Assets (net)	10	933.87	1,150.08
(d) Other Non-current Assets	11	706.63	757.21
Total Non-Current Assets		12,957.34	12,038.04
Current Assets			
(a) Inventories	12	16,971.93	16,149.19
(b) Financial Assets			
(i) Investments	13	0.01	0.01
(ii) Trade Receivables	14	212.84	323.99
(iii) Cash and Cash Equivalents	15	681.57	288.37
(iv) Bank balances other than cash and cash equivalent	15A	261.40	220.68
(v) Loans	16	-	0.12
(vi) Other Financial Assets	17	708.54	1,516.63
(c) Current Tax Assets (Net)		481.03	423.87
(d) Other Current Assets	18	831.48	700.33
Total Current Assets		20,148.81	19,623.19
Total Assets		33,106.14	31,661.23
EQUITY AND LIABILITIES :			
Equity			
(a) Equity Share Capital	19	947.33	947.33
(b) Other Equity	20	(3,126.64)	(2,070.60)
Total Equity		(2,179.32)	(1,123.27)
Liabilities			
Non-current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	21	7,229.41	5,023.19
(ii) Lease Liabilities	22	171.26	189.98
(iii) Other Financial Liabilities	23	582.33	208.68
(b) Provisions	24	21.68	114.61
(c) Other Non Current Liabilities	25	13.89	292.28
Total Non-Current Liabilities		8,018.57	5,828.74
Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	26	10,265.66	11,191.11
(ii) Lease Liabilities	22	6.04	11.98
(iii) Trade Payables	27		
i) total outstanding dues of micro enterprises and small enterprises		80.53	54.82
ii) total outstanding dues of creditors other than micro enterprise and small enterprise		3,702.29	3,684.55
(iv) Other Financial Liabilities	28	3,488.89	3,430.09
(b) Provisions	29	90.36	5.46
(c) Current tax liabilities (Net)		246.33	245.75
(d) Other Current Liabilities	30	9,386.79	8,332.00
Total Current Liabilities		27,266.89	26,955.76
Total Liabilities		35,285.46	32,784.50
Total Equity and Liabilities		33,106.14	31,661.23

Corporate Information and Significant Accounting Policies

Refer Note 1 to 3

See accompanying notes forming part of the financial statements

Refer Note 4 to 52

As per our report of even date
For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No. - 105047W

Nitin Manohar Jumanji
Partner
Membership No. 111700

Place: Pune

Date: 07 February 2023

For and on behalf of the Board of Directors

Shrikant P. Paranjape
Chairman
DIN - 00131917

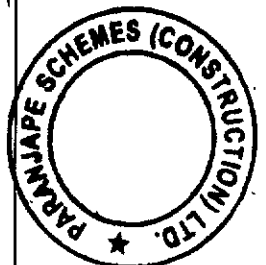
Shashank P. Paranjape
Managing Director
DIN - 00131956

Manish Singh
Company Secretary
M.No. F7066

Kamlesh Dutta
Chief Financial Officer

Place: Pune

Date: 07 February 2023





PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2022

(Rs. in Million)

Particulars		Note No.	For the Year Ended 31 March 2022	For the Year Ended 31 March 2021
I	Income			
	Revenue from Operations	31	3,672.39	1,530.96
II	Other Income	32	445.59	1,396.26
III	Total Income (I + II)		4,117.98	2,927.22
IV	Expenses			
	(a) Cost of Land, Development Rights and Constructed Properties	33	2,511.63	1,139.62
	Purchase of Stock in Trade			
	(b) Changes in inventories of finished goods, stock-in-trade and work-in-progress	34	334.56	304.47
	(c) Employee Benefits Expense	35	831.54	572.55
	(d) Finance Costs	36	96.13	87.23
	(e) Depreciation and Amortisation Expense	37	1,191.21	1,875.48
	(f) Other Expenses		4,965.07	3,979.35
	Total Expenses			
V	Profit/(Loss) Before Tax (III- IV)		(847.09)	(1,052.13)
VI	Tax Expense			
	(a) Current tax	10	1.75	0.85
	(b) Deferred tax		213.87	(225.31)
	Net Tax Expense		215.62	(224.47)
VII	Profit/(Loss) for the Year (V - VI)		(1,062.71)	(827.66)
VIII	Other Comprehensive Income			
	I. Items that will not be reclassified to Profit or Loss			
	Remeasurements of the Defined Benefit Liabilities - gain / (loss)		9.01	4.67
	II. Income Tax relating to items that will not be reclassified to Profit or Loss		(2.34)	(1.21)
	Total Other Comprehensive Income		6.67	3.46
IX	Total Comprehensive Income (VII + VIII)		(1,056.04)	(824.20)
X	Earnings per share of Rs. 10/- each	44		
	(a) Basic		(11.22)	(8.74)
	(b) Diluted		(11.22)	(8.74)

Corporate Information and Significant Accounting Policies
See accompanying notes forming part of the financial statements

Refer Note 1 to 3
Refer Note 4 to 52

As per our report of even date
For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No.:- 105047W

Nitin Manohar Jumani
Partner
Membership No. 111700

Place: Pune
Date: 07 February 2023

For and on behalf of the Board of Directors



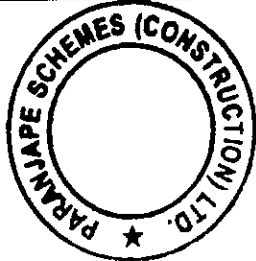
Shrikant P. Paranjape
Chairman
DIN - 00131917

Maheesh Singhi
Company Secretary
M.No. F7066

Place: Pune
Date: 07 February 2023

Shashank P. Paranjape
Managing Director
DIN - 00131956

Kamalesh Dutta
Chief Financial Officer

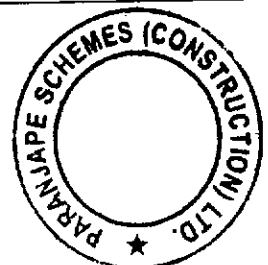




PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Cash Flow Statement for the year ended 31 March 2022

(Rs. in Million)

	Particulars	For the Year Ended 31 March 2022	For the Year Ended 31 March 2021
A	Cash Flow from Operating Activities		
	Profit before tax	(847.09)	(1,052.13)
	Adjustments for:		
	Depreciation and amortisation expense	96.13	87.22
	Adjustment on fair valuation of borrowings	555.18	366.45
	Fair value gain on debentures	(143.15)	(112.41)
	Adjustment for expected credit loss	57.04	60.76
	Provision for doubtful Loans and Interest Receivables	(22.86)	605.02
	Provision for doubtful advances	-	265.07
	Provision for Doubtful Reimbursible Expense Receivable	53.95	-
	Provision for Doubtful Advance for Project Construction	0.36	-
	Provision for Doubtful Receivable towards BTA	103.28	-
	Interest income - bank deposits	(13.89)	(13.39)
	Interest income - debentures	(146.00)	(122.63)
	Finance cost	831.54	572.55
	Gain on sale of investment	-	-
	Gain on Business Transfer Agreement	-	(1,007.61)
	Share in profits in partnerships	-	-
	Share in losses in partnerships	8.63	86.62
	Loss on discard of assets	-	0.24
	Profit on discard of assets	(62.96)	(40.34)
	Liability no longer required written back	(4.53)	(0.23)
	Excess Provision written back	(48.69)	(82.41)
	Provision for foreseeable losses	(14.97)	(208.80)
	Net unrealised exchange (gain) / loss	-	1.70
	Operating Profit/(Loss) before Working Capital Changes	401.96	(594.32)
	<u>Changes in working capital:</u>		
	Adjustments for operating activities:		
	(Increase) / decrease in Inventories	40.73	(278.74)
	(Increase) / decrease in Trade receivables	55.48	(67.94)
	(Increase) / decrease in Other assets	(32.76)	(31.92)
	(Increase) / decrease in Loans	(1,230.98)	(289.30)
	(Increase) / decrease in Other financial assets	257.57	14.87
	Increase / (decrease) in Trade payables	47.09	361.28
	Increase / (decrease) in Other financial liabilities	374.62	148.69
	Increase / (decrease) in Provisions	0.98	23.75
	Increase / (decrease) in Other liabilities	776.39	1,498.13
	Cash generated from Operations	691.08	784.49
	Net income tax (paid) / refunds	(58.33)	(32.61)
	Net cash flow from / (used in) operating activities (A)	632.75	751.88

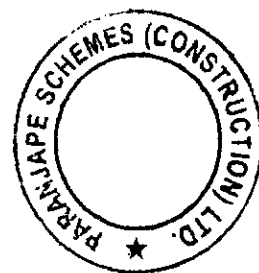




PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Cash Flow Statement for the year ended 31 March 2022

(Rs. in Million)

	Particulars	For the Year Ended 31 March 2022	For the Year Ended 31 March 2021
B	Cash flow from Investing Activities		
	Capital expenditure on Purchase of Property, Plant and Equipment and intangible assets, capital work in progress and capital advances	-	(8.16)
	Proceeds from Property, Plant and Equipment	65.82	42.17
	Fixed Deposits / Margin Money Deposits:		
	- Placed	(297.25)	(169.50)
	- Matured	256.54	29.16
	Interest received - loans and debentures	588.78	264.48
	Interest received - others	24.42	6.11
	(Increase) / decrease in investments in Mutual funds	(2.44)	(0.09)
	Investment in structured entities	-	(56.40)
	Proceeds from sale of Long-Term Investments	-	-
	Amount invested in / withdrawn from Partnership Firms (net)	45.85	73.60
	Net cash flow from / (used in) Investing activities (B)	681.72	181.36
C	Cash Flow from Financing Activities		
	Amount paid for acquisition of minority shareholding of FIL	(3.85)	(94.36)
	Proceeds from Borrowings	3,451.46	1,657.64
	Repayment of Borrowings	(2,725.86)	(992.07)
	Interest paid	(1,643.01)	(1,456.02)
	Net cash flow from / (used in) financing activities (C)	(921.26)	(884.81)
	Net increase / (decrease) in Cash and cash equivalents (A+B+C)	393.21	48.43
	Cash and cash equivalents at the beginning of the year	288.38	239.95
	Cash and cash equivalents at the end of the year	681.59	288.38






PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Cash Flow Statement for the year ended 31 March 2022

(Rs. in Million)


Particulars	For the Year Ended 31 March 2022	For the Year Ended 31 March 2021
Reconciliation of Cash and cash equivalents with the Balance Sheet:		
(a) Cheques on hand	0.06	-
(b) Cash on hand	6.40	7.46
(c) Balances with banks		
- In current accounts	675.11	280.91
Add: Current Investments considered as part of Cash and Cash Equivalents	0.01	0.01
Cash and Cash Equivalents at the end of the year	681.59	288.38

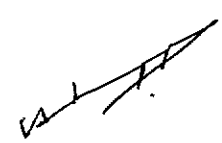
In terms of our report attached
For **M S K A & Associates**
Chartered Accountants
ICAI Firm Registration No. :- 105047W



Nitin Manohar Juman
Partner
Membership No. 111700



For and on behalf of the Board of Directors


Shrikant P. Paranjape
Chairman
DIN - 00131917

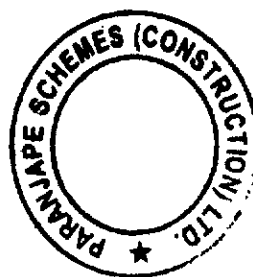

Shashank P. Paranjape
Managing Director
DIN - 00131956


Mahesh Singhi
Company Secretary
M.No. F7066


Kamallesh Dutta
Chief Financial Officer

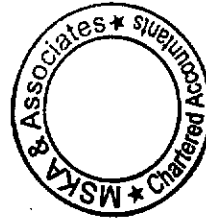
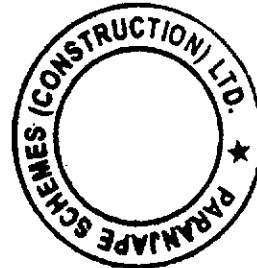
Place : Pune
Date: 07 February 2023

Place : Pune
Date: 07 February 2023



PARANJPE SCHEMES (CONSTRUCTION) LIMITED
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH, 2022

A. Equity Share Capital						
Particulars	(Rs. in Million)					
	Balance as at 1 April 2020	Changes in equity share capital during the year	Balance as at 31 March 2021			
	94.73	-	94.73			
Amount	947.33	-	947.33			
Particulars	(Rs. in Million)					
	Balance as at 1 April 2021	Changes in equity share capital during the year	Balance as at 31 March 2022			
	94.73	-	94.73			
Amount	947.33	-	947.33			
Particulars	Other Equity					(Rs. in Million) Total
	Capital Redemption Reserve	Capital Reserve	Securities Premium Reserve	Debt Redemption Reserve	General Reserve	
Balance as at 1 April 2020	9.62	220.49	527.10	360.44	0.38	(1,246.40)
Changes in accounting policy or prior period errors						
Restated balance as at 1 April 2020						
Loss for the year	-	-	-	-	-	(827.66)
Remeasurements of the Defined Benefit Liabilities - gain / (loss) (Net of tax)	-	-	-	-	-	3.46
Total Comprehensive Income	9.62	220.49	527.10	360.44	0.38	(2,070.61)
Dividend Transferred to retained earnings						
Add : Adjusted during the year on shares acquisition	-	-	-	-	-	-
Transferred from Debt Redemption Reserve on redemption of Non Convertible Debentures	-	-	-	(25.44)	-	25.44
Balance as at 31 March 2021	9.62	220.49	527.10	335.00	0.38	(2,070.60)



PARANAJPE SCHEMES (CONSTRUCTION) LIMITED
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH, 2022

Particulars	Other Equity						Total		
	Capital Redemption Reserve	Capital Reserve	Securities Premium Reserve	Debt Redemption Reserve	General Reserve	Amalgamation adjustment deficit account (Capital Reserve)		Gain on valuation of Optionally Convertible Debentures considered as other equity	Retained Earnings
Balance as at 1 April 2021	9.62	220.49	527.10	335.00	0.38	(3,822.68)	128.39	531.10	(2,070.60)
Changes in accounting policy or prior period errors									
Restated balance as at 1 April 2021									
Loss for the year	-	-	-	-	-	-	-	(1,062.71)	(1,062.71)
Remeasurements of the Defined Benefit Liabilities - gain / (loss) - Net of tax	-	-	-	-	-	-	-	6.67	6.67
Total Comprehensive Income	9.62	220.49	527.10	335.00	0.38	(3,822.68)	128.39	(524.95)	(3,126.64)
Dividend									
Transferred to retained earnings									
Transferred from Debt Redemption Reserve on redemption of Non Convertible Debentures and adjustment on statute amendment	-	-	-	(125.25)	-	-	-	125.25	-
Balance as at 31 March 2022	9.62	220.49	527.10	209.75	0.38	(3,822.68)	128.39	(399.69)	(3,126.64)

As per our report of even date
For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No. 13047W

(Signature)
Nitin Manohar Jupiani
Partner
Membership No. 111700

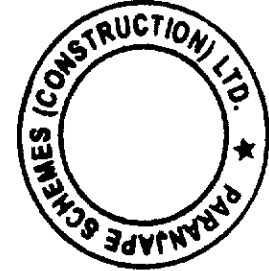


For and on behalf of the Board of Directors

(Signature)
Shrikant P. Paranjape
Chairman
DIN - 00131917

(Signature)
Shashank P. Paranjape
Managing Director
DIN - 00131956

(Signature)
Kamlesh Singh
Company Secretary
M.No. F7066



(Signature)
Kamlesh Dutta
Chief Financial Officer

Place: Pune
Date: 07 February 2023

Place: Pune
Date: 07 February 2023



1. Corporate Information

Paranjape Schemes (Construction) Limited ('PSCL' or 'the Company') is a public limited company. The Company was incorporated on September 18, 1987, at Mumbai as a private limited company under the Companies Act, 1956 and converted into a public limited company pursuant to approval of the shareholders in an extraordinary general meeting held on March 24, 2005 and consequently, the name of Company was changed to Paranjape Schemes (Construction) Limited. Its Registered Office is situated at Somnath, CTS No. 988, Ram Mandir Road, Vile Parle (East), Mumbai 400 057 and corporate office is situated at PSC House, Dr. Ketkar Marg, Anand Colony, Off Prabhat Road, Erandwane, Pune 411 004. The Company is primarily engaged in the business of Real Estate Development Projects. Its non-convertible debentures are listed on Bombay stock exchange. The Corporate Identification Number (CIN) of the Company is U70100MH1987PLC044721.

2. Basis of Preparation of Financial Statements and Accounting Policies

2.1. Basis of Preparation of Financial Statements

(a) Statement of Compliance with Ind AS

These financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 (the "Act") read with the Companies (Indian Accounting Standards) Rules, 2015 and other relevant provisions of the Act.

Accounting policies have been consistently applied to all the years presented except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use. The financial statements were authorized for issue by the Company's Board of Directors on February 7, 2023.

(b) Basis of measurement

The financial statements have been prepared on a historical cost convention on accrual basis, except for certain financial assets and liabilities that have been measured at fair value as required by relevant Ind AS.

(c) Current/Non-current classification of assets/ liabilities

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

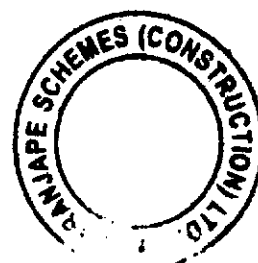
A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents as per real estate industry.





(d) Use of estimates

The preparation of financial statements in conformity with Ind AS requires the Management to make estimate and assumptions that affect the reported amount of assets and liabilities as at the Balance Sheet date, reported amount of revenue and expenses for the year and disclosures of contingent liabilities as at the Balance Sheet date. The estimates and assumptions used in the accompanying financial statements are based upon the Management's evaluation of the relevant facts and circumstances as at the date of the financial statements. Actual results could differ from these estimates. Estimates and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates, if any, are recognized in the year in which the estimates are revised and in any future years affected. Refer Note 3 for detailed discussion on estimates and judgments.

(e) Functional and presentation currency

These financial statements are presented in Indian National Rupees (Rs.), which is also the Company's functional currency. All amounts have been rounded-off to the nearest million, unless otherwise indicated.

(f) Measurement of Fair values

Certain accounting policies and disclosures of the Company require the measurement of fair values, for both financial and non-financial assets and liabilities. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

When measuring the fair value of an asset or a liability, the Company uses observable market data as far as possible. If the inputs used to measure the fair value of an asset or a liability fall into a different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

Further information about the assumptions made in the measuring fair values is included in the notes regarding Financial Instruments.

2.2. Significant accounting policies

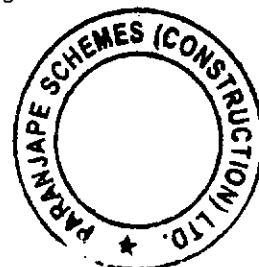
2.2.1. Revenue from contracts with customers

Pursuant to the application of Ind AS 115 - 'Revenue from Contracts with Customers' effective from 1 April 2018, the Company has applied following accounting policy for revenue recognition:

Revenue is measured at the fair value of the consideration received/ receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government and is net of rebates and discounts.

Revenue is recognized in the income statement to the extent that it is probable that the economic benefits will flow to the Company and the revenue and costs, if applicable, can be measured reliably.

The Company has applied five step model as per Ind AS 115 'Revenue from contracts with customers' to recognize revenue in the financial statements. The Company satisfies a performance obligation and recognizes revenue over time, if one of the following criteria is met:





Paranjape Schemes (Construction) Limited
Notes forming part of the Financial Statements for the year ended 31 March 2022

- a. The customer simultaneously receives and consumes the benefits provided by the Company's performance as the Company performs; or
- b. The Company's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- c. The Company's performance does not create an asset with an alternative use to the Company and the entity has an enforceable right to payment for performance completed to date.

For performance obligations where one of the above conditions are not met, revenue is recognized at the point in time at which the performance obligation is satisfied.

Revenue is recognized either at point of time or over a period of time based on various conditions as included in the contracts with customers.

Point of Time: Revenue from real-estate project

Revenue is recognized at a Point-in-time w.r.t. sale of real estate units, including land, plots, apartments, commercial units, development rights as and when the control passes on to the customer which coincides with handing over of the possession to the customer.

The date on which the possession of the unit is transferred is held as the basis of transfer of control and revenue is recognised accordingly. All expenses directly related to projects are treated as Work in Progress (WIP). Whenever such sale is made, proportionate amount of Work in Progress (attributable to the area of the sold unit) is charged to Cost of Land, Development Rights and Constructed Properties at the point in time when such sale is made. Other expenses not directly attributable to the project is considered as a period cost and charged to Profit or Loss.

When it is probable that the total project costs will exceed the total project revenue, the entire expected loss is immediately recognised as an expense.

When project cost incurred to date plus recognised profits less recognised losses exceed progress billings, the surplus is shown as amounts due from customers for project work. For contracts where progress billings exceed project costs incurred to date plus recognised profits less recognised losses, the surplus is shown as the amounts due to customers for project work. Amounts received before the related work is performed are included in the Balance Sheet, as advances received under liability. Amounts billed for work performed but not yet paid by the customer are included in the Balance Sheet under trade receivables.

Sale of Land / TDR

Revenue from sale of land / Transferable Development Rights (TDR) is recognised when the agreement to sell is executed resulting in transfer of all significant risk and rewards of ownership and possession is handed over to the buyer.

Other Operating revenue

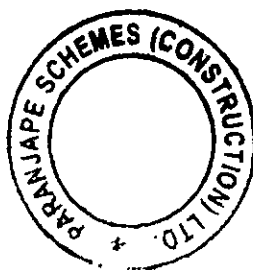
Project management fees, rentals, sub lease and maintenance income are recognized on accrual basis as per the terms and conditions of relevant agreements.

Share of Profit / (Loss) from partnership firms / LLPs

Share of profit/ (Loss) from partnership firms/LLPs in which the Company is a partner is recognized based on the financial information provided and confirmed by the respective firms.

Interest Income

Interest Income is recognized on a basis of effective interest method as set out in Ind AS 109, Financial Instruments, and where no significant uncertainty as to measurability or collectability exists.





2.2.2. Property, plant and equipment and depreciation

Property, plant and equipment are stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognized when replaced. All other repairs and maintenance are charged to Statement of Profit and Loss during the year in which they are incurred.

Gains or losses arising from derecognition of Property, plant and equipment are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is derecognized.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets and the cost of assets not put to use before such date are disclosed under 'Capital work-in-progress'

2.2.3. Investment properties

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

Investment properties are derecognized either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in profit or loss in the period of derecognition.

2.2.4. Depreciation on property, plant and equipment and investment properties

Depreciation methods, estimated useful lives

The Company depreciates property, plant and equipment over their estimated useful lives using the written down value method. The estimated useful lives of assets are as prescribed in Schedule II of Companies act, 2013

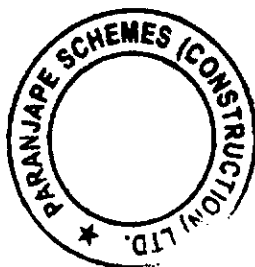
Depreciation on additions to property plant and equipment is provided on pro-rata basis from the date of acquisition. Depreciation on sale/deduction from property plant and equipment is provided up to the date preceding the date of sale, deduction as the case may be. Gains and losses on disposals are determined by comparing proceeds with carrying amount.

Depreciation methods, useful lives and residual values are reviewed periodically at each financial year end and adjusted prospectively, as appropriate.

2.2.5. Intangible assets and amortisation

Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses. Internally generated intangibles, excluding capitalised development costs, are not capitalised and the related expenditure is reflected in profit or loss in the period in which the expenditure is incurred.

Software and Trademark Rights are amortised over their assessed useful life of 6.5 years and 20 years.





Intangible assets are amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates. The amortisation expense on intangible assets is recognised in the statement of profit and loss unless such expenditure forms part of carrying value of another asset.

2.2.6. Foreign Currency Transactions

On Initial recognition, all foreign currency transactions are recorded by applying to the foreign currency amount the exchange rate between the functional currency and the foreign currency at the date of the transaction. Gains/losses arising out of fluctuation in foreign exchange rate between the transaction date and settlement date are recognised in the Statement of Profit and loss.

All monetary assets and liabilities in foreign currencies are restated at the year end at the exchange rate prevailing at the year end and the exchange differences are recognised in the statement of Profit and loss.

Non- monetary items are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions.

2.2.7. Taxes

Tax expense for the year, if any, comprising current tax and deferred tax, are included in the determination of the net profit or loss for the year, except to the extent that it relates to a business combination or to an item recognized directly in equity or in other comprehensive income.

(a) Current income tax

Current tax assets and liabilities are measured at the amount expected to be recovered or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the year-end date.

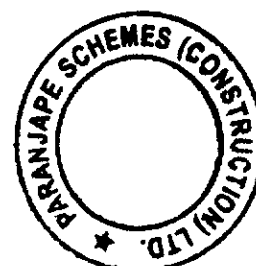
Current income tax related to items recognised outside the statement of profit and loss is recognised outside the statement of profit and loss (either in other comprehensive income or in equity). Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.

(b) Deferred tax

Deferred income tax is provided in full, using the balance sheet approach, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in financial statements. Deferred income tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss). Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the year and are expected to apply when the related deferred income tax asset is realized or the deferred income tax liability is settled.

Deferred tax assets are recognized for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilize those temporary differences and losses.

Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities





Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority.

Current and deferred tax is recognized in Statement of Profit and Loss, except to the extent that it relates to items recognized in other comprehensive income or directly in equity. In this case, the tax is also recognized in other comprehensive income or directly in equity, respectively.

2.2.8. Contract assets and contract liabilities

A contract asset is the right to consideration in exchange for goods or services transferred to the customer.

A contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognized when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognized as revenue when the Company performs under the contract.

2.2.9. Inventories

Raw materials: Raw materials are valued at lower of cost and net realizable value. Cost includes purchase price, (excluding those subsequently recoverable by the enterprise from the concerned revenue authorities), freight inwards and other expenditure incurred in bringing such inventories to their present location and condition. In determining the cost, weighted average cost method is used.

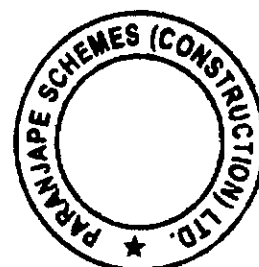
Construction work-in-progress: Direct expenditure relating to construction activity is inventorised. Other expenditure during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the construction activity. Cost incurred/ items purchased specifically for projects are taken as consumed as and when incurred/ received. Work-in-progress represents cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized. Work-in- progress is valued at lower of cost and Net Realizable Value (NRV). NRV in respect of inventories under construction is assessed with reference to market prices (reference to the recent selling prices) at the reporting date less estimated costs to complete the construction, and estimated cost necessary to make the sale. The costs to complete the construction are estimated by management.

2.2.10. Impairment of non-financial assets

The Company assesses at each year end whether there is any objective evidence that a non-financial asset or a group of non-financial assets is impaired. If any such indication exists, the Company estimates the asset's recoverable amount and the amount of impairment loss.

An impairment loss is calculated as the difference between an asset's carrying amount and recoverable amount. Losses are recognized in Statement of Profit and Loss and reflected in an allowance account. When the Company considers that there are no realistic prospects of recovery of the asset, the relevant amounts are written off. If the amount of impairment loss subsequently decreases and the decrease can be related objectively to an event occurring after the impairment was recognized, then the previously recognized impairment loss is reversed through Statement of Profit and Loss.

The recoverable amount of an asset or cash-generating unit (as defined below) is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets are grouped together





into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit").

2.2.11. Provisions and contingent liabilities and contingent assets

Provisions are recognized when there is a present obligation as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and there is a reliable estimate of the amount of the obligation. Provisions are measured at the best estimate of the expenditure required to settle the present obligation at the Balance sheet date.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made.

Contingent assets are not recognized. However, when the realization of income is virtually certain, then the related asset is no longer a contingent asset, and is recognized as an asset.

2.2.12. Borrowing Costs

Borrowing costs are interest and other costs incurred in connection with borrowings of funds. Borrowing costs directly attributable to acquisition/ construction of qualifying assets are capitalised until the time all substantial activities necessary to prepare the qualifying assets for their intended use are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use/ sale. All other borrowing costs not eligible for inventorisation/ capitalisation are charged to statement of profit and loss.

2.2.13. Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks, cash on hand and short-term deposits net of bank overdraft with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purposes of the cash flow statement, cash and cash equivalents include cash on hand, cash in banks and short-term deposits net of bank overdraft.

2.2.14. Employee benefits

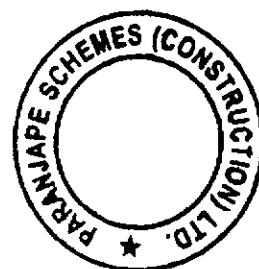
Short-term employee benefits

All employee benefits falling due wholly within twelve months of rendering the services are classified as short-term employee benefits, which include benefits like salaries, wages, short-term compensated absences and performance incentives and are recognised as expenses in the period in which the employee renders the related service.

Post-employment benefits

Contributions to defined contribution schemes such as Provident Fund, Employees State Insurance, are recognised as expenses in the period in which the employee renders the related service. The Company has no further obligations beyond its monthly contributions.

The Company also provides for post-employment defined benefit in the form of gratuity. The cost of providing benefit is determined using the projected unit credit method, with actuarial valuation being carried out at each





balance sheet date. Remeasurement of the net benefit liability, which comprise actuarial gains and losses, the return on plan assets (excluding interests) and the effect of the assets ceiling (if any, excluding interest) are recognised in other comprehensive income. The effect of any plan amendments are recognised in net profit in the Statement of Profit and Loss.

Other long-term employee benefits

All employee benefits (other than post-employment benefits and termination benefits) which do not fall due wholly within twelve months after the end of the period in which the employees render the related services are determined based on actuarial valuation or discounted present value method carried out at each balance sheet date. The expected cost of accumulating compensated absences is determined by actuarial valuation performed by an independent actuary as at every year end using projected unit credit method on the additional amount expected to be paid / availed as a result of the unused entitlement that has accumulated at the balance sheet date. Expense on non-accumulating compensated absences is recognised in the period in which the absences occur.

2.2.15. Leases

As a lessee:

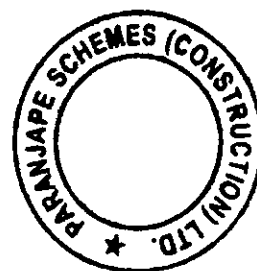
At inception of a contract, the Company assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. The Company recognises a right-of-use asset and a lease liability at the lease commencement date except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the lease payments associated with these leases are recognised as an expense on a straight-line basis over the lease term. Lease term is a non-cancellable period together with periods covered by an option to extend the lease if the Company is reasonably certain to exercise that option; and periods covered by an option to terminate the lease if the Company is reasonably certain not to exercise that option.

The right-of-use asset is initially measured at cost at the commencement date. At the commencement date, the lease liability is measured at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate. The Company uses its incremental borrowing rate as the discount rate.

After the commencement date, the right-of-use asset is measured at cost less any accumulated depreciation and any accumulated impairment losses, and the lease liability is measured by

- (i) increasing the carrying amount to reflect interest on the lease liability;
- (ii) reducing the carrying amount to reflect the lease payments made; and
- (iii) remeasuring the carrying amount to reflect any reassessment or lease modifications, or to reflect revised in-substance fixed lease payments.

Interest on the lease liability in each period during the lease term is the amount that produces a constant periodic rate of interest on the remaining balance of the lease liability. Interest expense on the lease liability is a component of finance costs.





2.2.16. Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

a) Financial assets

(i) Initial recognition and measurement

At initial recognition, financial asset is measured at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

(ii) Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in following categories:

- a) at amortized cost; or
- b) at fair value through other comprehensive income; or
- c) at fair value through profit or loss.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

Amortized cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortized cost. Interest income from these financial assets is included in finance income using the effective interest rate method (EIR).

Fair value through other comprehensive income (FVOCI): Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognized in Statement of Profit and Loss. When the financial asset is derecognized, the cumulative gain or loss previously recognized in OCI is reclassified from equity to Statement of Profit and Loss and recognized in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.

Fair value through profit or loss: Assets that do not meet the criteria for amortized cost or FVOCI are measured at fair value through profit or loss. Interest income from these financial assets is included in other income.

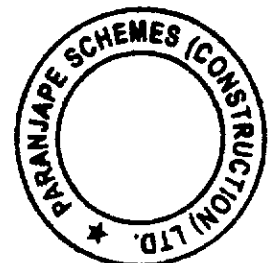
Equity instruments: All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognized by an acquirer in a business combination to which Ind AS103 applies are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company makes such election on an instrument- by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the profit and loss.

(iii) Impairment of financial assets

In accordance with Ind AS 109, Financial Instruments, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on financial assets that are measured at amortized cost and FVOCI.





For recognition of impairment loss on financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If in subsequent years, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognizing impairment loss allowance based on 12 month ECL.

Life time ECLs are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12 month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the year end.

ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the entity expects to receive (i.e. all shortfalls), discounted at the original EIR. When estimating the cash flows, an entity is required to consider all contractual terms of the financial instrument (including prepayment, extension etc.) over the expected life of the financial instrument. However, in rare cases when the expected life of the financial instrument cannot be estimated reliably, then the entity is required to use the remaining contractual term of the financial instrument.

In general, it is presumed that credit risk has significantly increased since initial recognition if the payment is more than 30 days past due.

ECL impairment loss allowance (or reversal) recognized during the year is recognized as income/expense in the statement of profit and loss. In balance sheet ECL for financial assets measured at amortized cost is presented as an allowance, i.e. as an integral part of the measurement of those assets in the balance sheet. The allowance reduces the net carrying amount. Until the asset meets write off criteria, the Company does not reduce impairment allowance from the gross carrying amount.

(iv) Derecognition of financial assets

A financial asset is derecognized only when:

- a) the rights to receive cash flows from the financial asset is transferred or
- b) retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the financial asset is transferred then in that case financial asset is derecognized only if substantially all risks and rewards of ownership of the financial asset is transferred. Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognized.

(b) Financial liabilities

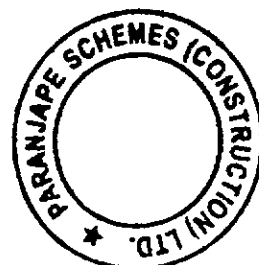
(i) Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss and at amortized cost, as appropriate. All financial liabilities are recognized initially at fair value and, in the case of borrowings and payables, net of directly attributable transaction costs.

(ii) Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss: Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments. Gains or losses on liabilities held for trading are recognized in the Statement of Profit and Loss.





Loans and borrowings: After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in Statement of Profit and Loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the Statement of Profit and Loss.

(iii) Derecognition

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability.

The difference in the respective carrying amounts is recognized in the Statement of Profit and Loss as finance costs.

(c) Embedded derivatives

An embedded derivative is a component of a hybrid (combined) instrument that also includes a non-derivative host contract – with the effect that some of the cash flows of the combined instrument vary in a way similar to a standalone derivative. Derivatives embedded in all other host contract are separated if the economic characteristics and risks of the embedded derivative are not closely related to the economic characteristics and risks of the host and are measured at fair value through profit or loss. Embedded derivatives closely related to the host contracts are not separated.

Reassessment only occurs if there is either a change in the terms of the contract that significantly modifies the cash flows that would otherwise be required or a reclassification of a financial asset out of the fair value through profit or loss.

(d) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount is reported in the balance sheet where there is a legally enforceable right to offset the recognized amounts and there is an intention to settle on a net basis or realize the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Company or the counterparty.

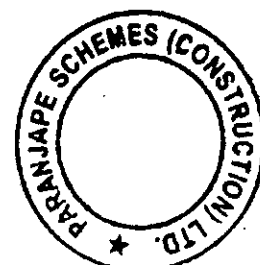
2.2.17. Earnings Per Share

Basic earnings per share is calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. Earnings considered in ascertaining the Company's earnings per share is the net profit or loss for the year after deducting preference dividends and any attributable tax thereto for the year, if any. The weighted average number of equity shares outstanding during the year and for all the years presented is adjusted for events, such as bonus shares, other than the conversion of potential equity shares, that have changed the number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year is adjusted for the effects of all dilutive potential equity shares.

3.1. Recent Indian Accounting Standards (Ind AS)

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards. There is no such notification which would have been applicable from April 1, 2022.





3.2. Significant accounting judgments, estimates and assumptions

In the preparation of the financial statements, the Company makes judgments, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized prospectively. Information about assumptions, judgments and estimation uncertainties that have a significant risk of resulting in a material adjustment in the year ending 31 March 2022 are as below

(a) Revenue from contracts with customers

The Company has applied judgments that significantly affect the determination of the amount and timing of revenue from contracts with customers.

(b) Taxes

Deferred tax assets are recognized for unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilized. Significant management judgment is required to determine the amount of deferred tax assets that can be recognized, based upon the likely timing and the level of future taxable profits together with future tax planning strategies.

The Company neither have any taxable temporary difference nor any tax planning opportunities available that could partly support the recognition of these losses as deferred tax assets. On this basis, the Company has determined that it cannot recognize deferred tax assets on the tax losses carried forward.

(d) Fair value measurement of financial instruments

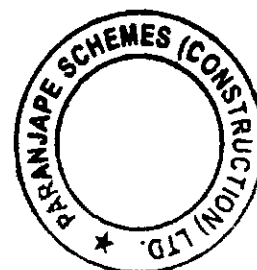
When the fair values of the financial assets and liabilities recorded in the balance sheet cannot be measured based on the quoted market prices in active markets, their fair value is measured using valuation technique. The inputs to these models are taken from the observable market where possible, but where this is not feasible, a review of judgment is required in establishing fair values. Any changes in the aforesaid assumptions will affect the fair value of financial instruments.

(e) Evaluation of Net realizable Value of Inventories

Inventories comprising of completed flats and construction-work-in progress are valued at lower of cost and net realizable value. Net Realizable value is based upon the estimates of the management. The effect of changes, if any, to the estimates is recognized in the financial statements for the period in which such changes are determined.

(f) Impairment of financial assets

The Company applies significant judgement with respect to impairment assessment of financial assets comprising trade receivables, loans, land advances etc.



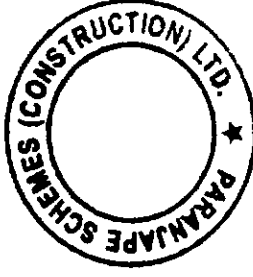


PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Notes forming part of financial statements for the year ended 31 March 2022

Note 4: Property, plant and equipment

Particulars	GROSS BLOCK				DEPRECIATION			(Rs. in Million)	
	As At 1 April 2021	Additions during the year	Deductions during the year	As At 31 March 2022	As At 1 April 2021	For the period ended March 2022	For Disposals/ Adjustment	As At 31 March 2022	As At 31 March 2022
Freehold Land	21.30 (21.30)	-	-	21.30 (21.30)	-	-	-	-	21.30 (21.30)
Leasehold Land	659.03 (659.03)	-	-	659.03 (659.03)	156.91 (125.53)	31.38 (31.38)	-	188.29 (156.91)	470.73 (502.12)
Buildings	210.43 (211.63)	-	5.65 (1.20)	204.77 (210.43)	42.33 (33.62)	8.33 (8.96)	0.15 (0.26)	50.51 (42.32)	154.26 (168.11)
Tools and Machinery	86.40 (81.38)	16.23 (5.07)	-	102.63 (86.45)	32.36 (26.45)	12.50 (5.91)	-	44.87 (32.36)	57.76 (54.09)
Furniture and Fixtures	57.89 (57.86)	0.09	-	57.98 (57.86)	42.94 (37.29)	3.84 (5.65)	-	46.78 (42.94)	11.20 (14.92)
Vehicles (Refer Note 21A)	74.87 (79.09)	-	2.03 (4.72)	72.84 (74.88)	48.90 (41.53)	7.26 (11.21)	1.75 (3.84)	54.41 (48.90)	18.43 (25.98)
Office Equipment	21.95 (20.94)	0.99 (0.98)	0.01 (0.01)	22.93 (21.91)	18.27 (17.08)	1.30 (1.19)	0.01 0.00	19.56 (18.27)	3.37 (3.64)
Computers	13.56 (12.23)	1.13 (1.28)	-	14.69 (13.51)	9.80 (8.38)	2.01 (1.41)	-	11.80 (9.79)	2.89 (3.72)
Right of use assets (Refer Note 46)	215.92 (215.92)	-	11.50	204.43 (215.92)	41.75 (21.26)	20.00 (20.49)	-	61.74 (41.75)	142.68 (174.17)
Total	1,361.35	18.44	19.19	1,360.60	393.24	86.62	1.90	477.96	882.66
	(1,359.38)	(7.84)	(5.93)	(1,361.29)	(311.16)	(86.20)	(4.09)	(393.25)	(968.03)

Note - Figures in the bracket pertain to the previous year





Note 5: Investment property (Building)

(Rs. in Million)

Cost	As at 31 Mar 2022	As at 31 March 2021
Opening	173.49	13.82
Additions	-	-
Reclassification from finished inventory	-	159.67
Disposals/adjustments	4.09	-
Closing	169.40	173.49
Accumulated depreciation and impairment, if any		
As at to 31 March 2021	0.69	-
For the year	9.10	0.69
Depreciation charge	-	-
Disposals/adjustments	-	-
Closing as at 31 Mar 2022	9.79	0.69
Net block	159.61	172.80

As at 31 Mar 2022, buildings valued at Rs. NIL (31 March 2021: Rs. 159.67 Mn) have been regrouped from inventory to investment property

(i) Information regarding income and expenditure of Investment property

(Rs. in Million)

Particulars	As at 31 Mar 2022	As at 31 March 2021
Rental income derived from investment properties	1.85	3.34
Direct operating expenses (including repairs and maintenance) generating rental income	-	-
Direct operating expenses (including repairs and maintenance) that did not generate rental income	-	-
Profit arising from investment properties before depreciation and indirect expenses	1.85	3.34
Less – Depreciation / Impairment	-	-
Profit arising from investment properties before indirect expenses	1.85	3.34

The Company has no restrictions on the realisability of its investment properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.

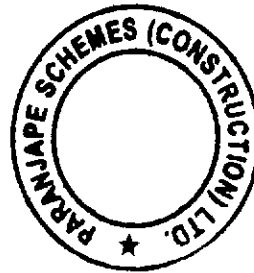
(ii) Buildings hypothecated with Banks

(Rs. in Million)

Particulars	As at 31 March 2022	As at 31 March 2020
Carrying amount of building hypothecated with Banks or other financial institutions	1.24	1.24

Note on Fair Value

Basis Fair Valuation conducted by the Management, the Fair Market Value of each individual Investment Property is higher than it's carrying value.





Note 6A: Intangible Assets

Particulars	GROSS BLOCK			AMORTISATION			(Rs. in Million) NET BLOCK
	As At 1 April 2021	Additions during the year	Deletions during the year	As At 1 April 2021	For the year ended 31 March 2022	Depreciation on Deletions	As At 31 March 2022
Trade Marks	0.13 (0.13)	-	-	0.08 (0.08)	0.00 (0.02)	-	0.04 (0.04)
Computer Software	7.51 (7.46)	- (0.32)	- (0.27)	6.84 (6.54)	0.40 (0.33)	- (0.03)	7.24 (6.84)
Total	7.64 (7.59)	- (0.32)	- (0.27)	6.92 (6.62)	0.41 (0.34)	- (0.03)	7.32 (6.93)
							0.32 (0.72)

Note 6B: Intangible Assets under Development

Particulars	(Rs. in Million) Amount
Gross Block	
As at 1 April 2021	2.02 (2.02)
Additions	-
Disposals/adjustments	-
Net block	
As At 31 Mar 2022	2.02 (2.02)

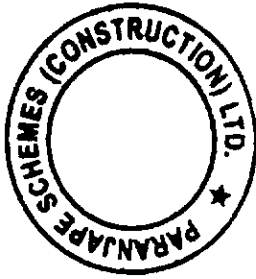
Note - Figures in the bracket pertain to the Previous Year

Ageing schedules as at 31st March 2022

Intangible Assets under Development	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	Total
Projects in progress	-	-	-	2.02	2.02
Projects temporarily suspended	-	-	-	-	-
Total	-	-	-	2.02	2.02

Ageing schedules as at 31st March 2021

Intangible Assets under Development	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	Total
Projects in progress	-	-	1.03	0.99	2.02
Projects temporarily suspended	-	-	-	-	-
Total	-	-	1.03	0.99	2.02

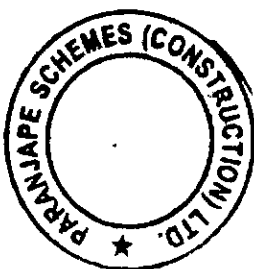




PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Notes forming part of financial statements for the year ended 31 March 2022
Note 7 : Non-Current Investments

(Rs. in Million)

Particulars	As at 31 March 2022	As at 31 March 2021
Non-Current Investments (at amortised cost unless otherwise stated)		
(a) Investment in Subsidiaries - Unquoted		
(i) Investment in equity instruments of companies (fully paid-up)		
Athashree Homes Private Limited 9,980 (March 31, 2021: 9,980) Equity shares of Rs. 10 each fully paid	0.10	0.10
Paranjape Premises Private Limited 14,715 (March 31, 2021: 14,715) Equity shares of Rs. 10 each fully paid	8.60	8.60
PSC Holdings Limited, Mauritius Company 21,000 (March 31, 2021: 21,000) Equity shares of US \$ 1 each fully paid	1.03	1.03
Blueridge Golf Club Private Limited 49,999 (March 31, 2021: 49,999) Equity shares of Rs.10/- each fully paid	0.50	0.50
Linker Shelters Private Limited 9,980 (March 31, 2021: 9,980) Equity shares of Rs. 10 each fully paid	197.85	197.85
Lavim Developers Private Limited 10,000 (March 31, 2021: 10,000) Equity shares of Rs. 10 each fully paid	0.10	0.10
39,999,999 (March 31, 2021: 39,999,999) Class B Equity shares of Rs. 10 each fully paid	593.11	593.11
Sub-Total	593.21	593.21
Pario Developers Private Limited 7,000 (March 31, 2021: 10,000) Equity shares of Rs. 10 each fully paid	-	-
Peer Realty Private Limited 6,500 (March 31, 2021: 6,500) Equity shares of Rs. 10 each fully paid	0.07	0.07
PSC Properties Private Limited 279,316 (March 31, 2021: 279,316) Ordinary Equity shares of Rs. 1 each fully paid	0.28	0.28
139,658 (March 31, 2021: 139,658) Class A Equity shares of Rs. 1 each fully paid	0.16	0.16
139,658 (March 31, 2021: 139,658) Class B Equity shares of Rs. 1 each fully paid	0.16	0.16
Sub-Total	0.60	0.60
PSC Global Inc 6,000,000 (March 31, 2021: 6,000,000) Equity shares of US \$ 1 each fully paid	396.60	396.60
PSC Realtors Private Limited 7,000 (March 31, 2021: 7,000) Equity shares of Rs. 10 each fully paid	-	0.07
1,000 (March 31, 2021: 1,000) Class B equity shares of Rs.10/- each fully paid	142.48	142.48
6,000 (March 31, 2021: 6,000) Class D equity shares of Rs.10/- each fully paid	854.90	854.90
Nova Developers Private Limited 9,000 (March 31, 2021: 9,000) Equity shares of Rs.10/- each fully paid	0.09	0.09
Paranjape Spaces and Services Private Limited 10,000 (March 31, 2021: Nil) Equity shares of Rs.10/- each fully paid	0.10	-
(ii) Investment in Partnership Firms	648.00	702.48
Investment in partnerships PSC Pacific	519.34	512.02
Investment in partnerships Kshitij Developers	0.04	0.04
Investment in partnerships PS Bangalore	128.11	189.92
Investment in partnerships Athashri Astha	0.01	0.01
Investment in partnerships Gloria Associates	-	-
Investment in partnerships Paranjape Schemes Shelters	0.50	0.50
Investment in partnerships PSC Properties	-	-



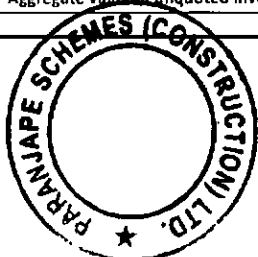


PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Notes forming part of financial statements for the year ended 31 March 2022
Note 7 : Non-Current Investments

(Rs. in Million)

Particulars	As at 31 March 2022	As at 31 March 2021
(b) In Equity Instruments of Joint Ventures (Jointly Controlled Entities) - Unquoted		
Investment in partnerships Lacasa LLP	0.01	0.01
Kaleidoscope Developers Private Limited 5,000 (March 31, 2021: 5,000) Class A Equity shares of Rs. 10 each fully paid	0.05	0.05
5,000 (March 31, 2021: 5,000) Class B Equity shares of Rs. 10 each fully paid	0.05	0.05
Sub-Total	0.10	0.10
(c) In Debentures of Subsidiaries - Unquoted		
Lavim Developers Private Limited 1,499,000 (March 31, 2021: 1,499,000) 15% Class A Optionally Convertible Debentures of Rs. 100 each full paid [net of discounting of Rs. 13.59 Mn (31 March 2021: Rs. 13.59)]	136.31	136.31
PSC Properties Private Limited 429,620,684 (March 31, 2021: 429,620,684) 16% Unsecured Optionally Convertible Debentures	429.62	429.62
PSC Holdings Limited, Mauritius 749 (March 31, 2021: 749) 0% Convertible Debentures of US \$ 1,000 each fully paid	56.78	55.06
(d) In Equity Instruments of Structured Entities		
Cosmos Co-operative Bank Limited 20,625 (March 31 2021: 20,625) Equity shares of Rs. 20 each fully paid	0.41	0.41
Bhagani Nivedita Co-operative Bank Limited 4,000 (March 31 2021: 4,000) Equity shares of Rs. 25 each fully paid	0.10	0.10
Saraswat Co-operative Bank Limited 2,500 (March 31 2021: 2,500) Equity shares of Rs. 10 each fully paid	0.03	0.03
Samarth Sahakari Bank Limited 5,000 (March 31 2021: 5,000) Equity shares of Rs. 100 each fully paid	0.50	0.50
Sangli Urban Co-operative Bank Limited 50,000 (March 31 2021: 50,000) Equity shares of Rs. 10 each fully paid	0.50	0.50
Pario Developers Private Limited 3,351 (March 31 2021: 3,351) Equity shares of Rs. 10 each fully paid	0.03	0.03
Kaleidoscope Island Estates Private Limited 4,500 (March 31 2021: 4,500) Equity shares of Rs. 10 each fully paid	0.05	0.05
Sub-Total	1.62	1.62
(e) In Debentures of Structured entities- Unquoted		
Lemon Grass Hospitality Private Limited 401,848 (March 31, 2021: 401,848) 11% Optionally Convertible non transferable Debentures of Less: Allowance for Doubtful Investment	40.18 (40.18)	40.18 (40.18)
(At Fair value through Profit and loss) Nalanda Shelters Private Limited 9,208 (March 31, 2021: 9,208) Optionally Convertible Debentures of Rs. 1,00,000 each full paid	1,237.18	1,094.03
Reifen Investment Services Private Limited 10,000 (March 31, 2021: Nil) Optionally Convertible Debentures of Rs. 2,440 each full paid Less : Provision for impairment of Optionally Convertible Debentures	24.40 (23.72)	- -
(f) Investments in Governments Securities -National Savings Certificates	0.001	0.001
Total (Investment valued at Cost)	4,706.44	4,615.33

(Rs. in Million)		
Details of Investments	As at 31 March 2022	As at 31 March 2021
Investments carried at cost (a+b)	2,844.25	2,898.69
Investments carried at fair value through profit/loss (d)	1.62	1.62
Investments carried at amortised cost (c+e)	1,860.57	1,715.02
Aggregate value of unquoted investments (Non-Current and Current)	4,706.44	4,615.33





Note 8: Loans - Non-Current

(Rs. in Million)

Particulars	As at 31 March 2022	As at 31 March 2021
Unsecured, considered good		
Loans to related party		
- Considered good	4,358.31	3,186.30
- Considered doubtful	552.53	493.43
Less: Allowance for doubtful loan	(552.53)	(493.43)
Total	4,358.31	3,186.30

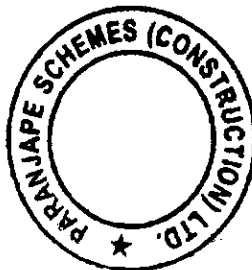
Note 9: Other Financial Assets - Non-Current

(Rs. in Million)

Particulars	As at 31 March 2022	As at 31 March 2021
Unsecured, Considered Good unless otherwise stated		
(a) Security Deposits		
- Considered good	30.19	36.45
- Considered doubtful	5.14	-
Less: Allowance for doubtful Deposits	(5.14)	-
(b) Balances with Partnership Firms - Non-Current Account	15.92	15.31
(c) Margin Money Deposits having maturities of more than 12 months from the Balance Sheet date*	83.89	16.77
(d) Security Deposits having maturities of more than 12 months from the Balance Sheet date*	17.70	-
(e) Interest Receivable on Loans and Debentures (Refer Note 45)		
- Considered good	612.99	466.29
- Considered doubtful	73.28	155.23
Less: Allowance for doubtful receivables	(73.28)	(155.23)
(f) Interest Receivable on Bank Deposits	-	0.66
(g) Advances to Related Parties (Refer Note 45)	0.03	0.03
(g) Advance to Business Associates	-	-
(h) Receivable on account of business transfer agreement		
- Considered good	446.72	650.00
- Considered doubtful	103.28	-
Less: Allowance for doubtful receivables	(103.28)	-
(h) Other Receivables	0.04	0.04
* held as Margin Money against Bank Guarantees (Previous Year Rs.16.77 mn)		
Total	1,207.48	1,185.55

(Rs. in Million)

Note 9A Balances with Partnership Firms - Current Account:	31 March 2022	31 March 2021
(i) Kshitij Promoters & Developers	-	-
(ii) Athashri Aastha	6.14	5.61
(iii) Paranjape Schemes Shelters	9.78	9.70
(iii) PSC Properties	-	(0.00)
Total	15.92	15.31





Note 10: Deferred Tax Assets

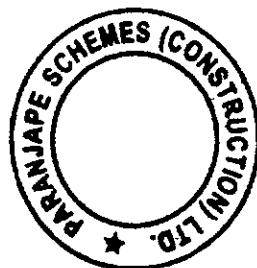
Particulars	(Rs. in Million)	
	As at 31 March 2022	As at 31 March 2021
(a) On difference between book balance and tax balance of property, plant and equipment	18.19	16.31
(b) Ind AS adjustments (net)	264.24	173.43
(c) Project foreseeable losses	132.85	77.07
(d) Provision for doubtful debts and advances	390.54	345.05
(e) Disallowances for non deduction of taxes	76.59	37.01
(f) Liabilities deductible on payment	29.13	31.22
(g) Carried forward tax losses	-	446.56
(h) Others	22.33	22.45
Total	933.87	1,150.08

Note

Reconciliation of deferred tax assets/ (liabilities) (net):	(Rs. in Million)	
	As at 31 March 2022	As at 31 March 2021
Profit before taxes	(847.09)	(1,052.03)
Expected tax @26%	(220.24)	(273.53)
Adjustments		
Exempt income / loss	3.42	22.59
Disallowable expenses	16.92	8.14
Reversal of deferred tax on account of brought forward loss not considered	446.56	-
Others (net)	(31.03)	18.33
	435.87	49.06
Net Tax Expense / (Credit)	215.62	(224.47)
Reconciliation of movement		
Opening balance	1,150.08	925.98
Tax liability recognized in Statement of Profit and Loss	(213.87)	225.31
Tax liability recognized in OCI	(2.34)	(1.21)
On re-measurements gain/(losses) of post-employment benefit obligations		
Tax liability recognized directly in equity		
On convertible preference shares		
Tax asset recognized in Statement of Profit and Loss		
Closing balance	933.87	1,150.08

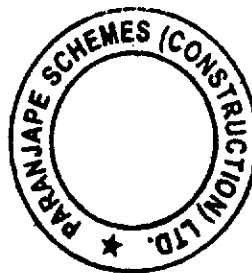
Note 11: Other Non-Current Assets

Particulars	(Rs. in Million)	
	As at 31 March 2022	As at 31 March 2021
Unsecured, Considered Good unless otherwise stated		
(a) Capital Advance		
(b) Advances other than capital advances		
(i) Security Deposits		
(ii) Advances to related parties		
(iii) Other advances		
(c) Others		
Prepaid Expenses	2.08	0.67
-Ancillary Borrowing Costs	-	-
Advance given to Land Owners	8.37	8.36
Advance towards project construction, development activities and development rights		
- Considered good	238.75	243.67
- Considered doubtful	0.36	-
Less: Allowance for doubtful Advances	(0.36)	-
(d) Security Deposits		
- Considered good	9.66	8.07
- Considered doubtful	10.45	10.45
Less: Allowance for doubtful deposits	(10.45)	(10.45)
(e) Advances towards Land purchase (Refer Note 45)	447.77	496.44
- Considered doubtful	84.78	30.38
Less: Allowance for doubtful advances	(84.78)	(30.38)
Total	706.63	757.21





Note 12: Inventories		(Rs. in Million)	
Particulars	As at 31 March 2022	As at 31 March 2021	
{Lower of cost and net realisable value}			
(a) Raw material in stock (At cost)	209.75	90.63	
Raw material in transit			
(b) Work in progress in stock (At cost)			
Land, Development Rights and Construction	15,802.58	14,784.83	
Transferable Development Rights	60.85	60.85	
Sub Total	15,863.43	14,845.68	
(c) Constructed Units (At lower of cost and net realizable value)	935.22	1,212.88	
Less: Adjustment for valuation of constructed units at NRV	(36.47)	-	
Stock in Trade in respect of goods acquired for trading (At lower of cost and net realizable value)			
Store and spares parts including packing material (At cost)			
Note: Hypothecated as charge against borrowings. Refer note 21A.			
Total	16,971.93	16,149.19	
Also refer note 40 in relation to transfer of work in progress in relation to Business Transfer Agreement			
Note 13: Current Investments		(Rs. in Million)	
Particulars	As at 31 March 2022	As at 31 March 2021	
Investments in Units of Mutual Funds (Unquoted) (At fair value through profit and loss)			
- In HDFC Liquid Fund - Treasury Advantage Plan - Wholesale - Daily Dividend	-	0.00	
- In Birla Sunlife Treasury Fund - Treasury Advantage Plan - Wholesale - Daily Dividend	0.01	0.01	
Total	0.01	0.01	
Note 14: Trade Receivables		(Rs. in Million)	
Particulars	As at 31 March 2022	As at 31 March 2021	
Unsecured, Considered Good unless otherwise stated			
- Considered good	212.84	323.99	
- Considered doubtful Trade Receivables which have significant increase in credit risk	258.33	202.66	
Less: Allowance for doubtful receivables	(258.33)	(202.66)	
Total	212.84	323.99	





Movement in the allowance for doubtful receivables is as follows:

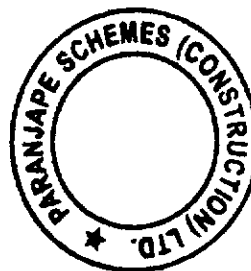
Particulars	Current	
	As at 31 March 2022	As at 31 March 2021
Balance at the beginning of the year	202.66	148.73
Movement calculated at lifetime credit loss	55.67	53.93
Bad debts written off	-	-
Balance at the end of the year	258.33	202.66

Particulars	Current	
	As at 31 March 2022	As at 31 March 2021
Further classified as:		
Receivable from related parties (Refer footnote I or Refer Note 45)	136.52	235.12
Receivable from others	334.65	291.53

Footnote i : Due from Companies in which the Company is having a common directors:

Particulars	Current	
	31 March 2022	31 March 2021
Advent Projects & Services Pvt. Ltd.	2.25	1.76
Athashri Homes Pvt. Ltd.	11.78	4.27
Blue Ridge Golf Club Pvt Ltd	1.30	1.28
Blueridge Educational Institute	3.91	3.91
Kshitij Promoters & Developers	26.71	19.30
La Casa Shelters LLP	23.59	11.25
Lavim Developers Pvt. Ltd.	4.89	11.22
Linker Shelter Pvt. Ltd.	15.65	15.45
Man Mandir Shelter Private Limited	0.07	-
Nova Developers Pvt. Ltd.	7.47	-
Paranjape Schemes Bangalore	0.38	0.38
Paranjape Amit Shashank	-	0.01
Paranjape Premises Pvt Ltd	-	137.07
Paranjape Sahil Shrikant	-	0.01
Peer Realty Pvt. Ltd.	15.88	7.81
Prism Services Property Solutions P.Ltd	4.07	3.18
PSC Pacific	0.39	0.39
Psc Properties Pvt. Ltd.	0.00	0.11
PSC Realtors Pvt. Ltd.	0.08	0.08
Ryder Facility Management Group Pvt Ltd	1.34	0.90
Shreeya Properties	16.66	16.66
Spice of Life Hotel Pvt. Ltd	0.10	0.10
	136.52	235.12

The net carrying value of trade receivables is considered a reasonable approximation of fair value.



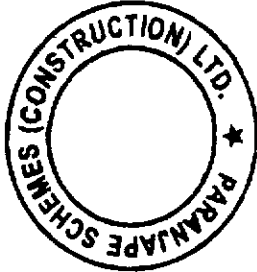
Ageing of Trade Receivables

31 March 2022

Particulars	Current						
	Unbilled Dues	Not Due	Outstanding for following periods from due date of Receipts				Total
			Less than 6 months	6 months - 1 year	1-2 years	2-3 years	
(i) Undisputed Trade receivables - considered good	-	-	95.60	48.19	33.35	33.00	212.84
(ii) Undisputed Trade Receivables -which have significant increase in credit risk	-	-	-	38.31	54.44	50.73	258.33
(iii) Undisputed Trade Receivables - credit impaired	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables-considered good	-	-	-	-	-	-	-
(v) Disputed Trade Receivables - which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables - credit impaired	-	-	-	-	-	-	-
Less: Allowance for bad and doubtful debts (Disputed + Undisputed)	-	-	-	-38.31	-54.44	-50.73	-258.33
	-	-	-	-	-	-	-
	-	-	95.60	48.19	33.35	33.00	212.84

31 March 2021

Particulars	Current						
	Unbilled Dues	Not Due	Outstanding for following periods from due date of Receipts				Total
			Less than 6 months	6 months - 1 year	1-2 years	2-3 years	
(i) Undisputed Trade receivables - considered good	-	-	219.14	48.34	76.02	25.01	323.99
(ii) Undisputed Trade Receivables -which have significant increase in credit risk	-	-	-	9.03	26.47	24.70	202.66
(iii) Undisputed Trade Receivables - credit impaired	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables-considered good	-	-	-	-	-	-	-
(v) Disputed Trade Receivables - which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables - credit impaired	-	-	-	-	-	-	-
Less: Allowance for bad and doubtful debts (Disputed + Undisputed)	-	-	-	-9.03	-26.47	-24.70	-202.66
	-	-	-	-	-	-	-
	-	-	219.14	48.34	76.02	25.01	323.99



**Note 15: Cash and cash equivalents**

(Rs. in Million)

Particulars	As at 31 March 2022	As at 31 March 2021
(i) Cheques/drafts on hand	0.06	-
(i) Cash on hand	6.40	7.46
(ii) Balances with Banks		
- In Current Accounts	675.11	280.91
-Fixed deposits with maturity of less than 3 months	-	-
Total	681.57	288.37

Cash balances with bank earns interest at floating rates based on daily bank deposit rates. Short-term deposits are made for varying periods of between one to three months, depending on the immediate cash requirements of the Company, and earn interest at the respective short-term deposit rates.

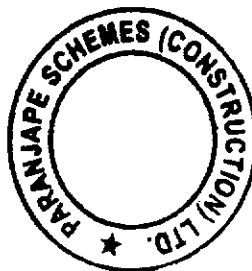
The Company has pledged a part of its short-term deposits to fulfil collateral requirements.

There are no repatriation restrictions with regard to cash and cash equivalents as at the end of reporting period and prior periods.

Note 15A: Other Balances with Banks

(Rs. in Million)

Particulars	As at 31 March 2022	As at 31 March 2021
(i) Balances held as Margin Money against Bank Guarantees	216.47	220.68
(ii) Balances held as Security against Bank Guarantees	44.93	-
Total	261.40	220.68



**Note 16: Loans - Current**

(Rs. in Million)

Particulars	As at 31 March 2022	As at 31 March 2021
Unsecured and Considered Good		
Loans to Related Parties (Refer Note 45)	-	0.12
Total	-	0.12

Note 17: Other Financial Assets - Current

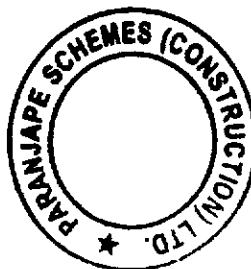
(Rs. in Million)

Particulars	As at 31 March 2022	As at 31 March 2021
(a) Security Deposits	8.68	5.48
(b) Interest Receivable on Loans and Debentures (Refer Note 45)	214.88	657.66
(c) Interest accrued on fixed deposits	2.19	12.72
(d) Reimbursable expenses receivable		
- considered good	318.47	363.57
- considered doubtful	53.95	-
Less: Allowances for doubtful Advances	(53.95)	-
(e) Receivable on account of business transfer agreement	98.37	400.00
(f) Other receivables	65.95	77.20
Total	708.54	1,516.63

Note 18: Other Current Assets

(Rs. in Million)

Particulars	As at 31 March 2022	As at 31 March 2021
Unsecured and Considered Good		
(a) Balances with government authorities	152.14	148.54
- VAT Refund Receivable	4.20	5.31
- GST Credit Receivable	147.94	143.23
(b) Advances towards Land purchase		
- considered good	464.64	332.61
- considered doubtful	270.14	374.07
Less: Allowances for doubtful Advances	(270.14)	(374.07)
(c) Prepaid Expenses	19.52	42.93
(d) Advances to Suppliers		
- considered good	186.59	167.58
- considered doubtful	6.12	4.75
Less: Allowances for doubtful Advances	(6.12)	(4.75)
(e) Loans and Advances to Employees	0.49	0.57
(f) Advance towards project construction, development activities and development rights	8.10	8.10
Total	831.48	700.33





NOTE 19: Share Capital

Particulars	As at		As at	
	31 March 2022		31 March 2021	
	Number of shares (in Million)	Amount	Number of shares (in Million)	Amount
a) Authorised :				
Equity Shares of Rs. 10/- each	172.65	1,726.50	172.65	1,726.50
Cumulative Convertible Preference Shares of Rs.100 /- each	0.15	15.00	0.15	15.00
Total	172.80	1,741.50	172.80	1,741.50
Issued, subscribed and fully Paid up				
Equity Shares of Rs. 10/- each	27.07	270.67	27.07	270.67
Equity Shares allotted as fully paid bonus shares of Rs. 10/- each	67.67	676.66	67.67	676.66
Total	94.73	947.33	94.73	947.33

b) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year:

Particulars	As at		As at	
	31 March 2022		31 March 2021	
	Number of shares (in Million)	Amount	Number of shares (in Million)	Amount
Equity Shares outstanding at the beginning of the year	94.73	947.33	94.73	947.33
Add: Issued during the year	-	-	-	-
Equity Shares outstanding at the end of the year	94.73	947.33	94.73	947.33

c) Details of shares held by shareholders holding more than 5% of the aggregate shares in the Company

Name of shareholder	As at		As at	
	31 March 2022		31 March 2021	
	Number of shares (in Million)	% of holding in the class	Number of shares (in Million)	% of holding in the class
Equity shares of Rs. 10/- each fully paid				
Paranjape Griha Nirman Private Limited (Holding Company)	84.00	88.67%	84.00	88.67%
Paranjape Realty Spaces Private Limited	9.47	10.00%	9.47	10.00%

As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

(d) Rights, preferences and restrictions attached to shares

The Company has only one class of shares referred to as Equity Shares having par value of Rs.10/-. Each holder of Equity Shares is entitled to one vote per share. They entitle the holders to participate in dividends and dividend, if any declared is payable in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.

In the event of liquidation of the Company, the holders of Equity Shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of Equity Shares held by the shareholders.

(e) The Company had issued bonus shares (67,666,668 equity shares for consideration other than cash) in the ratio of 2.5:1 (2.5 bonus shares for 1 equity share held) approved by Board of Directors pursuant to a resolution passed at their meeting held on 17 February 2015 and resolution passed by Shareholders at the Extraordinary General Meeting held on 24 February 2015, through capitalisation of the securities premium account amounting to Rs. 676.66 Million. These equity shares were allotted on 13 March 2015.

(f) No class of shares have been bought back by the Company during the period of five years immediately preceding the current year end.

Shares held by holding Company/ultimate holding Company and/ or their subsidiaries/ associates

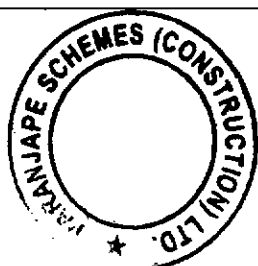
Name of shareholder	As at		As at	
	31 March 2022		31 March 2021	
	Number of shares (in Million)	% of holding in the class	Number of shares (in Million)	% of holding in the class
Paranjape Griha Nirman Private Limited (Holding Company)	84.00	88.67%	84.00	88.67%

Details of Shares held by Promoters at the end of the year

Sr no	Promoter name	March 31, 2022			31-Mar-21		
		No. Of Shares	% of total shares	% Change during the year	No. Of Shares	% of total shares	% Change during the year
1	Pushpa Purushottam Paranjape	0.11	0.11%	0%	0.11	0.11%	0%
2	Purushottam V Paranjape (HUF)	0.01	0.01%	0%	0.01	0.01%	0%
3	Shrikant P Paranjape	0.01	0.01%	0%	0.01	0.01%	0%
4	Shashank P Paranjape	0.57	0.60%	0%	0.57	0.60%	0%
5	Varsha Shrikant Paranjape	0.57	0.60%	0%	0.57	0.60%	0%
6	Meenal Shashank Paranjape	0.01	0.01%	0%	0.01	0.01%	0%
Total							

No class of shares have been issued as bonus shares or for consideration other than cash by the Company during the period of five years immediately preceding the current year end.

No class of shares have been allotted by the Company as fully paid up pursuant to contract without payment being received in cash during the period of five years immediately preceding the current year end.





PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Notes forming part of financial statements for the year ended 31 March 2022

NOTE 20: Other Equity

(Rs. in Million)

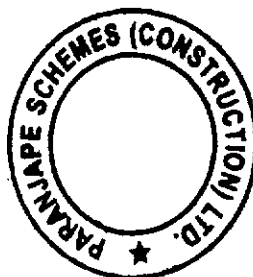
Particulars	As at 31 March 2022	As at 31 March 2021
a) Capital Redemption Reserve		
Balance at the beginning of the year	9.62	9.62
Less : Utilised during the year	-	-
Closing Balance	9.62	9.62
b) Capital Reserve		
Balance at the beginning of the year	220.49	220.49
Less : Utilised during the year	-	-
Closing Balance	220.49	220.49
c) Securities Premium Account*		
Balance at the beginning of the year	527.10	527.10
Less : Utilised during the year	-	-
Closing Balance	527.10	527.10
*Security premium on issue of shares to be utilized in accordance with the Act.		
d) Debenture Redemption Reserve		
Balance at the beginning of the year	335.00	360.44
Transfer from Surplus in Statement of Profit and Loss	-	-
Transferred from Debenture Redemption Reserve on redemption of Non Convertible Debentures	(125.25)	(25.44)
Closing Balance	209.75	335.00
e) General Reserve		
Balance at the beginning of the year	0.38	0.38
Less : Utilised during the year	-	-
Closing Balance	0.38	0.38
f) Amalgamation adjustment deficit account (Capital Reserve)		
Balance at the beginning of the year	(3,822.68)	(3,822.68)
Closing Balance	(3,822.68)	(3,822.68)
g) Gain on valuation of Optionally Convertible Debentures (OCD) considered as other equity		
Balance at the beginning of the year	128.39	128.39
Add : Gain on fair value of OCD	-	-
Closing Balance	128.39	128.39
h) Surplus in Statement of Profit and Loss		
Balance at the beginning of the year	531.10	1,329.86
Less : (Loss) for the year	(1,062.71)	(827.66)
Add : Other Comprehensive Income	9.01	4.67
Less : (Tax) on other comprehensive income	(2.34)	(1.21)
Add: Transferred from Debenture Redemption Reserve on redemption of Non Convertible Debentures and adjustment on statute amendment	125.25	25.44
Closing Balance	(399.69)	531.10
Total	(3,126.64)	(2,070.60)





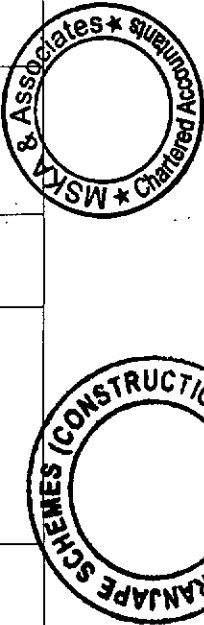
Note 21: Borrowings - Non Current

(Rs. in Million)		
Particulars	As at	As at
	31 March 2022	31 March 2021
Secured Borrowings - At Amortised Cost		
(a) Term Loans (Refer Note 21A)		
(i) From banks	-	207.89
(ii) From Financial Institutions/Others	4,839.72	2,803.03
(b) Debentures (Refer Note 21A)		
(i) 14.5% Non-Convertible Debentures (Pirama! Enterprise Ltd)	-	327.49
(ii) 10% Optionally Convertible Debentures (ASK Real Estate Special Opportunities Fund II & III)	2,070.46	1,585.57
(c) Non-Convertible Debentures (Swamih Investment Fund I) (Refer Note 21A)	291.11	-
(d) Vehicle Loans from Banks (Refer Note 21A)	3.81	13.83
Secured Borrowings - At Fair Value through profit and loss		
(a) Embedded derivative (Refer Note 21A)	24.31	85.38
Unsecured Borrowings - At Amortised Cost		
(a) Public Deposits (Refer Note 21A)	-	-
	7,229.41	5,023.19

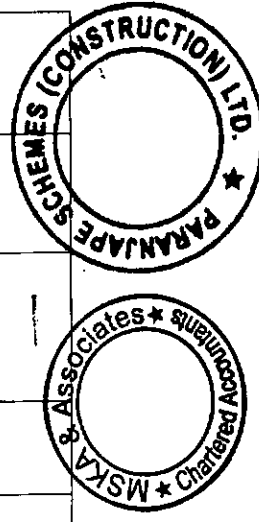


Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	(Rs. in Million unless otherwise stated)	
									As at 31 March 2022	As at 31 March 2021
Term loan from Banks										
State bank of India (Sanctioned Rs. 329 Mn.)	79 Monthly installments at the rate of Interest of MCLR + 3.35% -11.25%	For investing in other ongoing projects of the company	1. Assignment of rentals/receivables with Power of Attorney in favour of the bank, duly registered with the lessee 2. First Hypothecation charge on stock of construction material and work in progress of commercial complex to be constructed on part B of the land situated at CTS no 25/20, Final plot 25-C, Off Karve road, admeasuring 9158 sq mts. 3. By way of deed of English mortgage made on 22.08.2008 registered at Haveli 4 vide reg no 7048/2008 between PSCL as mortgagor/borrower and SBI as Lender :- mortgage of leasehold rights of the building/commercial complex to be /under construction both present and future situated on all that piece and parcel of leasehold land admeasuring about 9158 sq mts, situated at Erandwane, Pune. 4. Personal Guarantee of Shrikant & Shashank Paranjape	Yes	Not Applicable	Not Applicable	27.46	329.00		252.56
										252.56
										44.67
										207.89
Less: Short Term Loans from Banks (Refer Note 26)										
Long Term Loans from Banks										

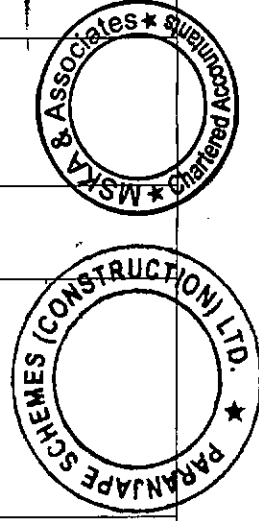
Term loan from Financial Institutions/Others							(Rs. in Million unless otherwise stated)	4.51
HDFC Bank Limited (Sanctioned amount Rs. 15.33 Mn.)	Tenure of the loan - 29 months. Repayment through EMI over the tenure of the loan. EMI equal to Rs 7,11,085 p.m. Starting from June 2019. Interest @10.50%	Procure shuttering machine and material	Hypothecation of machinery and inventory	Yes	Not Applicable	Not Applicable	-	-
HDFC Bank Limited (Sanctioned amount Rs. 12.68 Mn.)	Tenure of the loan - 28 months. Repayment through EMI over the tenure of the loan. EMI equal to Rs 5,82,200 p.m. Starting from Feb 2020. Interest @9.50%	Procure shuttering machine and material	Hypothecation of machinery and inventory	Yes	Not Applicable	Not Applicable	-	0.88
HDFC Bank Limited (Sanctioned amount Rs. 11.66 Mn.)	Tenure of the loan - 16 months. Repayment through EMI over the tenure of the loan. EMI equal to Rs 10,22,850 p.m. Starting from Feb 2020. Interest @9.50%	Procure shuttering machine and material	Hypothecation of machinery and inventory	Yes	Not Applicable	Not Applicable	-	-



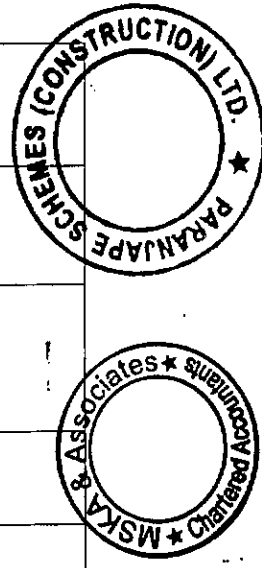
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	(Rs. in Million unless otherwise stated)	
									As at 31 March 2022	As at 31 March 2021
HDFC Limited (Sanctioned 450 Mn., additional top up of Rs 150 Mn. Total - 600 Mn.)	Tranche I Loan (Rs 450 Mn.) is repayable in 66 Months (earlier 48 months) from first disbursement date i.e. 13 July 2015. Tranche II - is repayable in 48 months from first disbursement date. Tranche I - Repayment is higher of 7 installment of 50 million monthly installments commencing from July 2020 or 35% of daily collections of advances from customers. For Tranche II - Repayment is higher of 5 installments of 30 million monthly installment starting from end of 44th month from the date of first disbursement 07 June 2019. The loan tenure was extended by 6 months morat period sanctioned from March 20 to Aug 20 due to Covid Pandemic. The rate of Interest was Base Rate (HDFC CF-PLR) + 325 basis points. Current Interest rate - 12.25%	Construction and development of the project "Azure" on land 30/03/2019 and Unilateral Indenture of mortgage did 19/09/2021 made by 84/1B, 84/2B, 84/3B, and 84/4, totally admeasuring 24,544.21 sq mts, situated at Tathawade village together with all construction thereon present and future together with all present and future FS/TDR.	1.By and under a Deed of Simple Mortgage dated 14th July 2015, Supplemental mortgage deed 30/03/2019 and Unilateral Indenture of mortgage did 19/09/2021 made by 84/1B, 84/2B, 84/3B, and 84/4, totally admeasuring 24,544.21 sq mts, situated at Tathawade village together with all construction thereon present and future together with all present and future FS/TDR. 2. Charge / Assignment of receivables, both sold and unsold, accruing from sale of units constructed on the above residential project land. 3. Personal Guarantee of Shrikant Paranjape and Shashank Paranjape.	Yes	Not Applicable	Please refer sheet delay	25.62	600.00	160.70	377.36
			4. Paripassu charge of 15% shares of PSC held by PGNPL pledged in favor of IDBI Trusteeship Services Ltd on behalf of HDFC Ltd. 5. Cross collateralisation of security extended against various facilities namely - Athashni, Trident, Abhinushi Parisar, Forest Trails and Madhukosh projects							



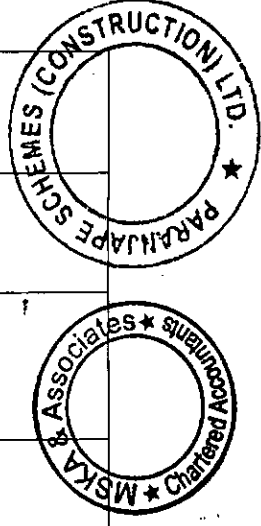
(Rs. in Million unless otherwise stated)										
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022	As at 31 March 2021
HDFC Limited (Sanctioned 1250 Mn.)	Loan is repayable in 84 months. Repayment :- outstanding balance at the end of 5th year from the date of first disbursement (First Disbursement date 10 July 2015) not to exceed Rs.1000 million, end of 6th year - Rs.500 Mn. and end of 7th year - NIL and 30% of daily collections of advances from customers. The loan tenure was extended by 6 months moratorium sanctioned from March 20 to Aug 20 due to Covid Pandemic. The rate of Interest was Base Rate (HDFC CPLR) - 410 basis points, current rate - 12.25%	Term loan to PSCL for the development and construction of its project Athashree at various locations	1.By and under a Deed of Simple Mortgage dated 10th July 2015 registered vide Sr.No 9562/2015 at Sub registrar's office - Havelli 15 and Addendum to Deed of Simple Mortgage dt 29/08/2017 registered vide Sr NO 14160/2017 at sub registrar office Havelli -15 and Second Addendum to Mortgage Deed dtl 30th April 2019 registered vide reg no 7330/2019 at sub registrar office Havelli -21 made by and between HDFC Ltd, PSCL and other mortgagors has created a mortgage in respect of the below property in favour of HDFC Ltd. - a. Mortgage of all that piece and parcel of land of Athashri Xlon - Hinjewadi admeasuring 4953.04 sq mts together with all construction thereon present and future together with all present and future FSI/TDR.	Yes	NA	Please refer sheet delay	111.13	1,250.00	992.70	1,188.74
			b. Mortgage of all that piece and parcel of development rights accruing from the project land of Paranjape Abhiruchi Parisar constructed on the land bearing S No 24/1 and 25 situated at Village Havelli, admeasuring 27,450 sq mts., along with FSI rights of 36492.79 sq mts, together with all construction thereon present and future together with all present and future FSI/TDR. c. All that piece and parcel of land bearing S NO 119 admeasuring 6000 sq mtrs situated at Village Hinjewadi, Taluka Mulshi, together with all construction thereon both present and future together with all present and future FSI/TDR and any accruals/income/claims tat may arise from the land/construction thereon and all receivables from sale of any unit constructed on the abovementioned project land.							



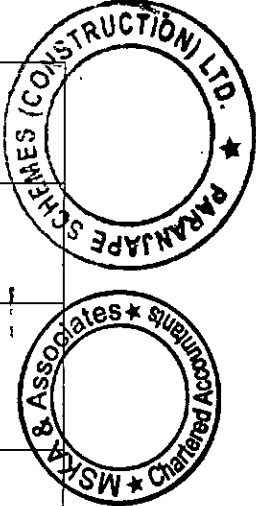
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	Rs. in Million unless otherwise stated	
									As at 31 March 2022	As at 31 March 2021
			d. Mortgage of all that piece and parcel of land bearing Sy.No. 19/2, situate at Pattandur Agrahara Village, K R Puram Hobli, Bangalore East Taluk, bearing Municipal Khatha No. 53, admeasuring 1 Acre 36 Gunthas, i.e. 82,764 sq.ft. together with all construction thereon present and future together with all present and future FSI/TDR and any accruals/income/claim that may arise from the land/construction thereon and all receivables from sale of any unit constructed on the abovementioned project land.							
			e. Mortgage of all that piece and parcel of development rights accruing from the land being Amenity Plot, admeasuring 3,808.22 sq.mtrs. [including but not limited to mortgage of the Buildings, Units, FSI, TDR, etc] out of the sanctioned layout land bearing S.No. 8, Hissa Nos. 3,7,9,10,11,12,13 and 14 situate at Village Mahalunge, Taluka Mulshi, District Pune together with all construction thereon present and future together with all present and future FSI/TDR and any accruals/income/claim that may arise from the land/construction thereon and all receivables from sale of any unit constructed on the abovementioned project land							



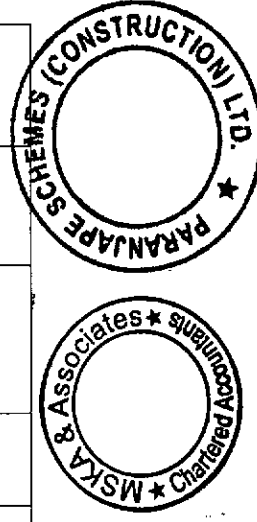
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilized	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	(Rs. in Million unless otherwise stated)	
								where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022 As at 31 March 2021
			<p>f. Mortgage of all unsold, completed and ready possession flats (J-1104, H-604, 404, Shop F-7, 6, 4 and A-02) at "Madhukosh" project together with undivided share pertaining to each of those flats in common amenities and land.</p> <p>g. Mortgage of all that piece and parcel of "residual land" admeasuring 26,297.942 sq mtrs of the project "Madhukosh" constructed on entire land bearing S No 4/2, 14/4B, 16 & 17 and present S No 4/2A, 14/4B totally admeasuring 531198 sq mtrs situated at Vadgaon Village Taluka Haveli, Pune after deducting therefrom areas of lands conveyed under Deed of Declaration, together with all construction thereon present and future, together all present and future FSI/TDR any accruals/income that may arise from the land/construction thereon and all receivables</p>						
			<p>h. mortgage of all that piece and parcel of land bearing S No 83 situated at project forest trails, Village Bhugaon.. admeasuring 27200 sq mtrs together will all the construction thereon both present and future, all present /future FSI/TDR, any accruals/income that may arise from the land/construction thereon and all receivables</p> <p>2. Assignment of receivables from sale of flats at B Athashree project 2 each in Pune, Ahmedabad, Bangalore, Thane</p> <p>3. Personal guarantee of Shrikant Paranjape and Shashank Paranjape.</p>						



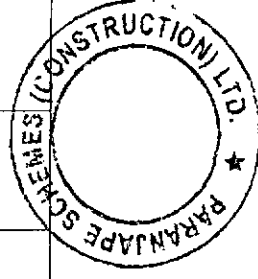
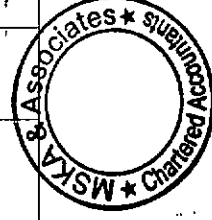
(Rs. in Million unless otherwise stated)									
Particulars of loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	Where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022 As at 31 March 2021
			4. Paripassu charge of 15% shares of PSCL held by PGNPL pledged in favor of IDBI Trusteeship Services Ltd on behalf of HDFC Ltd. 5. Cross collateralisation of security extended against various facilities namely - Athashri, Trident, Abhiruchi, Parisar, Forest Trails and Madhukosh projects						
HDFC Limited (Sanctioned 800 Mn.)	Loan is repayable in 60 months. 1. Escrow arrangement - 30% of all the receivables to be adjusted against loan repayment. 2. Scheduled repayment to start from the end of 53rd month from the date of first disbursement i.e 15 July 2016. EMI of Rs 10 crs payable in 8 months. The loan tenure was extended by 6 months morat period sanctioned from March 20 to Aug 20 due to Covid Pandemic 3. As per the new extension tenure of the loan extended till Jan 2024. Repayment - EMI of Rs 5 crs starting from October 2022 to January 2024. The rate of interest was base rate (HDFC CPLR) less 515 basis points- current rate is 12.00%	Development and construction of the project Abhiruchi Parisar, Dhayari	1. Mortgage of development rights and/or benefits accruing from that piece and parcel of Project land of Paranjape Abhiruchi Parisar constructed on land bearing S NO 24/1 and 25 situated at Dhairi, Taluka Havelli, admeasuring 77,250 sq mtrs (less 1,228.32 sq mtrs +2,699.25 sq mtrs (area of DP road) + 3,200 sq mtrs (area allotted to the land owner) out of 1,04,700 sq mtrs together with construction thereon both present and future together with both present and future FS/TDR 2. Charge of receivables from sale of units (both sold and unsold) 3. Personal guarantee of Shrikant and Shashank Paranjape	Yes	NA	Please refer sheet delay	71.74	800.00	703.40 708.31
			4. Paripassu charge of 15% shares of PSCL held by PGNPL pledged in favor of IDBI Trusteeship Services Ltd on behalf of HDFC Ltd. 5. Cross collateralisation of security extended against various facilities namely - Azure, Trident, Athashri, Forest Trails and Madhukosh projects						



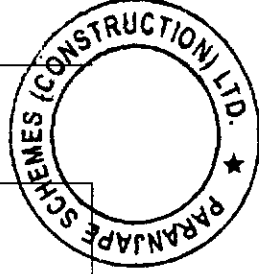
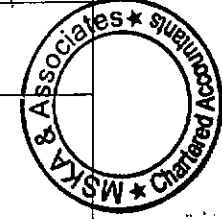
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	(Rs. in Million unless otherwise stated)	
								where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022 As at 31 March 2021
HDFC Limited (Sanctioned 500 Mn.)	Loan is repayable in 60 months from the date of first disbursement i.e. 22 December 2017 the project Trident 1. Escrow arrangement - 15% of all the receivables to be adjusted against loan repayment. 2. Scheduled repayment to start from the end of 51st month from the date of first disbursement. EMI of Rs 50 Mn. payable in 10 months. The loan tenure was extended by 6 months morat period sanctioned from March 20 to Aug 20 due to Covid Pandemic The rate of interest was base rate (HDFC CPLR) less 550 basis points- current rate is 12.00%	Construction Finance for the project Trident	1. Mortgage over project land of "Trident" admeasuring 38,900 sq mtrs, at 5 NO/4/1, 60/2/1, 60/2/2, 55/2, 56,57/2 & 57/1 at Wakad, Pune. 2.Charge on scheduled receivables and all insurance proceeds. 3. Personal Guarantee of Mr Shrikant Paranjape and Mr Shashank Paranjape. 4. Paripassu charge of 15% shares of PSCl held by PGNPL pledged in favor of IDBI Trusteeship Services Ltd on behalf of HDFC Ltd. 5. Cross collateralisation of security extended against various facilities namely - Azure, Abhiruchi Parisar, Athashri, Forest Trails and Madhukosh projects	Yes	NA	Please refer sheet delay	51.12	500.00	498.51
			4. Paripassu charge of 15% shares of PSCl held by PGNPL pledged in favor of IDBI Trusteeship Services Ltd on behalf of HDFC Ltd. 5. Cross collateralisation of security extended against various facilities namely - Azure, Trident, Abhiruchi Parisar, Forest Trails and Madhukosh projects						



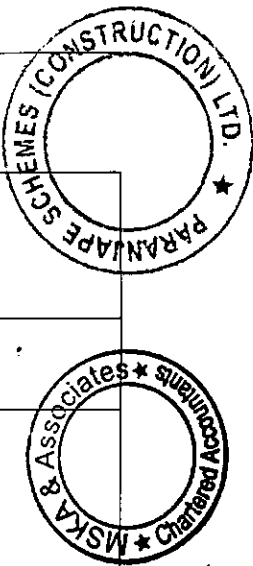
(Rs. in Million unless otherwise stated)									
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no. mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022 As at 31 March 2021
HDFC Limited (Sanctioned 350 MN)	Loan is repayable in 60 months from the date of first disbursement i.e January 2021 1. Escrow arrangement - certain percentage of all the receivables to be adjusted against loan repayment. 2. Scheduled repayment to start from the end of 51st month from the date of first disbursement. EMI of Rs 30 Mn. payable in 10 months. The rate of interest was base rate (HDFC CF-PLR) plus 50 basis points- current rate is 12.00%	Construction Finance for the project Trident	1. Mortgage over project land of "Trident" admeasuring 38,900 sq mtrs, at S NO 60/1/1, 60/2/1, 60/2/2, 55/2, 56/5/2 & 57/1 at Wakad, Pune. 2.Charge on scheduled receivables and all insurance proceeds. 3. Personal Guarantee of Mr Shrikant Paranjape and Mr Shashank Paranjape. 4. Paripassu charge of 15% shares of PSCL held by PGNPL pledged in favor of ICDBI Trusteeship Services Ltd on behalf of HDFC Ltd. 5. Cross collateralisation of security extended against various facilities namely - Azure, Abhiruchi Parisar, Athashri, Forest Trails and Madhukosh projects	Yes	NA	Please refer sheet delay	16.31	350.00	240.00
HDFC Limited (Sanctioned 400 MN)	Loan repayment in 108 equated monthly installments starting from first month of disbursement	Refinancing of Existing SBI loan and Gen Corp Purpose	Rentals of MSM Mail, Personal Guarantee of Shrikant Paranjape and Shashank Paranjape, Corporate Guarantee of PGNPL.	Yes	NA	NA	3.66	400.00	397.35



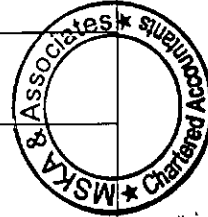
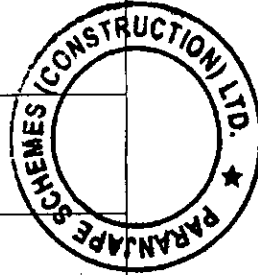
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	(Rs. in Million unless otherwise stated)	
									As at 31 March 2022	As at 31 March 2021
			c. Meghaparsh project - the Project alongwith all the rights incidental thereto, both present and future, and the Project Assets, Receivables, Development Rights, Project Documents, and the Benefits of Project Documents of the Mortgage 1 relating to Project.							
			d. Mrudgandh Project - the Immovable Property and the Project alongwith all the rights incidental thereto, both present and future and the Project Assets, Receivables, Development Rights, Project Documents and Benefits of Project Documents relating to Project.							
			e. Broadway Project - unsold units of Project, development rights of LDPL with respect to Immovable Property ; the Project alongwith all the rights incidental thereto, both present and future; rights and receivables, present and future, relating to the Unregistered Units of Project and the Project Assets, Receivables, Development Rights, Project Documents and Benefits of Project Documents of the LDPL relating to Project.							
			f. Blueridge Row houses and Special Housing Scheme Project - the Immovable Property and the Project alongwith all the rights incidental thereto, both present and future and the Project Assets, Receivables, Development Rights, Project Documents and Benefits of Project Documents relating to Project.							



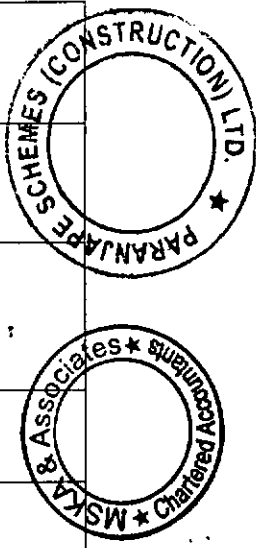
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	(Rs. in Million unless otherwise stated)	
									As at 31 March 2022	As at 31 March 2021
			<p>g. Blueridge Athashri - the Immovable Property and the Project alongwith all the rights incidental thereto, both present and future and the Project Assets, Receivables, Development Rights, Project Documents and Benefits of Project Documents relating to Project.</p> <p>h. Xion Mall & Multiplex - the ownership rights of mortgagor 4, in respect of the project - Xion mall & Multiplex and Anchor block and " unsold units in the project and the receivables of the project</p> <p>i. Crystal Tower - Development rights of mortgagor 3, in respect of the project "Crystal Tower", unsold units in the project and the receivables of the project</p>							
			<p>j. Swapna Samrat - the Ownership rights and/or Development rights of the company in respect of the project Swapna Samrat, unsold units in the project and the receivables of the project</p> <p>k. Athashri C & D- the Ownership rights and/or Development rights of the company in respect of the project Athashree C, unsold units in the project and the receivables of the project</p> <p>l. Pratham - the Ownership rights of the company in respect of the project Pratham, unsold units in the project and the receivables of the project</p> <p>m. Ojas Commercial - the Ownership rights of the company in respect of the project Ojas Commercial, unsold units in the project and the receivables of the project</p>							



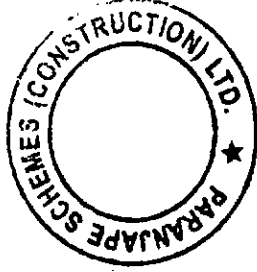
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	(Rs. in Million unless otherwise stated)	
									As at 31 March 2022	As at 31 March 2021
			n. Synergy - Receivables related to the project o. 127 Upper East - the Development rights of the company, in respect of the project "127 Upper east", unsold units in the project and the receivables of the project.							
			p. Mitthila - the Development rights of the company, in respect of the project "Mitthila", unsold units in the project and the receivables of the project q. Teachers Colony - the Development rights of mortgage 2, in respect of the project "Teachers Colony", unsold units in the project and the receivables of the project r. Greencove - the Development rights of the company, in respect of the project "Greencove", unsold units in the project and the receivables of the project s.							
			Blue Ridge Township - the ownership rights of the FIL in the Project (b) the unsold units of the Project alongwith all the rights incidental thereto, both present and future; the Project Assets, Receivables, Proceeds, Development Rights, Project Documents and Benefits of Project Documents relating to Project, rights and receivables, present and future, relating to the Unregistered Units of Project and fixed deposit which is opened pursuant to the Existing Loan Agreement. 2. Personal guarantee of Shrikant Paranjape and Shashank Paranjape.							



(Rs. in Million unless otherwise stated)									
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022 As at 31 March 2021
Housing Development Finance Corporation Limited (Rs 2750 million)	1. Loan is repayable in 11 months. Repayment is higher of 11 equal monthly 250 Mn. instalments commencing from 51st month from the date of first disbursement i.e. 7 April 2017 or 25% of daily collections of Advances from Customers for on going towers and 90% of daily collection of advance from customers of completed towers and (Tower 9,10,11). The loan tenure was extended by 6 months moratorium sanctioned from March 20 to Aug 20 due to Covid Pandemic The rate of Interest was 12%. The Average Rate of Interest during the year was 12.25%	Development and construction of project 'Forest Trails'	3. Paripassu charge on 15% shares of PSCL pledged by PGNPL and 58.5 shares of FIPL held by PSCL, also pledge of shares of FIL held by of Shrikant Paranjape, of Shashank Paranjape, Rahul Paranjape, Amit Paranjape, Sahil Paranjape, Yash Paranjape.	Yes	NA	Please refer sheet delay	252.16	2,750.00	2,409.09
			1. Mortgage of project land admeasuring 6,82,450 Sqmtrs less the sold area and open space of the project 'Forest Trails' at Bhugaon, Pune. 2. Charge on the scheduled receivables under the documents entered into with the customers of the funded project by the borrower, and all insurance proceeds, both present and future.						2,418.92
			3. Personal guarantees of Mr. Shashank Paranjape and Mr. Shrikant Paranjape. 4. And /or any other security of higher or equivalent value acceptable to HDFC 5. Paripassu charge of 15% shares of PSCL held by PGNPL pledged in favor of IDBI Trusteeship Services Ltd on behalf of HDFC Ltd. 5. Cross collateralisation of security extended against various facilities namely - Azure, Abhiruchi Parisar, Athashri, Forest Trails and Trident project.						



(Rs. in Million unless otherwise stated)									
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no. mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022 As at 31 March 2021
Piramal Capital and Housing Finance Limited (Formerly known as Piramal Finance Ltd) (2500 MN)	The Loan shall be repaid within a period of 60 (sixty) months from the first Disbursement Date (the "Term") i.e 07 September 2017. Provided that for the 2. 23 cr - repayment of period commencing from the First Disbursement Date piramal ICD till end of 6 (Six) months therefrom ("Moratorium Period"), there shall be no principal repayment of Corporate Purpose Loan except from the Receivables in the form of 4. 40 crs - revolving Mandatory Prepayment without payment of any pre-payment interest. The current rate of interest was 5. 43 crs - working capital 13.75%	1. 84 cr - repayment of the NCD loan 2. 23 cr - repayment of piramal ICD 3. 60 cr - General Corporate Purpose Loan except from the Receivables in the form of 4. 40 crs - revolving credit facility 5. 43 crs - working capital	1. First and exclusive mortgage charge over land bearing Survey Nos. 119 (Part) to 125 + 154 (Part) to 160+160 Hissa No. 2 to Survey No. 171+ 173 referred as Plot No. 1 totally admeasuring 3,30723.12 sq mtrs out of 4,45,300 sq mtrs, situated at village Hinjewadi, Taluka Mulshi, District Pune and excluding the existing Tower B1 to B4, B6, B7, B8 convenience shopping, Slim Fit B1 to B8 shopping, T1 to T 14, T20 to T23 and shops situated at Tower 7 & 8 and also excluding MSEB Area alongwith land underneath. 2. Personal Guarantee Of Mr. Shrikant Paranjape and Mr. Shashank Paranjape 3. Corporate guarantee of PGNPL.	Yes	NA	Please refer sheet delay	256.75	0.00	1,585.72 2,104.96
Total: Term loans from Financial Institutions / Others									11,100.48 9,661.43
Less: Short Term Loans from Financial Institutions / Others (Refer Note 26)									5,989.70 6,722.80
Add / (Less) : Impact of Effective Interest Rate accounting / IIND AS									(271.07) (135.60)
Long term loans from Financial Institutions / others									4,839.72 2,803.03

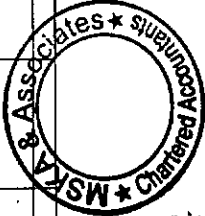
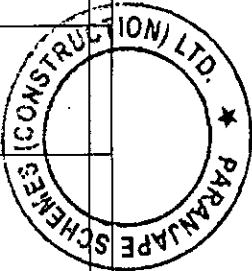


PARANAJPE SCHEMES (CONSTRUCTION) LIMITED

Notes forming part of financial statements for the year ended 31 Mar 2022

Note 21A

(Rs. in Million unless otherwise stated)										
Particulars	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022	As at 31 March 2021
III) Debentures				Yes	NA		33.57	NA	1,750.00	1,750.00
Superior Investment PTE Ltd. HDFC Investment Trust II (NCD Issue of Rs 1750 Mn.)	As per terms of DTD dated 20 November 2014, debentures can be redeemed as follows :- 31 October 2017 - 28.57%- 500 Mn. 31 October 2018 - 31.43% - 550 Mn. 31 October 2019 - 40.00% - 700 Mn. As per the terms of the Fourth Supplemental DTD dated 14 November 2019 the repayment schedule was - 31 October 2020 - 20% - 350 Mn. 31 January 2021 - 30% - 525 Mn. 30 April 2021 - 50% - 875 Mn. As per the fifth supplemental DTD dated 22 October 2020 the entire NCD redemption will be due on or before 30 April 2021. As per the sixth Supplemental DTD dated 19/11/2021 the redemption of the NCD's will be due on or before 31st March 2022.	Amount to be utilised towards development including development rights for Projects at Warve and Wagholi	Tranche I - Development Rights of Land admeasuring 6.30 Acres situated at Mouje Varve Khurd, Taluka Bhor, District Pune detailed as follows :- Property No. - 1A (Gat No -Area): 96/1 -02H 00R; 96/2 - 00H 46R; 97/1 - 00H 05R; 97/2 - 00H 03R Tranche II - a. All that piece and parcel of land situated at Mauje Varve Khurd, Taluka Bhor, District Pune Bearing nos:- (Gat No - Area): 94/1 - 00H 10R; 94/2 - 04H 18R b. All that piece and parcel of land situated at Mauje Varve Khurd, Taluka Bhor, District Pune Bearing nos:- (Gat No - Area): 108 - 00H 64R; 109 - 00H 14.5 R c. Development rights of land situated at Gat no 566, Mouje Goan, Wagholi, Taluka Haveli, District Pune admeasuring 12.35 Acres.	Yes	NA		33.57	NA	1,750.00	1,750.00
			Tranche III - All that piece and parcel of land situated at Mauje Varve Khurd, Taluka Bhor, District Pune Bearing nos:- (Gat No - Area): 88 - OH 40.5 R; 105 - OH 26.5 R; 125 - 1H 22 R; 81 - 1H 18.92 R Tranche IV - All that piece and parcel of land situated Hinjewadi, Taluka Mulsi Bearing nos: (Gat No. - Area): 113/2/1 - OH 54 R; 113/2/2 - OH 54 R b. All that piece and parcel of land situated Mauje Varve Khurd, Taluka Bhor, District Pune Bearing nos:- (Gat No - Area): 106 - 00H 24 R; 110 - 00H 98 R; 127 - 00H 21.66R 5. First and exclusive charge on the escrow account for the projects; and 6. Corporate Guarantee of Paranjape Griha Nirman Pvt. Ltd. (Holding Company)							



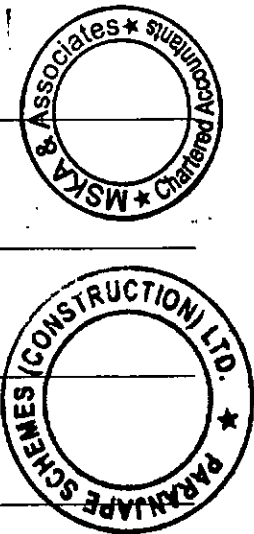
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PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Notes forming part of financial statements for the year ended 31 Mar 2022
Note 21A

Particulars	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022	As at 31 March 2021								
IDBI Trusteeship Services Ltd (Piramal Enterprise Ltd - NCD - 3500 Mn.)	1. Scheduled repayment in 14 quarterly installments as per the below :- a. moratorium period up to first 6 quarters from the date of first disbursement i.e 30 October 2015 b. 05 January 2020 - 48 Mn. c. 05 April 2020 - 60 Mn. d. 05 July 2020 & 05 October 2020 - 257.30 Mn. each e. 05 January 2021 - 263.10 Mn. f. 05 April 2021, 05 July 2021, 05 October 2021 - 328.90 Mn. flexible to prepay, in parts or in full via internal accruals of the project without prepayment penalty Current rate of interest is 15.25% 2. Escrow repayment - all the project cash flows to be deposited in the designated escrow accounts and specific percentage from the same will be adjusted towards repayment of the loan, retention percentages as mentioned below:- <table><tr><th>Project</th><th>Percentage</th></tr><tr><td>Greencove</td><td>100%</td></tr><tr><td>Pratham</td><td>100%</td></tr><tr><td>Athashri C</td><td>100%</td></tr></table>	Project	Percentage	Greencove	100%	Pratham	100%	Athashri C	100%	1. Rs 140 crs - Takeover of loan (TCFSL, ABFL, CBI) 2. Rs 125 crs - ICICI Pru exit from PSC Properties Pvt. Ltd. 3. Rs 100 crs - for exit of Indiareit Fund IV from versova project 4. Balance for working capital	1. By and under a Debenture Trust Deed dt. 26 October 2015 made by and between PSCL as company, FIPL as Mortgagor 1, PSC Properties Pvt. Ltd as Mortgagor 2, Kshitij Promoters and Developers as mortgagor 3, PSC Pacific as mortgagor 4, Shrikant Paranjape as promoter 1, Shashank Paranjape as Promoter 2 and PGNPL as Promoter 3 and IDBI Trusteeship Services Ltd as debenture Trustee, has created a mortgage in respect of the below property in favour of IDBI Trusteeship Services Ltd :- c. the ownership rights of mortgagor 4, in respect of the project - Xion mall & Multiplex and Anchor block and unsold units in the project and the receivables of the project d. the Development rights of mortgagor 3, in respect of the project "Crystal Tower", unsold units in the project and the receivables of the project e. the Ownership rights and/or Development rights of the company in respect of the project Swapna Samrat, unsold units in the project and the receivables of the project f. the Ownership rights and/or Development rights of the company in respect of the project Athashree C, unsold units in the project and the receivables of the project g. the Ownership rights of the company in respect of the project Pratham, unsold units in the project and the receivables of the project h. the Ownership rights of the company in respect of the project Ojas Commercial, unsold units in the project and the receivables of the project i. the entitlement of mortgagor 2, in the project Vilaynagar - royal court commercial, .. unsold units in the project and the receivables	Yes	NA	Please refer the sheet delay	146.49	3,500.00	347.48	1,600.02
Project	Percentage																	
Greencove	100%																	
Pratham	100%																	
Athashri C	100%																	

PRANAJPE SCHEMES (CONSTRUCTION)

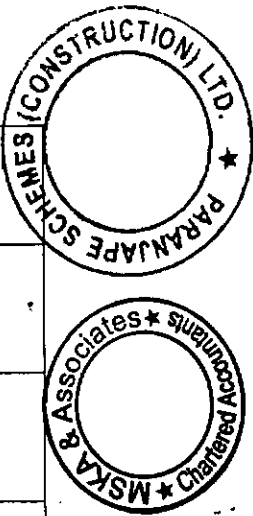
MSKA & Associates * Chartered Accountants



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PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Notes forming part of financial statements for the year ended 31 Mar 2022
Note 21A

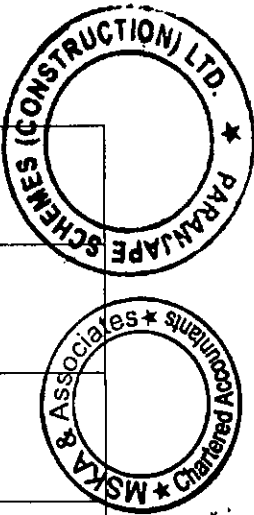
Particulars	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	(Rs. in Million unless otherwise stated)		
								where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022	As at 31 March 2021
127 Upper East Teachers colony Synergy Ojas Commercial	100% 100% 100% 100%		j. the Development rights of the company, in respect of the project "127 Upper east", unsold units in the project and the receivables of the project							
			k. the Development rights of the company, in respect of the project "Mithila", unsold units in the project and the receivables of the project l. the Development rights of the company, in respect of the project "Greencove", unsold units in the project and the receivables of the project m. the Development rights of the project "Teachers Colony", unsold units in the project and the receivables of the project 2. Personal guarantee of Shrikant Paranjape and Shashank Paranjape 3. Corp Guarantee of PGNPL, PSC Properties Pvt Ltd 4. Paripassu charge on 15% shares of PSCPL pledged by PGNPL							



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PARANAJPE SCHEMES (CONSTRUCTION) LIMITED
Notes forming part of financial statements for the year ended 31 Mar 2022
Note 21A

Particulars	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	(Rs. in Million unless otherwise stated) As at 31 March 2022	As at 31 March 2021
Vistra ITCL (INDIA) Ltd (ASK Real Estate Special Opportunities Fund II & III - OCD - 1200 Mn.)	The Redemption Amount shall fall due and payable on 29 September 2022 or early maturity date and shall be paid to the Debenture Holders along with any other Debenture Outstandings, notwithstanding insufficiency of the Remainder Amounts, with respect to all outstanding Debentures not redeemed or converted to CCDs / Resultant Equity Shares. Currently Rate of interest - 10% p.a	Working capital requirement and general Corporate purpose	1. first-ranking registered mortgage (including the assignment of all rights, titles and interest of the Company) of the Mortgaged Properties i.e Gloria Grand, Richmond Park, PSC House, 2 bungalows at Forest Trails, created by way of this Agreement, pari passu with the Security for PRSPL Debentures;	Yes	NA	NA		1,200.00	1,200.00	1,200.00
			2. hypothecation of Moveable Assets on a first-charge basis in terms of the relevant Deeds of Hypothecation, pari passu with the Security created for PRSPL Debentures;							
			3. first-ranking pledge of the 31% of PSCL shares held by PGNPL ranking pari passu with the Security created for PRSPL Debentures;							
			4. first-ranking pledge of the entire shareholding of PRSPL, ranking pari passu with the Security created for PRSPL Debentures;							
			5. first-ranking pledge of the entire shareholding of Brickmix, Second Charge pledge on entire shareholding of Nalanda Shelter Pvt Ltd ranking pari passu with the Security created for PRSPL Debentures; and							
			6. the Personal Guarantee of Mr Shrikant paranjape and Mr Shashank paranjape							



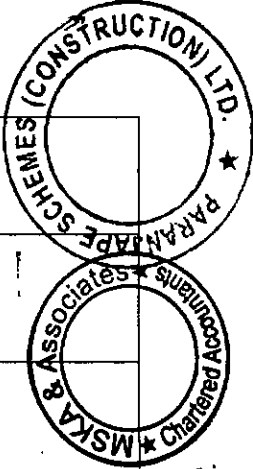
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PARAMJAE SCHEMES (CONSTRUCTION) LIMITED

Notes forming part of financial statements for the year ended 31 Mar 2022

Note 21A

Particulars	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	(Rs. in Million unless otherwise stated)		
								where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022	As at 31 March 2021
Vistra ITCL (INDIA) Ltd (ASK Real Estate Special Situations Fund VI - OCD - 200 Mn.)	The Redemption Amount shall fall due and payable on 28 December 2024 or early maturity date and shall be paid to the Debenture Holders along with any other Insufficiency of the Remainder Amounts, with respect to all outstanding Debentures not redeemed or converted to CCDs / Resultant Equity Shares. Currently Rate of interest - 10% p.a	Construction Finance and sanctioning cost of project	1. first-ranking registered mortgage (including the assignment of all rights, titles and interest of the Company) of the Mortgaged Properties i.e Gloria Grand, pari passu with the Security for PRSPL Debentures; 2. hypothecation of Moveable Assets on a first-charge basis in terms of the relevant Deeds of Hypothecation, pari passu with the Security created for PRSPL Debentures; 3. first-ranking pledge of the 31% of PSCL shares held by PGNPL ranking pari passu with the Security created for PRSPL Debentures; 4. first-ranking pledge of the entire shareholding of PRSPL ranking pari passu with the Security created for PRSPL Debentures;	Yes	NA	NA	-	200.00	200.00	-
			5. first-ranking pledge of the entire shareholding of Brickmilk, Second Charge pledge on entire shareholding of Nalanda Shelter Pvt Ltd ranking pari passu with the Security created for PRSPL Debentures; and 6. the Personal Guarantee of Mr Shrikant paranjape and Mr Shashank paranjape.							
KKR India Asset Finance Pvt. Ltd (Through their trustee - IDBI trusteeship Services Ltd) (NCD - 992.90 Mn. Later revised to Rs 698.50 MN)	1. Five years, option to extend for one additional year (at discretion of the Lender) from first disbursement date - 30th November 2018. 2. All the sales proceeds of the 237 identified investor's apartment will be appropriated proportionately in the ratio to principal & redemption premium 3. Coupon rate - NIL	1. Partly towards repayment of the existing credit facility. 2. Towards construction cost of Tower 9,10,11 3. Balance towards any other cost.	1. First Charge by way of mortgage over the 237 investor identified apartment at Tower 9, 10 and 11 situated at our project Forest Trails, Bhugaon. 2. Corporate Guarantee of promoter - PSCL 3. Corporate Guarantee of PGNPL which shall be effective upon the merger of the project company into the Promoter 4. Exclusive charge by way of hypothecation on the cash flows from sale of the investor identified units.	Yes	NA	NA			430.49	441.25

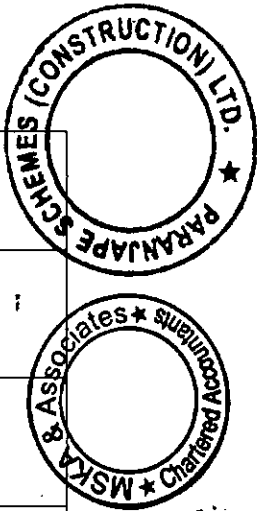


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PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Notes forming part of financial statements for the year ended 31 Mar 2022
Note 21A

Particulars	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022	As at 31 March 2021
Swamih Investment Fund I (Through their trustee - IDBI Trusteeship Services Ltd) (NCD - Rs 920 Mn)	1. Redemption of debentures along with IRR on or before 30 months from the date of first allotment - i.e 31st December 2021	Construction Finance for the purpose of Happiness Hub , Varve	<ul style="list-style-type: none">• First Ranking mortgage over the: o Land parcel admeasuring a total of ~87 200 sq. m. spread across S. No. 94 and 96 (including sub-divisions)situated at village Varve Khurd, Taluka Bhor, Dist. Pune and all buildings and structure thereon both present & future o Additional Collateral (as detailed below) o Development Right/ FSI of the Project, if any (both present and future) o Undivided share on unsold inventory and all common structures/ construction of the Project• First Ranking Charge by way of hypothecation over the Project receivables including but not limited to all the current and non-current assets, bank accounts, documents, authorizations, insurance policies etc. pertaining to the Project belonging to the Issuer Entity.• Undertaking from Promoters to route all sales proceeds and other cashflow from RERA Account and to the Escrow Account (charged in favour of SWAMIH Investment Fund I)	Yes	NA	NA		920.00	250.00	

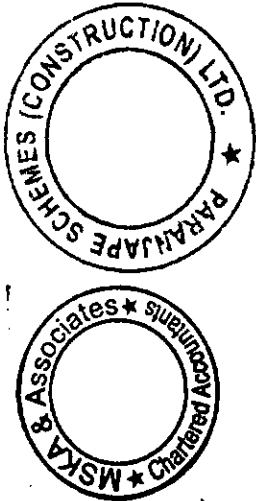
• Personal Guarantee of Shrikant Paranjape and Shashank Paranjape



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PARAMJAPE SCHEMES (CONSTRUCTION) LIMITED
Notes forming part of financial statements for the year ended 31 Mar 2022
Note 21A

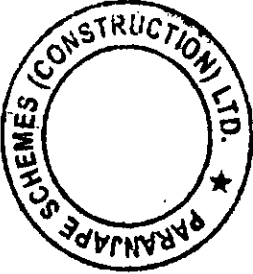
(Rs. in Million unless otherwise stated)									
Particulars	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022 As at 31 March 2021
Swamih Investment Fund I (Through their trustee - IDBI Trusteeship Services Ltd) (NCD - Rs 800 MN)	1. Redemption of debentures along with IRR on or before 60 months from the date of first allotment - I.e 14/05/21	Construction Finance for the purpose of Blue Ridge - Tower 24-25	1. First ranking mortgage of Project land Blue Ridge Tower 24-25; structures, development rights/FSI and hypothecation of cash flows of Project 1* • First ranking charge by way of all the current and non-current assets of the Project including all project related assets including receivables(except Excluded Area), bank accounts, documents, authorizations pertaining to the Project insurance policies etc. • Undertaking from Promoters to route all sales proceeds and other cashflow from RERA Account and to the Escrow Account (charged in favour of SWAMIH Investment Fund I • Personal Guarantee of Mr. Shashank Paranjape and Mr. Shrikant Paranjape • Pledge of 4% equity shares of PSCL	Yes	NA	NA		800.00	300.00
Total: Debentures									4,477.97
Less: Short Term Debentures									3,715.00
Add: Impact of Effective Interest Rate accounting IND AS									1,098.60
Embedded Derivatives									24.31
Long term debentures									85.38
									2,361.57
									1,913.06



P **PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**
Notes forming part of financial statements for the year ended 31 Mar 2022
Note 21A

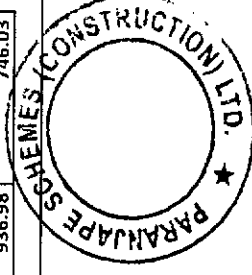
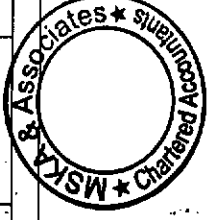
Particulars	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	(Rs. in Million unless otherwise stated)	
									As at 31 March 2022	As at 31 March 2021
Vehicle Loans from Banks										
HDFC Limited	The loans are repayable at equal 60 monthly instalments starting from February 20. The Average Rate of Interest on all the Car loans was 10.50%.	Purchase of various vehicle	Hypothecation of Vehicle	Yes	NA		0.70	-	6.09	9.45
HDFC Limited	Vehicle Loan from HDFC Bank Limited obtained for Ertiga car is repayable in 60 equal monthly instalment of Rs. 17,222 starting from January 2017.	Vehicle Purchase	Hypothecation of Vehicle	Yes	NA		0.46	-	-	0.15
Yes Bank	60 equal monthly instalments commencing from April 2018	Vehicle Purchase	Hypothecation of Vehicle	Yes	NA		0.22	-	2.57	4.18
Axis Bank	Rate of Interest - 8.37% 60 equal monthly instalments commencing from April 2018	Vehicle Purchase	Hypothecation of Vehicle	Yes	NA		0.65	-	5.10	9.83
Total: Vehicle loans from Banks									13.76	23.61
Less: Short Term Vehicle Loans from Banks (Refer Note 26)									9.95	9.78
Long term vehicle Loans from Banks									3.81	13.83

Particulars	Terms of Repayment	(Rs. in Million unless otherwise stated)	
		As at 31 March 2022	As at 31 March 2021
Public Deposit		Unsecured	Unsecured
Less: Short Term Public Deposit (Refer Note 26)		(Rs. in Million)	(Rs. in Million)
Long Term Public Deposit	The Public Deposits have a Maturity period ranging from 1 year to 3 years and have rate of interest ranging from 10.5% to 12%	23.64	42.48
		23.64	42.48



NOTE 21A

(Rs. in Million)						
Particulars	Terms of Repayment and security	Purpose	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	where loans have been guaranteed by Directors and if yes the amount guaranteed
Loans Repayable on demand -						
Bank of Baroda - Over Draft	1. Secured against Fixed deposit 5 FD's of Rs 1.99 crs each/- 2. Tenure - 12 months from the date of sanction i.e 22 nd September 2020. 3. Rate of interest - 1% above the aggregate values of FD's. Currently - 6.5% p.a	Working Capital	Yes	NA	NA	-
Total Loans Repayable on demand - Over Draft from bank (Secured)						90.39
(Rs. in Million)						
					As at 31 March 2022	As at 31 March 2021
Loans and Advances from Related Parties						
	The Inter Corporate Deposits taken are unsecured and repayable on demand. Rate of interest range upto 8%	Working Capital	Yes	NA	NA	-
Inter Corporate Deposits	The Inter Corporate Deposits taken are unsecured and repayable on demand. Rate of interest is 8%	Working Capital	Yes	NA	NA	-
Total Unsecured Inter Corporate Deposits						
					Unsecured	Unsecured
					712.01	521.06
					224.97	224.97
					936.98	746.03



**PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**

Notes forming part of financial statements for the year ended 31 March 2022

Note 22: Leases where company is a lessee**(A)(ia) Changes in the carrying value of Right-of-use Assets****(Rs. in Million)**

Particulars	Category of ROU Asset			Total
	Asset Class 1 (Land and Building)	Asset Class 2 (Plant & Machinery)	Asset Class 3 (Office Equipments)	
Balance as at 01 April 2020	194.66			194.66
Additions				-
Deletion				-
Depreciation	(20.49)			(20.49)
Balance as at 31 March 2021	174.17	-	-	174.17
Additions	-	-	-	-
Deletion	(11.50)	-	-	(11.50)
Depreciation	(20.00)	-	-	(20.00)
Balance as at 31 March 2022	142.68	-	-	142.68

(ib) Changes in the Lease liabilities**(Rs. in Million)**

Particulars	Category of Lease liability			Total
	Asset Class 1 (Land and Building)	Asset Class 2 (Plant & Machinery)	Asset Class 3 (Office Equipments)	
Balance as at 01 April 2020	210.26			210.26
Additions (Interest Accrued)	30.83			30.83
Lease Payments	(39.13)			(39.13)
Balance as at 31 March 2021	201.96	-	-	201.96
Additions (Interest Accrued)	23.49	-	-	23.49
Cessation of Lease	(10.75)	-	-	(10.75)
Lease Payments	(37.40)	-	-	(37.40)
Balance as at 31 March 2022	177.30	-	-	177.30

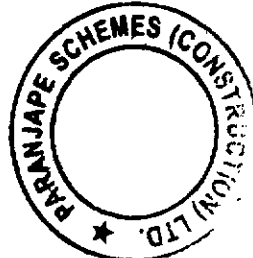
(ii) Break-up of current and non-current lease liabilities**(Rs. in Million)**

Particulars	As At 31 March 2022	As At 31 March 2021
Current Lease Liabilities	6.04	11.98
Non-current Lease Liabilities	171.26	189.98

(iii) Maturity analysis of lease liabilities**(Rs. in Million)**

Particulars	As At 31 March 2022	As At 31 March 2021
Less than one year	6.04	11.98
One to five years	3.66	14.67
More than five years	167.60	175.31
Total	177.30	201.96

As per Para B11 of Ind AS 107 Financial Instruments: Disclosure, In preparing the maturity analyse an entity uses its judgement to determine an appropriate number of time bands.



**PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**

Notes forming part of financial statements for the year ended 31 March 2022

(iv) Amounts recognised in statement of Profit and Loss account (Rs. in Million)

Particulars	For the Year Ended 31 March 2022	For the Year Ended 31 March 2021
Interest on Lease Liabilities	23.49	30.83
Variable lease payments (not included in the measurement of lease liabilities)		
Income from subleasing		
Low-value leases expensed.		
Short-term leases expensed		
Total	23.49	30.83

(v) Amounts recognised in statement of Cash Flows (Rs. in Million)

Particulars	For the Year Ended 31 March 2022	For the Year Ended 31 March 2021
Total Cash outflow for leases	37.40	39.13

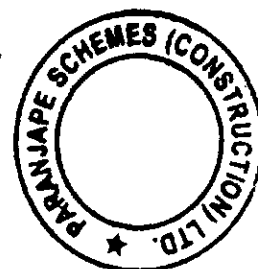
(B) Where Company is a lessor:**(i) A lessee shall disclose nature of the lessor's leasing activities****(Rs. in Million)**

Particulars	For the Year Ended 31 March 2022	For the Year Ended 31 March 2021
Lease Income (for Operating Leases)	264.59	125.69

(iii) Maturity analysis on lease payments receivable.(for operating leases)**(Rs. in Million)**

Particulars	As At 31 March 2022	As At 31 March 2021
Less than one year	14.37	-
One to five years	15.60	-
More than five years	-	-
Total	29.97	-

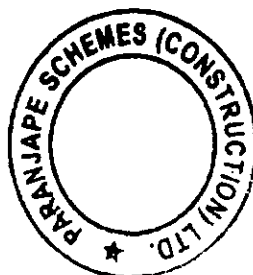
As per Para B11 of Ind AS 107 Financial Instruments: Disclosure,
In preparing the maturity analyse an entity uses its judgement to
determine an appropriate number of time bands.



**PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**

Notes forming part of financial statements for the year ended 31 March 2022

Note 23: Other Financial Liabilities - Non-Current (Rs. in Million)		
Particulars	As at 31 March 2022	As at 31 March 2021
(a) Security Deposits	582.33	208.68
Total	582.33	208.68
Note 24: Provisions - Non-Current (Rs. in Million)		
Particulars	As at 31 March 2022	As at 31 March 2021
Provision for Employee Benefits		
- Provision for Compensated Absences	15.05	21.47
- Provision for Gratuity (Refer note 41)	6.63	93.14
Total	21.68	114.61
Note 25: Other Non Current Liabilities (Rs. in Million)		
Particulars	As at 31 March 2022	As at 31 March 2021
Prepaid income on security deposit recognized at amortized cost	13.89	292.28
Total	13.89	292.28

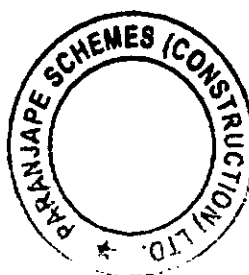


**PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**

Notes forming part of financial statements for the year ended 31 March 2022

Note 26: Borrowings - Current

Particulars	(Rs. in Million)	
	As at 31 March 2022	As at 31 March 2021
Secured Borrowings - At Amortised cost (Refer Note 21A)		
(a) Term Loans		
(i) From Banks - Secured	-	44.67
(ii) From Financial Institutions/Others - Secured	5,989.70	6,722.80
(b) Debentures		
(i) 14% Non-convertible Debentures - Secured (Superior Investment PTE Ltd. and HDFC Investment Trust II)	1,750.00	1,697.59
(ii) 14.5% Non-convertible Debentures - Secured (Piramal Enterprise Ltd)	347.25	1,254.60
(c) 9,929 partly paid Non convertible redeemable debentures of Rs. 1,00,000 each - Secured (KKR India Asset Finance Pvt. Ltd)	667.75	583.12
(d) 10% Optionally Convertible Debentures (ASK Real Estate Special Opportunities Fund II & III)	200.00	-
(e) Non-Convertible Debentures (Swamih Investment Fund I)	250.00	
(f) Vehicle Loans from Banks - Secured	9.95	9.78
(g) Public Deposits - Unsecured	23.64	42.48
(h) Loans Repayable on Demand - From Banks - Over Draft	90.39	90.03
Unsecured Borrowings - At Amortised cost (Refer Note 21A)		
(a) Loans and Advances from Related Parties (Refer Note 45)	712.01	521.06
(b) Inter Corporate Deposits	224.97	224.97
Total	10,265.66	11,191.11





NOTE 27: Trade Payables - Current

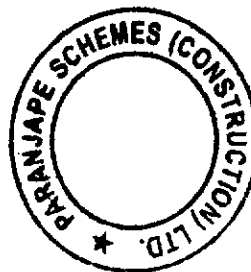
(Rs. in Million)

Particulars	As at 31 March 2022	As at 31 March 2021
A Total outstanding dues of micro and small enterprises.	80.53	54.82
B Total outstanding dues of creditors other than micro and small enterprises.	3,702.29	3,684.55
Total	3,782.82	3,739.37

NOTE 27A: Trade Payables MSME Disclosures

(Rs. in Million)

Particulars	As at 31 March 2022	As at 31 March 2021
(a) Amount remaining unpaid to any supplier at the end of each accounting year:		
Principal	55.57	39.54
Interest	24.96	20.16
Total	80.53	59.70
(b) The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year.	-	-
(c) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act.	4.80	2.67
(d) The amount of interest accrued and remaining unpaid at the end of each accounting year.	24.96	20.16





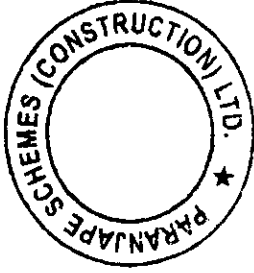
Trade Payables ageing schedule

31 March 2022	Non Current						
Particulars	Unbilled Dues	Payables Not Due	Outstanding for following periods from due date of Payment				Total
			Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	-	-	-	-	-	-
(ii) Disputed dues - MSME	-	-	-	-	-	-	-
(iii) Others	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-
	-	-	-	-	-	-	-

31 March 2022	Particulars	Unbilled Dues	Payables Not Due	Current				Total
				Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME		-	-	50.14	7.86	1.60	20.93	80.53
(ii) Disputed dues - MSME		-	-	-	-	-	-	-
(iii) Others		-	-	722.26	227.45	113.46	2,639.12	3,702.29
(iv) Disputed dues - Others		-	-	-	-	-	-	-
		-	-	772.40	235.31	115.06	2,660.05	3,782.82

31 March 2021	Non Current						
Particulars	Unbilled Dues	Payables Not Due	Outstanding for following periods from due date of Payment				
			Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-		-	-	-	-	-
(ii) Disputed dues - MSME	-		-	-	-	-	-
(iii) Others	-		-	-	-	-	-
(iv) Disputed dues - Others	-		-	-	-	-	-

31 March 2021	Particulars	Unbilled Dues	Payables Not Due	Current				Total
				Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME		-	-	33.01	5.22	4.21	12.38	54.82
(ii) Disputed dues - MSME		-	-	-	-	-	-	-
(iii) Others		-	-	740.86	203.50	304.71	2,435.49	3,684.55
(iv) Disputed dues - Others		-	-	-	-	-	-	-
		-	-	773.87	208.72	308.91	2,447.87	3,739.37



**PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**

Notes forming part of financial statements for the year ended 31 March 2022

Note 28: Other Financial Liabilities - Current

(Rs. in Million)

Particulars	As at 31 March 2022	As at 31 March 2021
(a) Interest accrued on borrowings	1,517.92	1,480.89
(b) Other Payables		
(i) Advance from LLP and Partnership Firm	319.66	371.35
(ii) Security Deposits	0.32	10.38
(iii) Book Bank Over Draft	6.59	7.51
(iv) Payable to partners on dissolved partnerships	16.66	16.66
(v) Salary Payable	131.48	140.69
(vi) Lease Liabilities	-	-
(vii) Commission payable to Director	260.80	174.00
(viii) Others	91.36	80.66
(ix) Unpaid Matured Deposits and interest accrued thereon		
(x) Unpaid Matured Debentures and interest accrued thereon		
(c) Liability towards minority stakeholders of Flagship Infrastructure Limited	1,144.10	1,147.95
Total	3,488.89	3,430.09

Note 29: Provisions - Current

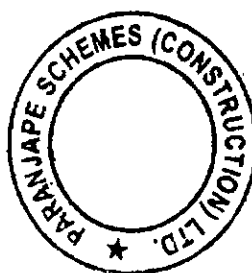
(Rs. in Million)

Particulars	As at 31 March 2022	As at 31 March 2021
(a) Provision for Compensated Absences	3.10	4.46
(b) Provision for Employee Benefits - Gratuity (Refer Note 43)	87.26	1.00
Total	90.36	5.46

Note 30: Other Current Liabilities

(Rs. in Million)

Particulars	As at 31 March 2022	As at 31 March 2021
(i) Advances received from Customers	8,982.36	8,012.57
(ii) Statutory due payable	392.88	309.00
(iii) Security Deposits	11.55	10.43
Total	9,386.79	8,332.00

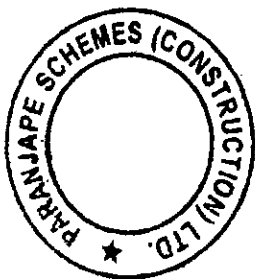




PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Notes forming part of financial statements for the year ended 31 March 2022

Note 31: Revenue from Operations

(Rs. in Million)		
Particulars	For the Year Ended 31 March 2022	For the Year Ended 31 March 2021
(a) Revenue from contracts with customers - Sale of Constructed Properties	3,278.05	1,277.77
(b) Other Operating Revenues		
(i) Rental income	264.59	125.69
(ii) Project Management Fees (Refer Note 45)	50.36	45.95
(iii) Township maintenance Income	79.39	81.55
Total revenue from operations	3,672.39	1,530.96





NOTE 32: OTHER INCOME

(Rs. in Million)		
Particulars	For the Year Ended 31 March 2022	For the Year Ended 31 March 2021
(a) Interest Income		
(i) On Loans (at amortised cost) (Refer Note 45)	54.68	31.31
(ii) On Debentures (at amortised cost) (Refer Note 45)	91.32	91.32
(iii) Others	13.89	13.39
(b) Gain on Business Transfer (Refer Note 49)	-	1,007.61
(c) Dividend on Current Investments carried at FVTPL	0.02	0.10
(d) Other non-operating Income		
(i) Share of Profit (Net) from financial assets carried at deemed cost (partnership firms and LLPs) (Refer Note 45)	-	-
(ii) Profit on disposal of subsidiary (Refer Note 45)	-	-
(iii) Liabilities no longer required written back	4.53	0.23
(iv) Allowances for Doubtful Advances written back	-	-
(v) Foreign exchange gain	3.09	-
(vi) Fair value gain on debentures	143.15	112.41
(vii) Profit on disposal of Property, plant and equipment (net)	62.96	40.34
(viii) Excess provision written back	48.69	82.41
(ix) Miscellaneous income	23.26	17.14
	285.68	252.53
Total	445.59	1,396.26

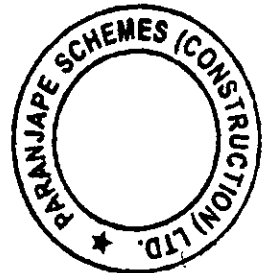
* FVTPL of investments represent fair valuation changes in mutual funds as at reporting dates, which have not been recognized separately in financial statements.





Note 33: Cost of Land, Development Rights and Constructed Properties

(Rs. in Million)		
Particulars	For the Year Ended 31 March 2022	For the Year Ended 31 March 2021
(a) Opening Stock -		
Raw material	90.63	248.54
Work in Progress	14,845.68	14,238.39
Constructed Units	1,212.88	785.91
A	16,149.19	15,272.84
(b) Add: Expenses incurred during the year		
Construction and Development expenses	1,410.04	1,094.21
Salaries and Wages	152.55	137.00
Interest on Borrowings and Bank Charges (Note 35)	848.50	1,150.75
Land and Land related expenses	928.15	395.95
	3,339.23	2,777.91
(c) Less: Work in progress transferred through Business Transfer Agreement	-	(602.28)
(e) Less: Work in progress transferred to Investment Property	-	(65.20)
(f) Less: Constructed Units transferred to Investment Property	-	(94.46)
(g) Less: Work in progress transferred through Development Agreement	(4.86)	-
B	3,334.37	2,015.97
(h) Less: Closing Stock		
Raw material	209.75	90.63
Work in Progress	15,863.43	14,845.68
Constructed Units	935.22	1,212.88
Less: Adjustment for valuation of constructed units at Net Realisable Value	(36.47)	-
C	16,971.93	16,149.19
Total (A+B-C)	2,511.63	1,139.62

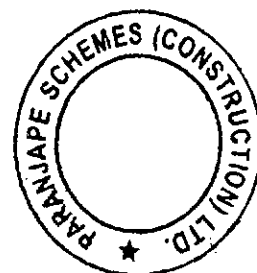




Note 34: Employee Benefits Expenses (Rs. in Million)		
Particulars	For the Year Ended 31 March 2022	For the Year Ended 31 March 2021
(a) Salaries, wages, bonus and other allowances	302.20	267.25
(b) Contribution to Provident and Other Funds (Refer Note 41)	14.21	14.98
(c) Gratuity and compensated absences expenses (Refer Note 41)	10.20	15.36
(d) Staff Welfare Expenses	7.95	6.88
Total	334.56	304.47

Note 35: Finance Costs (Rs. in Million)		
Particulars	For the Year Ended 31 March 2022	For the Year Ended 31 March 2021
(a) Interest Expense for financial liabilities carried at amortised cost		
(i) On Term Loans, Debentures and vehicle loans	1,509.28	1,622.70
(ii) On Cash Credit Facilities	-	-
(iii) Interest on Inter Corporate Deposits and other financial liabilities (Refer Note 45)	95.11	34.33
(iv) Interest expenses on measuring Security Deposit at amortised cost	40.34	29.36
(v) Interest on delay in payment of taxes	11.82	6.08
(vi) Finance charges payable under leases	23.49	30.83
Less : Amounts capitalised to inventories	848.50	1,150.75
Total	831.54	572.55

Note 36: Depreciation and Amortisation Expense (Rs. in Million)		
Particulars	For the Year Ended 31 March 2022	For the Year Ended 31 March 2021
(a) Depreciation on Property, Plant and Equipments	66.62	65.73
(b) Amortisation on Right to use Assets	20.00	20.47
(c) Amortisation on Intangible Assets	0.41	0.34
(d) Depreciation on Investment Properties	9.10	0.69
Total	96.13	87.23



**PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**

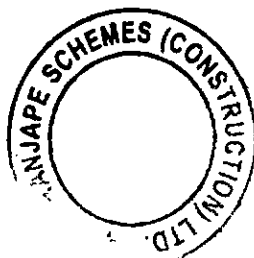
Notes forming part of financial statements for the year ended 31 March 2022

Note 37: Other Expenses

(Rs. in Million)		
Particulars	For the Year Ended 31 March 2022	For the Year Ended 31 March 2021
(a) Power and Fuel	7.79	7.72
(b) Rent	16.00	17.92
(c) Rates and Taxes	37.77	43.53
(d) Repairs and Maintenance		
- Building	2.29	1.95
- Machinery	0.55	0.31
- Others	8.21	7.95
(e) Share of Loss from financial assets valued at deemed cost (partnership firms)	8.63	86.62
(f) Insurance	0.71	5.92
(g) Maintenance for Completed Sites	2.23	8.47
(h) Brokerage and Commission	34.86	24.95
(i) Advertisement and Business Promotion	85.67	204.87
(j) Travel and Conveyance	15.27	10.65
(k) Postage and Telephone	3.92	3.70
(l) Printing and Stationery	1.90	1.74
(m) Legal and Professional Charges	65.22	35.99
(n) Payment to Statutory Auditors (Refer Note 37A below)	6.00	4.60
(o) Allowances for Doubtful Debts	57.04	60.76
(p) Allowances for Doubtful Advances & Deposits	6.00	605.02
(q) Bad Debts written off	0.03	0.49
(r) Allowances for Doubtful Land Advances	-	265.07
(s) Loss on disposal of Property, plant and equipment (net)	-	0.02
(t) Foreign Exchange fluctuation	-	1.70
(u) Royalty Expenses	-	0.10
(v) Compensation Paid	25.39	17.42
(w) Township Maintenance expenses	67.07	67.41
(x) Loss on Fair valuation of 10% Optionally Convertible Debentures	426.20	221.87
(y) Loss on Fair valuation of 9,929 partly paid Non convertible redeemable debentures	128.98	144.58
(z) Allowances for Doubtful Reimbursible Expense Receivable	53.95	-
(aa) Allowances for Doubtful Advance for Project Construction	0.36	-
(ab) Allowances for Doubtful Receivable towards Business Transfer Agreement	103.28	-
(ac) Miscellaneous Expenses	25.89	24.15
Total	1,191.21	1,875.48

Note 37A: The following is the break-up of Auditors remuneration (net of taxes)

(Rs. in Million)		
Particulars	For the Year Ended 31 March 2022	For the Year Ended 31 March 2021
As auditor:		
Statutory audit	4.00	3.50
In other capacity:		
Limited Review	1.50	0.70
Tax Audit		
Other matters	0.50	-
Reimbursement of Expenses		
Total	6.00	4.20



Notes 37+37A



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**PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**

Notes forming part of financial statements for the year ended 31 March 2022

Rs. in Million

	Particulars	As at 31 March 2022	As at 31 March 2021
38 (a)	Contingent Liabilities Contingent Liabilities : (to the extent not provided for)		
	i. Claims against the Company not acknowledged as debts*	29.59	121.92
	ii. Corporate guarantees given on behalf of companies under the same management	5,654.67	4,484.37
	iii. Interest on Non Convertible Debentures **	692.22	682.59
(b)	Capital and other commitments Capital Commitments	-	-
	other commitments Commitments in respect of non cancellable leases	294.99	524.60

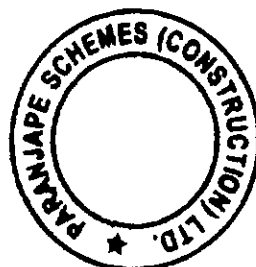
* In the opinion of the management the above claims are not sustainable and the Company does not expect any outflow of economic resources in respect of above claims and therefore no provision is made in respect thereof.

** The Company has issued 1,750 Listed Non-Convertible Debentures amounting to Rs 1,750 Million. As per the Debenture Subscription Agreement, HDFC Investment Trust II and Superior Investments PTE Limited are entitled to receive IRR upto 20.60% p.a. on the Debenture Subscription amount only if the said "projects" generate surplus funds. The difference between the coupon rate i.e. 14% p.a. and the IRR upto 20.60 % p.a. of Rs.692.22 Mn upto 30 April 2021 considering the lender has not accrued the coupon interest post date date (Previous year- 682.59 Mn) has not been provided and is disclosed in contingent liability as the projects are still in the construction phase and accordingly has not generated surplus funds.

The Company has received demand orders from the Income-tax authorities in connection with Assessment years 2020-21 and 2021-22 amounting to INR 1,962.71 Mn and INR 139.16 Mn respectively. The demand orders are primarily on account of :

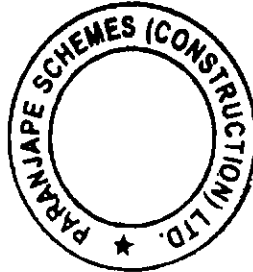
- (i) treating advance payments from customers as income due to deduction of withholding taxes
- (ii) disallowance of delayed remittance of statutory dues and
- (iii) expenditure pertaining to exempt income.

The management has appealed with the Commissioner of Income-tax Appeals against the above demand orders and feels that there is a strong merit in the appeal judgement conclusion in favour of the Company.





39 The unhedged exposure to foreign currency risk at the end of the reporting period are as follows -						
Particulars	Foreign Currency	As at 31 March 2022		As at 31 March 2021		
		Amount in Foreign currency	Amount in Rs. Million	Amount in Foreign currency	Amount in Rs. Million	
Non-Current Investments in Debentures	USD	7,49,000	56.78	7,49,000	55.06	
Reimbursement of Expenses	USD	15,563	1.02	15,563	1.02	
Loan given	USD	7,02,600	53.26	5,83,000	42.85	
Interest on loan given	USD	53,874	4.00	27,816	2.08	





40 (a) The Company has incurred a loss of INR 1,062.71 million during the year and accumulated deficit in statement of profit and loss as at March 31, 2022 aggregates to INR 399.69 million as of March 31, 2022. Though, this cast material uncertainty on going concern, the financial statements have been prepared on going concern basis due to following:

1. The Company has assessed the cash flow projections for the ongoing business activities (real-estate projects) and basis the same, the Company would be able to continue as a going concern for the next 12 months;
2. The management has taken up the below steps for the purpose of ensuring that the working capital requirements of the Company are met for the next 12 months:

a) Scale up the operational activities in order to ensure the projects are completed with the timelines reported including realignment of lender relations for certain projects in order to provide adequate funds for accelerating the operations of the specific project(s);

b) Negotiations with the existing lenders and prospective lenders for extended funding

c) Contracted / Proposed and Possible transactions for the sale of the surplus Floor Space Index ('FSI') available in the townships where the construction activities have been committed and are in progress earning significant cash inflows for the subsidiary project entities resulting in the repayment of the amounts advanced to such subsidiaries.

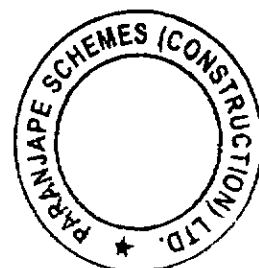
d) Laying emphasis on the customer relationships and aiming for higher customer advances for the ongoing projects;

The cash flows resulting from the above steps would be adequate to meet the annual working capital cycle requirements.

Based on above assessment, the management has a reasonable expectation that the Company would have adequate resources to continue its operational existence for the foreseeable future, accordingly, the financial statements of the Company have been prepared on going concern basis.

Further, subsequent to the reporting date, the Company could not comply with the requirements of the financial covenant of the Sixth Debenture Trust Deed with Superior Investment PTE Ltd. and HDFC Investment Trust II ('the Lenders') which has resulted into an event of default and entitled the lender to recover the whole of the debt including interest. However, there has been no action taken by the Lenders as a result of the non-adherence to the financial covenants. The Company has submitted a revised plan for repayment of the dues with the Lenders. The plan is under discussion with the Lenders and the management believes that there would be no adverse impact on the financial position of the Company as a result of the said event.

Based on above assessment, the management has a reasonable expectation that the Company would have adequate resources to continue its operational existence for the foreseeable future, accordingly, the financial statements of the Company have been prepared on going basis.

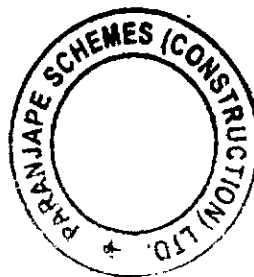




- 40 (b) The Maharashtra Government of India announced lockdown due to pandemic of Covid 19 from 02 April 2021 till June 2021. As a consequence, the Company had to close down all its business operations and functions which resulted in all the work relating to accounts department closed down totally. All this happened during the peak times of finalization of accounts of the Company. After the lockdown was lifted partially, the Company too started functioning, albeit with around 10% attendance. This seriously affected the work of finalization of accounts and audit thereof. Considering the loss of time and other practical difficulties, the Company applied for and obtained extension of time to hold its Annual General Meeting (AGM) on or before 31 December 2021. However, due to difficulties in finalizing the accounts of its US based subsidiaries, the Company could not finalize its consolidated accounts on or before 31 December 2021 thereby it did not hold its Annual General Meeting for FY 2020-21 on or before 31 December 2021.

Accordingly, the Company has not complied with the below:

- a) Regulation 52 of the Securities and Exchange Board of India (SEBI) (Listing Obligations and Disclosure) Requirements 2015 in connection with the declaration of audited annual results for the year ended March 31, 2021, unaudited half yearly results for the half year ended September 30, 2021, unaudited financial results for the quarter and year to date period ended December 31, 2021, audited annual results for the year ended March 31, 2022 within the prescribed (and extended, as applicable) statutory timelines.
- b) Section 96 of the Act in relation to delay in conducting the Annual General Meeting ('AGM') within the prescribed (extended) timelines for the year ended March 31, 2020, March 31, 2021 and March 31, 2022. The Company has not yet filed any condonation the relevant authorities in connection with the delay in conducting AGM and filing the Annual return for the year ended March 31, 2020 and March 31, 2021 within prescribed timelines.





41 Employee benefits

(A) Defined Contribution Plans		(Rs. In Million)	
		31 March 2022	31 March 2021
During the year, the Company has recognized the following amounts in the Statement of Profit and Loss (Refer note 34) -			
Employers' Contribution to Provident Fund		13.07	13.71
Employee State Insurance Contribution (ESIC)		0.85	0.69
Labour Welfare fund		0.03	0.49
Others		0.26	0.09
		14.21	14.98

The above amounts represent contributions payable to these plans by the company at rates specified in the rules of the plans.

(B) Defined benefit plans

a) Gratuity payable to employees

The defined benefit plan comprises of Gratuity. The defined benefit plan is fully funded.

Under the plan, gratuity is payable to all the eligible employees at the rate of 15 days salary for each year of service, without any payment ceiling. The formula to calculate daily salary is $1/26 \times \text{Monthly salary} \times \text{number of years of completed service}$.

These plans typically expose the company to actuarial risks such as future salary and escalation Risk, Asset Liability Matching Risk, Discount Risk and Asset risk.

Future Salary and Escalation risk: Since price inflation and salary growth are linked economically, they are combined for disclosure purposes. Rising salaries will often result in higher future defined benefit payments resulting in a higher present value of liabilities especially unexpected salary increases provided at management's discretion may lead to uncertainties in estimating this increasing risk.

Asset Liability Matching Risk: Risk which arises if there is a mismatch in the duration of the assets relative to the liabilities. By matching duration with the defined benefit liabilities, the company is successfully able to neutralize valuation swings caused by interest rate movements. Hence companies are encouraged to adopt asset-liability management.

Discount Risk: Variations in the discount rate used to compute the present value of the liabilities may seem small, but in practise can have a significant impact on the defined benefit liabilities.

Asset Risk: All plan assets are maintained in a trust fund managed partly by a public sector insurer viz; LIC of India and partly managed by private sector insurer viz; SBI Life Insurance Company Limited.

The company has opted for a traditional fund where in all assets are invested primarily in risk averse markets. The company has no control over the management of funds but this option provides a high level of safety for the total corpus. A single account is maintained for both the investment and claim settlement and hence 100% liquidity is ensured. Also interest rate and inflation risk are taken care of.

In respect of the plan, the most recent actuarial valuation of the plan assets and the present value of defined benefit obligation were carried out as at 31 March 2022 by an independent actuary. The present value of the defined benefit obligation, and the related current service cost and past service cost, were measured using the Projected Unit Credit method.

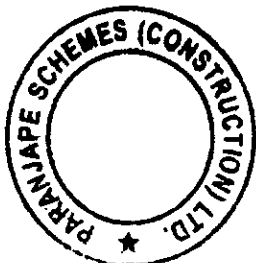
i) Changes in the present value of defined benefit obligation		(Rs. In Million)	
		31 March 2022	31 March 2021
Present value of obligation at the beginning of the year		105.44	101.37
Transfer In / (Out)*		(5.46)	0.43
Interest cost		6.91	6.75
Past service cost		-	-
Current service cost		8.90	9.11
Curtailments		-	-
Settlements		-	-
Benefits paid		(5.10)	(7.54)
Actuarial (gain)/ loss on obligations		(9.00)	(4.67)
Present value of obligation at the end of the year**		101.69	105.44

*23 employees has been transferred to Lavim Developers Pvt Ltd and 32 employees has been transferred to Nova Developers Pvt Ltd.

**Included in provision for employee benefits (Refer note 24 and 29)

ii) Expense recognized in the Statement of Profit and Loss		(Rs. In Million)	
		31 March 2022	31 March 2021
Current service cost		8.90	9.11
Past service cost		-	-
Net interest (Income)/ Expense		6.34	5.82
Mortality charges		0.42	-
Transfer In / (Out)		(5.46)	0.43
Total expenses recognized in the Statement Profit and Loss*		10.20	15.36

*Included in Employee benefits expense (Refer Note 34).





41 Employee benefits

iii) Expenses recognised in Other Comprehensive Income			(Rs. in Million)
	31 March 2022	31 March 2021	
Return on Plan Assets (excluding amounts included in net interest expense)	(0.01)	(0.01)	
Actuarial Gains / (Losses) arising from changes in Financial Assumptions	-	-	
Actuarial Gains / (Losses) arising from experience adjustments	9.00	4.67	
Components of defined benefit costs recognised in of Other Comprehensive Income*	9.00	4.67	
*Actuarial (gain)/loss of is included in other comprehensive income.			
Total Amount recognised in Profit & Loss	19.18	20.02	

The Current Service cost and the net interest expense for the year ended are included in the 'Employee Benefits expense' line item in the statement of profit and loss.

The remeasurement of the net defined liability is included in other comprehensive income.

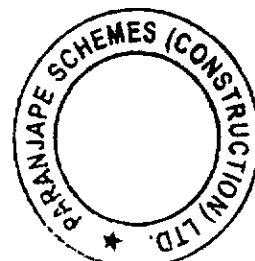
iv) Change in fair value of assets during the year			(Rs. in Million)
	31 March 2022	31 March 2021	
Plan Assets at beginning of the period, at Fair Value*	11.30	16.95	
Interest Income	0.57	0.88	
Expected Return on Plan Assets(excluding amounts included in net interest expense)	0.01	(0.01)	
Benefits Paid	(5.10)	(7.06)	
Mortality Charges and Taxes	(0.42)	(0.43)	
Contributions from the employer	1.43	0.97	
Plan assets at the end of the year	7.79	11.30	

*In the financial year ended 31 March 2016, all the employees of Gloria Associates transferred to Paranjape Schemes (Construction) Limited (hereinafter referred to as 'PSCL', but the amount of funded assets for these employees has not been transferred to PSCL till date and not considered in the Actuarial Report. However PSCL has recognized the amount of the funded assets in its books of accounts as on 31 March 2016 amounting to Rs. 1.16 Mn.

v) Assets and liabilities recognized in the Balance Sheet:			(Rs. in Million)
	31 March 2022	31 March 2021	
Present value of unfunded obligation as at the end of the year	(101.69)	(105.44)	
Fair value of the plan assets at the end of period	7.79	11.30	
Surplus / (Deficit)	(93.89)	(94.14)	
Net asset / (liability) recognised in balance sheet*	(93.89)	(94.14)	

*Included in provision for employee benefits (Refer note 24 and 29)

vi) Actuarial assumptions			(Rs. in Million)
	31 March 2022	31 March 2021	
Discount rate (per annum)	7.20%	6.90%	
Rate of increase in Salary	6.00%	6.00%	
Expected Rate of return on plan assets	6.90%	6.90%	
Retirement age (in years)	60.00	60.00	
Average attained age (in years)	42.25	40.49	
Average past year of services (in years)	9.88	9.00	
Average remaining working lives of employees (years)	13.84	15.04	
Attrition rate	2.00%	2.00%	





41 Employee benefits

Notes:

- a) The rate used to discount post-employment benefit obligations is determined by reference to market yields at the end of the reporting period on government bonds.
- b) The estimates of future salary increases considered in the actuarial valuation take account of inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.

(Rs. in Million)

vii) Expected contribution to the fund in the next year	31 March 2022	31 March 2021
	1.00	1.00
Gratuity		

viii) A quantitative sensitivity analysis for significant assumption as at 31 March 2022 is as shown below:

Sensitivity analysis method

Sensitivity analysis is performed by varying a single parameter while keeping all the other parameters unchanged. Sensitivity analysis fails to focus on the interrelationship between underlying parameters. Hence, the results may vary if two or more variables are changed simultaneously. The method used does not indicate anything about the likelihood of change in any parameter and the extent of the change if any.

A) Impact of change in Discount rate when base assumption is decreased / increased by 100 basis point

(Rs. in Million)

Sensitivity	Discount rate	Present Value of Obligation
Decrease in 100 basis points	6.20%	110.45
Increase in 100 basis points	8.20%	94.12

B) Impact of change in Salary Increase rate when base assumption is decreased / increased by 100 basis point

(Rs. in Million)

Sensitivity	Discount rate	Present Value of Obligation
Decrease in 100 basis points	5.00%	94.66
Increase in 100 basis points	7.00%	109.63

C) Impact of change in Withdrawal rate when base assumption is decreased / increased by 100 basis point

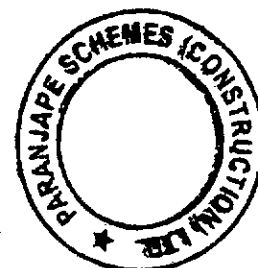
(Rs. in Million)

Sensitivity	Discount rate	Present Value of Obligation
Decrease in 100 basis points	1.00%	100.92
Increase in 100 basis points	3.00%	102.38

ix) Maturity profile of defined benefit obligation

(Rs. in Million)

Year-end	31 March 2022
2023	23.70
2024	2.63
2025	4.00
2026	10.15
2027	6.96
2028-2032	67.14

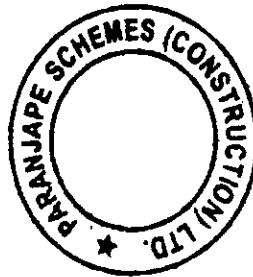




42 Segment Reporting

Information reported to the chief operating decision maker (CODM) for the purposes of resource allocation and assessment of segment performance focuses on the types of goods or services delivered or provided. The Company is engaged in development of real estate property, operating in India, which in the context of Indian Accounting Standard 108 'Segment Information' represents single reportable business segment. The revenues, total expenses and net profit as per the Statement of profit and loss represents the revenue, total expenses and the net profit of the sole reportable segment. This is the measure reported to the chief operating decision maker for the purposes of resource allocation and assessment of segment performance.

For management purposes, the Company is into one reportable segment that is real estate development. The Managing Director and the Chairman are the Chief operating decision makers of the Company who monitor the operating results of the company for the purpose of making decisions about resource allocation and performance assessment. Company's performance as a single segment is evaluated and measured consistently with profit or loss in the standalone financial statements. Also, the Company's financing (including finance cost and finance income) and income tax are managed on a Company basis.



**43 Other Disclosures****43A Undisclosed income**

The Company does not have any undisclosed income which is not recorded in the books of account that has been surrendered or disclosed as income during the year (previous year) in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

43B Details of Crypto Currency or Virtual Currency

The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.

43C Assets Pledged as Security

The carrying amounts of assets pledged as security for current and non-current borrowings are:

Particulars	Notes	As At 31	As At 31 March
		March 2022	2021
Current assets			
Inventories		16,360.07	16,005.75
Trade receivables		94.42	113.11
Cash and cash equivalents		540.35	323.97
Loans		-	-
Total Current assets pledged as security		16,994.84	16,442.82
Non-Current assets			
Freehold land, Buildings and Investment Properties		1,022.22	1,022.22
Furniture, fittings and equipment acquired under finance lease		-	-
Total Non-Current assets pledged as security		1,022.22	1,022.22
Total Assets pledged as security *		18,017.06	17,465.04

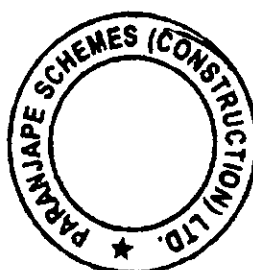
* Please refer note 21A forming part of the Financial Statements for the terms and conditions of the loans sanctioned and assets pledged against the same.

43D Title deeds of Immovable Properties not held in the name of the Company

The Company does not have any immovable property whose title deeds are not held in the name of the Company.

43E Disclosure whether the Company has revalued the Property, Plant and Equipment (including Right-of- Use Assets)

The Company has not revalued the Property, Plant and Equipment (including Right-of-Use Assets).



**43F Details of Benami Property Held**

The Company does not have any Benami Property, where any proceeding has been initiated or pending against the company for holding any Benami Property.

43G Reconciliation of quarterly returns or statements of current assets filed with banks or financial institutions

The Company is not required to submit reconciliation of quarterly returns or statements of current assets filed with banks or financial institutions because no requirement from banks or financial institutions.

43H Wilful Defaulter

The company has not been declared a wilful defaulter (as defined by RBI Circular).

43I Relationship with Struck off Companies u/s 248 of the Companies Act, 2013 or u/s 560 of Companies Act, 1956

The Company has following transactions with companies struck off u/s 248 of Companies Act, 2013 or u/s 560 of Companies Act, 1956.

Particulars	Relationship	Amount
Shivshakati Real Infra Pvt Ltd	Trade Payable	(0.01)
Vertex Safety Products Pvt. Ltd.	Trade Payable	(0.03)

43J Registration of charges or satisfaction with Registrar of Companies

The Company does not have any charges or satisfaction which is yet to be registered with Register of Companies beyond the statutory period.

43K Compliance with number of layers of companies

Provisions for compliance with number of layers of companies is not applicable.

43L Utilisation of Borrowed Funds:

(i) The Company has not advanced or loaned or invested funds to any person(s) or entity(ies), including foreign entities (intermediaries) with the understanding that the intermediary shall:

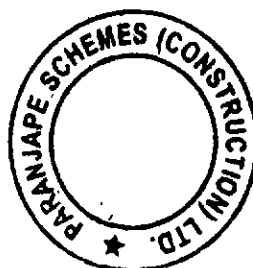
(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (ultimate intermediaries) or

(b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

(ii) The Company has not received any funds from any person(s) or entity(ies), including foreign entities (intermediaries) with the understanding (whether recorded in writing or otherwise) that the Company shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate intermediaries) or

(b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.



**44 Earnings/ Loss per share**

Basic earnings /(loss) per share amounts are calculated by dividing the profit/loss for the year attributable to equity holders by the weighted average number of equity shares outstanding during the year.

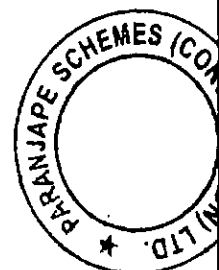
Diluted earnings /(loss) per share amounts are calculated by dividing the profit/loss attributable to equity holders (after adjusting for interest on the convertible debentures) by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares.

The following reflects the income and share data used in the basic and diluted EPS computations:

(Rs. in Million)			
		31 March 2022	31 March 2021
Loss attributable to equity holders	A	(1,062.71)	(827.56)
Add: Interest on convertible debentures		-	-
Loss attributable to equity holders adjusted for the effect of dilution	B	(1,062.71)	(827.56)
Weighted average number of equity shares for basic EPS	C	94.73	94.73
Effect of dilution:			
Convertible debentures		6.67	6.67
Weighted average number of equity shares adjusted for the effect of dilution	D	101.40	101.40
Basic loss per share (INR)	A/C	(11.22)	(8.74)
Diluted loss per share (INR)	B/D	(11.22)	(8.74)

The Company has Convertible debentures as potential equity shares

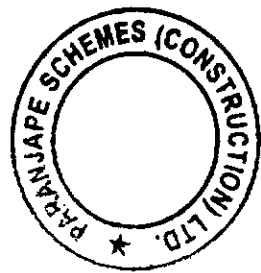
Since conversion of above mentioned potential equity shares (Convertible debentures) would decrease loss per share from continuing ordinary activities, these are anti-dilutive in nature and thus the effects of anti-dilutive potential equity shares are ignored in calculating diluted earning per share.





PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Notes forming part of financial statements for the year ended 31 March 2022

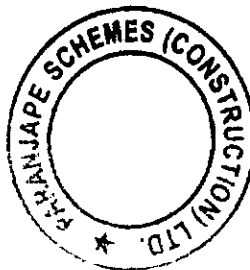
45	Related Party Transaction	
	Details of related parties:	
	Names of Related Parties	Description of relationship
	Paranjape Griha Nirman Private Limited	Holding Company
	Athashri Homes Private Limited Lavim Developers Private Limited Linker Shelter Private Limited Blue Ridge Golf Club Private Limited Paranjape Premises Private Limited PSC Properties Private Limited Peer Realty Private Limited PSC Holdings Limited Pristine Homes LLC PSC Realtors Private Limited (upto 4 January 2022) PSC Global Inc Paranjape Spaces and Services Private Limited (With effect from 10 March 2022) Nova Developers Private Limited (subsidiary with effect from December 2020)	Subsidiary Companies
	Kaleidoscope Developers Private Limited	Joint Ventures
	PSC Realtors Private Limited (from 4 January 2022)	Associate Company
	Athashri Aastha Gloria Associates Kshitij Promoters & Developers La Casa Shelter LLP Paranjape Schemes Bangalore Paranjape Schemes Shelters PSC Pacific	Partnership Firms and LLPs in which the Company is a Partner
	Krishna Shelter Private Limited Niketan Shelter Private Limited Prism Services Property Solutions Private Limited Advent Project & Consultancy Services Private Limited PSC Infracon Private Limited	Fellow Subsidiaries



CONSTRUCTION



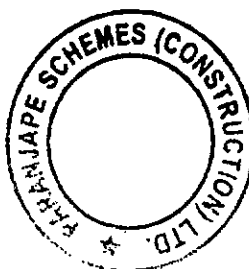
45	Related Party Transaction	
	Details of related parties:	
	Names of Related Parties	Description of relationship
	Kranti Developers Private Limited Brickmix Developers Private Limited Aquisys Properties Man-Mandir Shelter Private Limited Eximia Developers LLP Athashri Foundation Kreative Shelter Private Limited Luke Builders Private Limited Krishirsagar Shelter Private Limited Krishna Murari Shelter Private Limited Lutomex Developers Private Limited Magnet Shelters Private Limited Nalanda Shelter Private Limited Neon Shelter Private Limited Nexus Shelter Private Limited Paranjape Estate & Development Company Private Limited Paranjape Properties and Investment Private Limited Megavision Exports Private Limited Leonardo Shelter Private Limited Blue Ridge Educational Institute Shree Bal Land Developers Private Limited Shopping Glory Private Limited Sanis Estate Private Limited (Strike off on 22.10.2021) ARYS Construction Private Limited Paranjape Realty Spaces Private Limited Spice of Life Hotels Private Limited	Entities over which the Company's key management personnel or their relatives may have significant influence (with whom the Company has transactions)
	Mr. Shrikant Paranjape - Chairman Mr. Shashank Paranjape - Managing Director	Key Management Personnel



**PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**

Notes forming part of financial statements for the year ended 31 March 2022

45	Related Party Transaction	
	Details of related parties:	
	Names of Related Parties	Description of relationship
	Smt. Pushpa Purushottam Paranjape Mrs.Varsha Shrikant Paranjape Mrs.Meenal Shashank Paranjape Mr.Rahul Shrikant Paranjape Mr.Amit Shashank Paranjape Mr. Sahil Shrikant Paranjape Mr. Yash Shashank Paranjape Ms. Nandita R. Paranjape Ms. Rama A Paranjape Ms. Shreya A. Mantri	Relatives of Key Management Personnel
	Dr.Pratibha Gurudatta Deshpande Padma Gokhale Rajesh Hukeri	Director (removed due to casual vacancy, Form DIR 12 yet to be approved by Register of Companies Independent Director Independent Director
	Futsal United	Partnership Firm where relative of Director of PSCL is a Partner
	Hempadma Construction	Partnership Firm where relative of Director of PSCL is a Partner
	Preferred Builders and Promoters Realty Limited Chitpavan Foundation	Private Company where Director of PSCL is a Director
	Zlife Systems Private Limited Reifen Investments Services Private Limited Plutus Fund Advisors Private Limited	Private Company where relative of a Director of PSCL is a Director
	Gloria Associates Employees Group Gratuity Cum Life Assurance Scheme Matrix Developers Pvt. Ltd. Employees Group Gratuity Cum Life assurance Schemes. FIPL Employees Gratuity Fund. Paranjape Schemes Yuthika Employees Group Gratuity Cum Life Assurance Scheme Linker Shelters Pvt. Ltd. Employees Group Gratuity & Life Assurance Scheme Paranjape Schemes Construction Limited Employees Group Gratuity& Life Assurance Scheme	Entities being a post-employment benefit plan of reporting entity or an entity related to the reporting entity

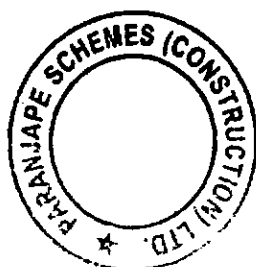




PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Notes forming part of financial statements for the year ended 31 March 2022

Rs. in Millions

Nature	Name of the Company / Individual	Nature of transactions	As at March 31, 2022	As at March 31, 2021
45 : Related Party Transaction (continued)				
02 Outstanding Balances				
Holding Company	Paranjape Griha Nirman Private Limited	Rent Payable	1.71	0.83
		Royalty Payable	0.10	0.10
Subsidiary Company	Athashri Homes Private Limited	Loan Taken	10.00	10.00
		Royalty Receivable	0.23	0.23
		Management Consultancy Receivable	3.92	3.92
		Inter Corporate Deposit Taken	42.53	42.53
		Interest Payable on Inter Corporate Deposit Taken	7.95	9.57
		Trade Receivables	0.18	0.11
		Trade Payables	0.03	0.03
		Investment in Capital	0.10	0.10
		Expenses recoverable	6.75	0.30
		Interest Receivable on Loan Given	-	0.23
	PSC Holdings Limited	Investment in Capital	1.03	1.03
		Investment in Share Application Money	0.03	0.03
		Investment in Debentures	56.78	55.06
	Linker Shelter Private Limited	Receivable for Management Consultancy	2.64	2.64
		Investment in Capital	197.85	197.85
		Trade Payables	0.10	1.41
		Trade Receivables	0.10	0.10
		Loan Given	2,171.16	1,737.11
		Interest Receivable on Loan Given	151.95	251.66
		Royalty Receivable	0.18	0.18
		Receivable on account of barter flat sale	12.74	12.54
		Reimbursement of Expenses incurred by the Company on behalf of others	3.75	3.38
	PSC Properties Private Limited	Investment in Capital	0.60	0.60
		Interest Receivable on loan Given	291.11	297.70
		Interest Receivable on Debentures	249.18	187.31
		Investment in Debenture	429.62	429.62
		Royalty Income	-	0.11
		Reimbursement of Expenses incurred by Others on behalf of the Company	4.37	0.73
		Loan Given	1,444.40	1,316.20
		Reimbursement of Expenses towards Rent expense payable	14.82	23.92
	Lavim Developers Private Limited	Investment in Capital	593.21	593.21
		Investment in Debenture	149.90	149.90
		Royalty Receivable	0.04	0.04
		Interest Receivable on Debentures	41.04	20.80
		Inter Corporate Deposit Taken	110.02	56.00
		Interest Payable on Inter Corporate Deposit Taken	6.96	0.21
		Management Consultancy Charges Receivable	4.44	10.78
		Reimbursement of expenses receivable	1.09	1.09
		Receivable on account of barter flat sale	0.42	0.38
		Trade Receivables	0.00	0.02
		Advance to suppliers	0.01	0.05
		Corporate Guarantee Given	177.46	-
		Trade Payables	0.08	0.13
	Peer Realty Private Limited	Investment in Capital	0.07	0.07
		Loan Given	444.30	250.55
		Royalty Receivable	0.15	0.15
		Reimbursement of Expenses incurred by the Company on behalf of others	0.14	0.14
		Interest Receivable On loan given	63.54	34.84
		Management Consultancy Charges Receivable	15.73	7.67
		Corporate Gaurantee Given	-	460.49
		Advance given against flat and land	37.00	37.00
		Receivable on account of transfer of WIP	338.90	338.90



RPT Balances



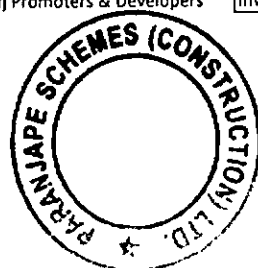


PARANJAPE SCHEMES (CONSTRUCTION) LIMITED

Notes forming part of financial statements for the year ended 31 March 2022

Rs. In Millions

Nature	Name of the Company / Individual	Nature of transactions	As at March 31, 2022	As at March 31, 2021
45 : Related Party Transaction (continued)				
02 Outstanding Balances				
	PSC Realtors Private Limited	Investment in Capital	997.38	997.45
		Royalty Receivable	0.08	0.08
		Loan Given	185.00	-
		Interest Receivable On loan given	0.21	-
		Management Consultancy Charges Payable	0.20	0.30
	Paranjape Premises Private Limited	Investment in Capital	8.60	8.60
		Trade Receivables	-	137.07
		ICD Taken	53.89	-
		Interest Payable on Loan Taken	3.01	-
		Reimbursement of Expenses incurred by the Company on behalf of others	1.03	-
		Corporate Guarantee Given	574.55	-
		Receivable on account of barter flat sale	-	-
	Blue Ridge Golf Club Pvt Ltd	Reimbursement of Expenses incurred by the Company on behalf of others	1.30	1.28
		Deposit Received	15.20	15.50
		Investment in Capital	0.50	0.50
	Pristine Homes LLC	Reimbursement of Expenses incurred by the Company on behalf of others	1.02	1.02
	Nova Developers Private Limited	Loan Given	9.21	3.10
		Investment in Capital	0.09	0.09
		Interest receivable on loan given	0.99	0.03
		Reimbursement of Expenses incurred by the Company on behalf of others	2.06	-
		Management Consultancy Charges Receivable	7.47	-
		Reimbursement of expenses payable by Company	69.76	-
		Corporate Guarantee Given	859.86	-
		Receivable on account of Project transfer	648.37	1,050.00
	Paranjape Spaces and Services Private Limited	Investment in Capital	0.10	-
		Loan Given	214.30	-
		Interest Receivable on Loan Given	0.12	-
	PSC Global Inc	Investment in Capital	396.60	396.60
		Loan given	53.26	42.85
		Interest Receivable on Loan Given	4.00	2.08
Fellow Subsidiary (Year ended in which transactions have taken place)	Krisha Shelter Private Limited	Rent Deposits Given	4.95	4.95
		Rent Payable	32.30	18.98
	Prism Services Property Solutions Private Limited	Trade Payable	21.77	21.33
		Rent Receivable	4.06	3.18
	Advent Project & Consultancy Services Private Limited	Trade Payable	47.46	49.89
		Rent Receivable and other Misc Services	2.29	1.76
	PSC Infracon Private Limited	Interest Receivable on loan Given	1.40	2.80
		Loan Given	1.00	19.00
		Loan taken	31.50	31.50
		Interest Payable on Loan Taken	8.61	7.00
		Trade Receivables	-	-
		Advance to suppliers	37.76	41.80
		Trade Payable	61.54	49.59
Joint Ventures	Kaleidoscope Developers Pvt Ltd	Investment in Capital	0.10	0.10
		Corporate Guarantee Given	2,220.00	2,220.00
		Land Advance given	532.55	526.82
Association of Persons	Paranjape Schemes Aakashdeep	Investment in Capital	8.59	8.61
	Paranjape Schemes Yuthika	Investment in Capital	(234.60)	(230.06)
Partnership Firms and LLPs	Kshitij Promoters & Developers	Investment in Capital	0.04	0.04



RPT Balances

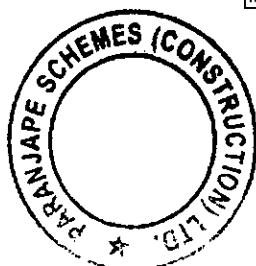




PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Notes forming part of financial statements for the year ended 31 March 2022

Rs. in Millions

Nature	Name of the Company / Individual	Nature of transactions	As at March 31, 2022	As at March 31, 2021
45 : Related Party Transaction (continued)				
02 Outstanding Balances				
		Current Account in Partnership Firm - Receivable/ (Payable)	(135.72)	(185.90)
		Royalty Income	0.04	0.04
		Trade Payable	1.06	0.05
		Trade Receivables	0.14	0.05
		Receivable on account of barter flat sale	10.56	10.56
		Payable on account of barter sale	13.10	16.57
		Management Consultancy Charges Receivable	15.98	8.66
	Paranjape Schemes Bangalore	Investment in Capital	128.11	189.92
	Paranjape Schemes Shelters	Expenses Recoverable	4.07	4.07
		Management Consultancy Charges Receivable	0.38	0.38
		Investment in Capital	0.50	0.50
		Payable on account of expenses recoverable	0.00	0.00
		Current Account in Partnership Firm - Receivable/ (Payable)	9.78	9.70
	Gloria Associates	Investment in Capital	175.68	175.78
	PSC Pacific	Current Account in Partnership Firm - Receivable/ (Payable)	(178.10)	(178.34)
		Investment in Capital	519.34	512.02
		Royalty Income	0.23	0.23
		Trade Receivables	0.03	0.03
		Trade Payable	0.75	0.75
		Reimbursement of Expenses incurred by the Company on behalf of others	1.59	1.59
		Receivable on account of barter flat sale	0.12	0.12
	Athashri Aastha	Corporate Guarantees Given	343.80	344.88
		Investment in Capital	0.01	0.01
		Current Account in Partnership Firm - Receivable/ (Payable)	6.14	5.61
	La Casa Shelters LLP	Investment in Capital	0.01	0.01
		Current Account in Partnership Firm - Receivable/ (Payable)	(178.69)	(182.88)
		Royalty Income	0.04	0.04
		Trade Payables	0.65	0.09
		Trade Advance Given	-	-
		Receivable on account of barter flat sale	1.51	1.51
		Management Consultancy Charges Receivable	22.04	9.70
Key management Personnel	Mr. Shrikant P. Paranjape	Loan Taken	248.26	213.02
		Interest Payable on Loan Taken	-	-
		Payable towards travel expenses	0.01	0.01
		Credit card balance	0.03	0.03
		Land Advance given	17.50	17.50
		Remuneration payable	132.46	89.06
		Commission payable towards Guarantee given	23.63	23.63
		Reimbursement of expenses	0.28	-
	Mr. Shashank P. Paranjape	Advance from customers	-	-
		Payable towards travel expenses	0.01	0.01
		Payable towards Land	30.28	35.78
		Loan Taken	199.92	152.13
		Remuneration payable	132.46	89.06
		Interest Payable on Loan Taken	-	-
		Land Advance given	72.28	72.28
		Reimbursement of Expenses payable	0.10	0.10
		Advance from customers	-	-
		Commission payable towards Guarantee given	23.63	23.63
		Amount payable	0.41	0.41
Entities over which key management personnel or their relatives exercise significant influence	Paranjape Estate & Development Company Private Limited	Loan Taken	-	-
		Interest Payable on loan Taken	-	-
		Investment in Capital	(0.01)	(0.01)



RPT Balances

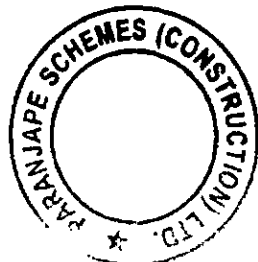


**PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**

Notes forming part of financial statements for the year ended 31 March 2022

Rs. in Millions

Nature	Name of the Company / Individual	Nature of transactions	As at March 31, 2022	As at March 31, 2021
45 : Related Party Transaction (continued)				
02 Outstanding Balances				
Influence (year ended in which transactions have taken place)		Investment in Current	19.02	19.02
	Athashri Foundation	Reimbursement of Expenses incurred by the Company on behalf of others	0.02	0.02
	Aquisys Properties	Land Advance given	5.00	5.00
	Spice of Life Hotels Private Limited	Deposit taken	0.50	0.50
		Inter Corporate Deposit given	23.31	-
		Interest Receivable on loan Given	-	23.31
		Trade Receivables	-	0.63
		Trade Payable	0.07	0.10
	Paranjape Realty Spaces Private Limited	Advance received against contract	38.55	38.55
		Loan Given	5.02	-
		Interest Receivable on loan Given	0.12	-
		Corporate Gaurantee Given	1,479.00	1,479.00
		Reimbursement of Expenses incurred by the Company on behalf of others	0.79	0.79
	Kreative Shelter Private Limited	Advance Given for land	16.70	16.70
	Magnet Shelters Private Limited	loan Given	-	0.01
		Interest Receivable on loan Given	0.00	0.01
	Paranjape Properties and Investment Private Limited	loan Given	211.08	164.38
		Interest Receivable on loan Given	20.13	382.05
	Krishna Murari Shelter Private	Interest Receivable on loan Given	0.00	-
	Lutomex Developers Private	Interest Receivable on loan Given	0.01	0.07
	Kranti developers Private Limited	Advance Given for Land	119.36	119.36
	Krishirsagar Shelter Private Limited	Interest Receivable on Loan given	0.00	0.02
		Expenses recoverable	0.00	0.00
	Luke Builder Private Limited	Payable towards Purchase of Shares-Menthol Developers Private Limited	0.05	0.05
		Inter Corporate deposit given	-	-
		Interest receivable on ICD given	0.08	0.08
	Shopping Glory Pvt Ltd	Reimbursement of Expenses incurred by the Company on behalf of others	0.07	0.07
	Futsal United	Deposit received	11.02	9.92
		Trade Payable	3.83	-
		Advance Given to Suppliers	2.53	3.00
	Hempadma Construction	Advance received against flat	23.25	35.00
		Advance received against flat at Vibhavari	2.00	2.00
		Land Advance received	-	11.00
	Neon Shelter Private Limited	Advance Given for Land	-	-
	Nexus Shelter Private Limited	loan Given	-	0.01
		Interest Receivable on loan Given	0.00	0.01
	Blue Ridge Educational Institute	Expenses Recoverable payable	0.06	0.06
		Trade Payables	-	-
		Trade Receivables	3.91	3.91
		Payable	2.20	-
		Deposit taken	341.96	303.93
	ARYS Construction Private Limited	Loan Taken	7.50	-
		Interest Payable on Loan Taken	0.50	-
	Reifen Investment Services Pvt Ltd	Inter Corporate Deposit Taken	8.35	-
		Interest Payable on Inter Corporate Deposit Taken	1.75	-
		Investment in Optionally Conv. Debentures	24.40	-
	Nalanda Shelter Private Limited	Trade Receivables	-	-
		Investment in Optionally Conv. Debentures	1,237.18	1,094.03
		Interest receivable on Optionally Conv. Debentures	0.22	0.14
		Interest receivable	-	-
		Deposit taken against Corporate Guarantee	165.00	165.00
Relatives of Key Management	Mrs. Varsha Shrikant Paranjape	Payable towards purchase of Land	80.64	70.16



RPT Balances



**PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**

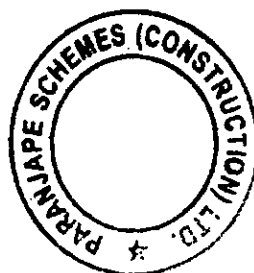
Notes forming part of financial statements for the year ended 31 March 2022

Rs. In Millions

Nature	Name of the Company / Individual	Nature of transactions	As at March 31, 2022	As at March 31, 2021
45 : Related Party Transaction (continued)				
02 Outstanding Balances				
Personnel (Year ended in which transactions have taken place)		Advance received against flat and land	36.00	36.00
		Land Advance given	9.95	9.87
	Mrs.Meenal Shashank Paranjape	Payable towards purchase of Land	41.88	41.88
		Advance received against flat and land	36.00	36.00
		Land Advance given	9.58	0.08
		Payable towards travel expenses	0.02	0.02
	Mr.Amit Shashank Paranjape	Receivable towards purchase of flat	0.01	0.01
		Advance received towards booking of flat	0.00	28.01
		Advance given	0.03	0.03
		Remuneration payable	1.10	1.56
	Mr. Rahul Shrikant Paranjape	Remuneration payable	1.32	1.56
		Advance received towards booking of flat	0.00	28.01
		Reimbursement of expenses payable	0.03	0.03
		Advance given	0.01	0.01
	Mr.Sahil Shrikant Paranjape	Remuneration payable	1.10	1.56
		Payable towards purchase of Shares of Flagship Infrastructure	-	-
		Advance received towards booking of flat	0.00	28.01
		Payable towards land purchase	54.49	54.49
		Trade Receivables	0.01	0.01
		Advance to suppliers	0.00	0.00
		Payable towards land purchase	0.01	0.01
	Mr. Yash Shashank Paranjape	Payable towards land purchase	63.66	63.66
		Reimbursement of expenses receivable	-	-
		Advance to suppliers	0.34	0.34
		Remuneration payable	1.32	1.56

Terms and conditions of transactions with related parties.

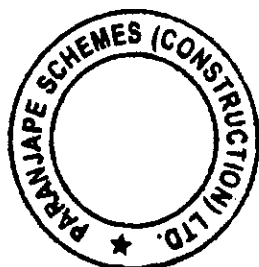
The transactions with related parties are made on terms equivalent to those that prevail on arms' length. Outstanding balances at the year-end are unsecured and interest free except for borrowings and settlement occurs. There have been guarantees provided or received for related parties receivables or payables. For the year ended 31 March 2022, the Company has recorded aggregate expected credit loss of Rs. Nil towards loans given and interest receivable relating to amount owed by related parties (31 March 2021: 605.02). This assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates.



**PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**

Notes forming part of financial statements for the year ended 31 March 2022

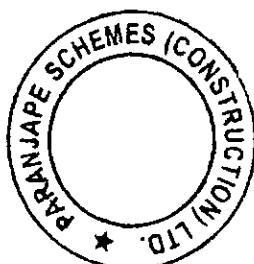
Nature	Name of the Company / Individual	Nature of transactions	For the year ended March 31, 2022	For the year ended March 31, 2021
01 Transactions during the year:				
Holding Company	Paranjape Griha Nirman Private Limited	Royalty Income	-	0.01
		Royalty Expense	-	0.10
		Rent Paid	0.90	0.90
Subsidiary Company	Atrashri Homes Private Limited	Interest on Loan Taken	6.10	5.76
		Management Consultancy charges received	-	-
		Sale & Other Services	0.10	0.03
		Royalty Income	-	0.06
	Peer Realty Private Limited	Loan Given	193.75	15.85
		Release of Guarantees & Collaterals provided	460.49	-
		Reimbursement Of Expenses incurred by the Company on behalf of others	-	0.14
		Royalty Income	-	0.04
		Interest on Loan Given	35.60	19.93
		Advance Given towards purchase of flat	-	37.00
		Management Consultancy charges received	7.47	4.21
		Interest on Loan Given	-	-
	Linker Shelter Private Limited	Management Consultancy charges received	-	0.70
		Reimbursement Of Expenses incurred by the Company on behalf of others	-	1.11
		Purchases & Other Services	0.21	0.49
		Loan Given	434.05	67.68
		Sale of material	-	0.02
		Royalty Income	-	0.06
	PSC Properties Private Limited	Reimbursement Of Expenses incurred by the Company on behalf of others	-	0.73
		Royalty Income	-	0.04
		Interest on Debentures	68.74	68.74
		Interest on Loan given	-	-
		Inter Corporate Deposit given	342.49	32.82
		Rent Paid	-	3.61
		Management Consultancy charges received	3.69	-
		Release of Guarantees & Collaterals provided	-	-
	Paranjape Premises Private Limited	Sale of Flat (Barter Exchange)	-	5.65
		Reimbursement Of Expenses incurred by the Company on behalf of others	1.03	-
		Inter Corporate Deposit Taken	53.89	-
		Interest on Inter Corporate Deposit Taken	3.34	-
	Lavim Developers Private Limited	Interest on Debentures	22.49	22.49
		Royalty income	-	0.04
		Sales & Other Services	-	-
		Reimbursement Of Expenses incurred by the Company on behalf of others	-	0.28
		Interest on Loan given	-	-
		Income from Management Consultancy fees	8.99	15.84
		Loan Given	-	135.71
		Loan Taken	62.83	56.00
		Loan Repayment received	-	135.71
		Interest on Loan Taken	7.50	0.23
		Sale of material	0.06	0.04
		Security deposit received	-	-
		Security deposit repaid	-	20.00
		Purchase of material	-	-
		Loan repaid	8.81	5.23
	Blue Ridge Golf Club Pvt Ltd	Reimbursement Of Expenses incurred by the Company on behalf of others	0.02	0.01
		Deposit repaid	0.30	-
		Deposit Received	-	15.50
	Nova Developers Private Limited	Loan Given	26.11	3.10
		Loan Repayment received	20.00	-
		Interest on Loan Given	1.07	0.03
		Corporate Guarantees Given during the year	859.86	-



RPT Transactions



Nature	Name of the Company / Individual	Nature of transactions	For the year ended March 31, 2022	For the year ended March 31, 2021
01 Transactions during the year:		Management Consultancy charges received	6.92	-
		Reimbursement Of Expenses incurred by the Company on behalf of others	2.06	-
		Investment in Capital	-	0.09
		Sale of material	0.22	-
		Reimbursement Of Expenses incurred on behalf of Company by others	70.01	-
		NOVA BTA - Project Transfer	-	1,050.00
	Paranjape Spaces and Services Private Limited	Investment in Capital	0.10	-
		Loan Given	214.30	-
		Interest on Loan Given	0.13	-
	PSC Realtors Private Limited	Royalty Income	-	0.04
		Loan Given	185.00	-
		Interest on Loan Given	0.24	-
		Sale of Shares	0.07	-
	PSC Global Inc	Loan given	10.41	6.19
		Interest on loan given	1.92	1.59
Fellow Subsidiary (Year ended in which transactions have taken place)	Krishna Shelter Private Limited	Rent Paid	12.73	12.73
	Prism Services Property Solutions Private Limited	Rent Paid	-	0.57
		Rent Received	0.76	0.76
		Security charges	7.74	6.30
		Purchase and other services	1.10	0.67
	Advent Project & Consultancy Services Private Limited	Purchase and other services	11.83	10.14
		Rent Received	0.45	0.90
	PSC Infracon Private Limited	Commission on Corporate Guarantee given	-	-
		Repaid of Loan Taken	-	14.04
		Receipt of loan given	18.00	-
		Interest on loan taken	2.21	2.21
		Interest on loan given	0.55	0.38
Joint Ventures	Kaledioscope Developers Private Limited	Corporate Guarantees Given during the year	-	-
		Land Advance given	5.73	2.16
Partnership Firms and LLPs	Paranjape Schemes Bangalore	Amount paid to Partnership Firms	16.79	22.92
		Amount received from Partnership Firms	56.67	93.16
		Share of Profit/(Loss) from Partnership Firms	(18.35)	(2.40)
		Management Consultancy charges received	-	0.34
	Paranjape Schemes Shelters	Share of Profit/(Loss) from Partnership Firms	(0.02)	(0.02)
		Amount paid to Partnership Firms	0.09	-
	Kshitij Promoters & Developers	Amount paid to Partnership Firms	60.72	111.63
		Royalty Income	-	0.04
		Amount received from Partnership Firms	122.22	275.01
		Management Consultancy charges received	6.78	7.84
		Share of Profit/(Loss) from Partnership Firms	111.68	(8.84)
		Amount paid by the Co on behalf of others	-	3.35
		Sale of Flat (Barter Exchange)	-	11.60
		Purchases & Other Services	0.91	-
		Sales and other services	0.13	0.04
	Gloria Associates	Amount paid to Partnership Firms	-	0.70
		Amount received from Partnership Firms	0.10	-
		Share of Profit/(Loss) from Partnership Firms	0.24	(0.14)
	PSC Pacific	Amount paid to Partnership Firms	166.09	85.96
		Amount received from Partnership Firms	49.90	25.50
		Share of Profit/(Loss) from Partnership Firms	(108.87)	(147.95)
		Royalty Income	-	0.06
		Corporate Guarantees Given	-	-
		Expenses incurred on behalf of others	-	0.57
		Sales and other services	-	-
		Purchases & Other Services	-	0.00



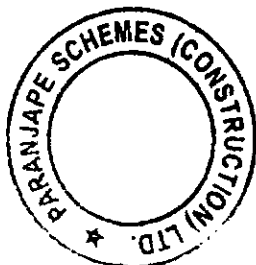
RPT Transactions



**PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**

Notes forming part of financial statements for the year ended 31 March 2022

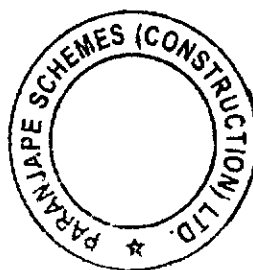
Nature	Name of the Company / Individual	Nature of transactions	For the year ended March 31, 2022	For the year ended March 31, 2021
01 Transactions during the year:				
	Athashri Aastha	Share of Profit/(Loss) from Partnership Firms	0.53	1.04
	La Casa Shelters LLP	Purchases & Other Services	-	0.08
		Royalty Income	-	0.04
		Management Consultancy charges received	16.52	14.63
		Amount paid to LLP	4.04	48.95
		Amount received from LLP	8.90	82.29
		Share of Profit/(Loss) from LLP	8.91	54.64
Association of Persons	Paranjape Schemes Aakashdeep	Share of Profit/(Loss) from AOP	(0.01)	(0.01)
	Paranjape Schemes Yuthika	Share of Profit/(Loss) from AOP	2.11	0.27
		Capital Introduced in AOP	1.78	2.59
		Capital withdrawn from AOP	-	23.67
		Sale of Flat (Barter Exchange)	8.46	-
			-	-
Key management Personnel	Mr. Shrikant P. Paranjape	Loan Repaid	22.81	21.20
		Loan Taken	58.05	27.50
		Interest On Loan Taken	-	-
		Managerial Remuneration	50.00	22.63
		Sale of Nova Developers Pvt Ltd.shares	-	0.00
		Reimbursement of Expenses incurred by Company	0.28	-
			-	-
	Mr. Shashank P. Paranjape	Loan Repaid	0.41	25.38
		Loan Taken	48.20	16.00
		Interest on Loan Taken	-	-
		Managerial Remuneration	50.00	22.63
		Travel expenses	-	-
		Reimbursement Of Expenses incurred by the Company on behalf of others	-	-
		Reimbursement of expenses incurred by others on behalf of company	0.98	0.10
		Sale of Nova Developers Pvt Ltd.shares	-	0.00
	Paranjape Estate & Development Company Private Limited	Loan Repaid	-	2.99
			-	-
	Spice of Life Hotels Private Limited	Interest On Inter Corporate Deposit Taken	-	0.12
		Purchases & Other Services	-	0.27
		Loan Repayment received	-	46.65
		Interest on Inter Corporate Deposit given	-	3.43
	Krantidevelopers Private Limited	Reimbursement of Expenses	0.06	0.14
		Advance Given towards purchase of Land	-	0.10
	Krishirsagar Shelter Private Limited	Interest received on loan given	0.00	0.00
		Loan repaid	0.02	-
		Purchases & Other Services	1.50	-
		Sale of PSC Realtors shares	0.07	-
	Lutomex Developers Private Limited	Interest on Inter Corporate Deposit given	0.01	0.01
	Blue Ridge Educational Institute	Rent Received	18.62	19.73
		Deposit Given (repayment / Adjustment of deposit)	31.97	100.00
		Deposit received	70.00	-
		Township Maintenance & Water Charges	1.97	1.73
	ARYS Construction Private Limited	Loan Taken	7.50	-
		Interest on loan taken	0.53	-
	Reifen Investment Services Pvt Ltd	Inter Corporate Deposit Taken	8.35	-
		Interest on Inter Corporate Deposit Taken	0.58	-
		Investment in Optionally Conv.Debentures	24.40	-
	Luke Builder Private Limited	Interest on Inter Corporate Deposit given	-	0.78
		Repayment received of ICD given	-	10.05
	Krishna Murari Shelter Pvt Ltd	Loan repayment received	-	0.01
		Interest received on loan given	-	0.00
		Land Loan repayment received	-	9.82
	Paranjape Realty Spaces Private Limited	Expenses paid by CO on behalf of Others	-	0.79



RPT Transactions



Nature	Name of the Company / Individual	Nature of transactions	For the year ended March 31, 2022	For the year ended March 31, 2021
01 Transactions during the year:		Loan Given	5.02	
		Interest received on loan given	0.13	
	Magnet Shelters Private Limited	Interest received on loan given	0.00	0.00
		Repayment received of loan given	0.01	
	Nalanda Shelter Private Limited	Inter Corporate Deposit Repaid	-	-
		Management Consultancy charges received	-	-
		Investment in Optionally convertible debentures	-	56.40
		Advance Given towards purchase of Land	-	-
		Interest received on loan given	0.09	0.09
		Interest on Inter Corporate Deposit taken	-	-
	Paranjape Properties and Investment Private Limited	Inter Corporate Deposit Taken	-	-
		Inter Corporate Deposit Given	46.70	164.38
		Interest On Inter Corporate Deposit Taken	-	-
		Interest on Inter Corporate Deposits Given	14.00	3.73
		Purchase of Nova Shares	-	0.10
	Futsal United	Deposit received	1.10	4.20
		Rental Income	-	0.01
		Purchase & other Services	89.85	7.48
		Deposit repaid	-	4.96
	Hempadma Construction	Advance received against flat	-	35.00
		Advance received against flat at Vibhavari	-	2.00
		Repayment of advance received	11.75	
		Land Advance paid back	11.00	
		Land Advance received	-	11.00
Relatives of Key Management	Mr. Amit Shashank Paranjape	Foreign Travel Expenses	-	-
		Remuneration	3.58	2.87
		Reimbursement of Expenses incurred by Company on behalf of others	0.23	0.06
		Advance received towards booking of Flat	-	28.01
		Sale of Flat	28.22	-
	Mr. Rahul Shrikant Paranjape	Remuneration	3.58	2.87
		Reimbursement of Expenses incurred by Others on behalf of company Net	0.01	0.13
		Advance received towards booking of Flat	-	28.01
		Sale of Flat	28.22	
	Mr. Sahil Shrikant Paranjape	Remuneration	3.58	2.87
		Advance received towards booking of Flat	-	28.01
		Sale of Flat	28.22	
		Reimbursement of Expenses	-	0.01
	Mr. Yash Shashank Paranjape	Reimbursement of Expenses incurred by Others on behalf of company	0.02	1.65
		Remuneration	3.58	2.87
	Mrs.Meenal Shashank Paranjape	Advance received against flat	-	36.00
		Purchase of land	57.26	27.14
		Sale of Shop, Offices and Flats	40.20	11.03
		Sale of Nova Developers Pvt Ltd.shares	-	0.00
	Mrs.Varsha Shrikant Paranjape	Advance received against flat	-	36.00
		Sale of Nova Developers Pvt Ltd.shares	-	0.00
		Sale of Shop, Offices and Flats	40.20	11.03
		Purchase of land	57.26	27.14



46 Particulars of loans given / guarantees given, as required by clause (4) of Section 186 of the Companies Act, 2013

Loans - Non Current	Nature	As at		Period	Rate of interest as		Purpose for which utilised by recipient
		31-March-2022	31-March-2021		at 31-March-2022	at 31-March-2021	
Linker Shelters Private Limited	Loan	2,171.16	1,737.11	Repayable on Demand	0.00%	0.00%	General Corporate Loan
Peer Realty Private Limited	Loan	481.30	287.55	Repayable on Demand	8.00%	8.00%	General Corporate Loan
PSC Properties Private Limited	Loan	1,444.40	1,316.20	Repayable on Demand	0.00%	0.00%	General Corporate Loan
PSC Global INC	Loan	53.26	42.85	Repayable on Demand	3% + LIBOR	3% + LIBOR	General Corporate Loan
Pooja Devcon Private Ltd.	Loan	57.20	57.20	Repayable on Demand	0.00%	0.00%	General Corporate Loan
Paranjape Properties and Investment Pvt Ltd	Loan	211.08	164.38	Repayable on Demand	8.00%	8.00%	General Corporate Loan
Nova Developers Pvt. Ltd	Loan	9.21	3.10	Repayable on Demand	8.00%	8.00%	General Corporate Loan
Man Mandir Shelter Pvt. Ltd.	Loan	2.25	-	Repayable on Demand	8.00%	-	General Corporate Loan
Paranjape Realty Spaces Pvt Ltd	Loan	5.02	-	Repayable on Demand	8.00%	-	General Corporate Loan
PSC Realtors Pvt. Ltd.	Loan	185.00	-	Repayable on Demand	8.00%	-	General Corporate Loan
Paranjape Spaces And Services Pvt Ltd	Loan	214.30	-	Repayable on Demand	0.00%	-	General Corporate Loan
Spice of Life Hotels Pvt Ltd	Loan	23.31	-	Repayable on Demand	0.00%	-	General Corporate Loan
Psc infracon Pvt.Ltd.	Loan	1.00	19.00	Repayable on Demand	8.00%	8.00%	General Corporate Loan
		4,858.49	3,627.39				

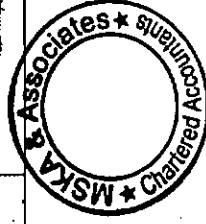
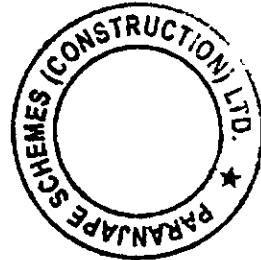
(Rs. in Million)

Loans -Current	Nature	As at		Period	Rate of interest as		Purpose for which utilised by recipient
		31-March-2022	31-March-2021		at 31-March-2022	at 31-March-2021	
Krishnagar Shelter Private Limited	Loan	-	0.02	Repayable on Demand	8.00%	8.00%	General Corporate Loan
Lutomex Developers Private Limited	Loan	-	0.08	Repayable on Demand	8.00%	8.00%	General Corporate Loan
Magnet Shelter Private Limited	Loan	-	0.01	Repayable on Demand	8.00%	8.00%	General Corporate Loan
Nexus Shelter Private Limited	Loan	-	0.01	Repayable on Demand	8.00%	8.00%	General Corporate Loan
		-	0.12				

(Rs. in Million)

Corporate Guarantee Given	Nature	As at		Tenure of Loan	Rate of interest as		Purpose
		31-March-2022	31-March-2021		at 31-March-2022	at 31-March-2021	
PSC Pacific	Corporate Guarantee	343.80	344.88	October 2016 to June 2024	13.20%	11.60%	General Corporate Loan
Kaleidoscope Developers Pvt Ltd	Corporate Guarantee	2,220.00	2,200.00	July 2018 to June 2024	7.00%	7.00%	General Corporate Loan
Paranjape Premises Pvt Ltd	Corporate Guarantee	574.55	-	May 2021 to September 2025	14.75%	-	General Corporate Loan
Peer Realty Pvt Ltd	Corporate Guarantee	-	460.49	July 2018 to December 2022	-	Tranche I - 8% Tranche II - 12%	General Corporate Loan
Nova Developers Pvt Ltd	Corporate Guarantee	859.86	-	November 2021 to November 2025	18.00%	-	General Corporate Loan
Lavim Developers Pvt Ltd	Corporate Guarantee	177.46	-	June 2021 to December 2024	11.00%	-	General Corporate Loan
Paranjape Realty Spaces Pvt Ltd	Corporate Guarantee	1,479.00	1,479.00	Apr 19 - Sept 2022	10.00%	10.00%	General Corporate Loan
		5,654.67	4,484.37				

Note - For particulars of investments made, as required by clause (4) of Section 186 of the Companies Act, 2013 (Refer Note 7)



**PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**

Notes forming part of financial statements for the year ended 31 March 2022

47. Financial Instrument:**47.1. Capital Management**

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders. The primary objective of the Company's capital management is to maximize the shareholder value and to ensure the Company's ability to continue as a going concern.

The Company has not distributed any dividend to its shareholders. The Company monitors gearing ratio i.e. total debt in proportion to its overall financing structure, i.e. equity and debt. Total debt comprises of borrowing which has been detailed in notes 21, 26 offset by cash and bank balances. The Company's finance committee reviews the capital structure of the Company on an ongoing basis. As part of this review, the committee considers the cost of capital and the risks associated with each class of capital.

(Rs. in Million)		
Gearing Ratio:		
Particulars	As At 31 March 2022	As At 31 March 2021
Equity Share Capital	947.33	947.33
Other Equity	(3,126.64)	(2,070.60)
Total Equity Capital (i)	(2,179.31)	(1,123.27)
Borrowings	17,495.07	16,214.30
Less : Cash and Cash Equivalents (including bank overdraft and mutual fund investments)	(681.57)	(288.37)
Less: Other bank balances	(261.40)	(220.68)
Net Debt (ii)	16,552.10	15,705.25
Overall financing (iii) = (i) + (ii)	14,372.79	14,581.98
Gearing ratio (ii) / (iii)	1.15	1.08

No changes were made in the objectives, policies or processes for managing capital during the years ended 31 March 2022 and 31 March 2021.

47.2 Financial instruments by category**A) Accounting classification and fair values**

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

B) Measurement of fair value

The fair values of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The following methods and assumptions were used to estimate the fair values:

Fair value of investments, cash & cash equivalents, other balances with banks, loans, Trade receivables and other financial assets, trade payables, other current liabilities, short term loans from related parties/others approximate their carrying amounts largely due to maturities of these instruments. short term maturities of other instruments.

C) Fair value hierarchy

The following is the hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

- Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3 - Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).



**PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**

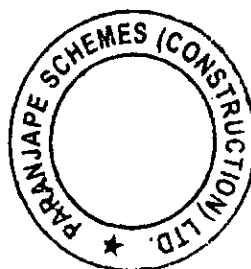
Notes forming part of financial statements for the year ended 31 March 2022

47. Financial Instrument:

The following table presents fair value hierarchy of assets and liabilities measured at fair value on a recurring basis:

(Rs. in Million)

Particulars	Carrying amount as at		Fair value amount as at	
	31 March 2022	31 March 2021	31 March 2022	31 March 2021
Fair value measurement hierarchy of assets				
Financial assets measured at fair value through Statement of Profit & Loss				
Level 1 (Quoted price in active markets)				
Current Assets				
Investments in mutual funds and others measured as FVTPL	1,237.87	1,094.04	1,237.87	1,094.04
There have been no transfers between Level 1 and Level 2 during the period				
Financial assets measured at amortised cost				
Non - Current Assets				
(i) Investments	3,469.26	3,521.30	3,469.26	3,521.30
(ii) Loans	4,358.31	3,186.30	4,358.31	3,186.30
(iii) Others Financial Assets	1,207.48	1,185.55	1,207.48	1,185.55
Current Assets				
(i) Investments	0.00	0.00	0.00	0.00
(ii) Trade Receivables	212.84	323.99	212.84	323.99
(iii) Cash and Cash Equivalents	681.57	288.37	681.57	288.37
(iv) Other Balances with Banks	261.40	220.68	261.40	220.68
(v) Loans	-	0.12	-	0.12
(vi) Other Financial Assets	708.54	1,516.63	708.54	1,516.63
Fair value measurement hierarchy for liabilities:				
Financial liabilities measured at amortised cost				
Non - Current Liabilities				
(i) Borrowings	7,229.41	5,023.19	7,229.41	5,023.19
(ii) Lease Liabilities	171.26	189.98	171.26	189.98
(iii) Trade Payables	-	-	-	-
(iv) Other financial liabilities	582.33	208.68	582.33	208.68
Current Liabilities				
(i) Short Term Borrowings	10,265.66	11,191.11	10,265.66	11,191.11
(ii) Lease Liabilities	6.04	11.98	6.04	11.98
(iii) Trade Payables	3,782.81	3,739.37	3,782.81	3,739.37
(iv) Other financial liabilities	3,488.89	3,430.09	3,488.89	3,430.09





47 Financial Instrument (continued):

47.3 Financial Risk Management Framework:

The Company's Corporate Treasury function provides services to the business, co-ordinates access to domestic markets, monitors and manages the financial risks relating to the operations of the Company through internal risk reports/ discussions which analyse exposures by degree and magnitude of risks. The Corporate treasury function reports periodically to the Finance Committee, an independent body that monitors risks and policies implemented to mitigate risk exposures. These risks market risk including interest rate risk, credit risk and liquidity risk.

The Company does not enter into or trade financial instruments including derivative financial instruments, for speculative purposes.

i) Credit Risk: Credit risk is the risk of financial loss arising from counterparty failure to repay or service debt according to the contractual terms or obligations. The Company has adopted a policy of only dealing with creditworthy counterparties and obtaining sufficient collateral, as a means of mitigating the risk of financial loss from defaults. Credit risk encompasses of both, the direct risk of default and the risk of deterioration of creditworthiness as well as concentration of risks. The Company uses publicly available information, its own trading records and information supplied by the customers.

Financial instruments that are subject to concentrations of credit risk principally consist of investment in debentures, loans (including interest receivable), trade receivables, advances for land purchase, etc.. For credit risk concentration of trade receivables Refer Note 7, 8, 11, 14 and 18 to the financial statements.

In addition, the Company is exposed to credit risk in relation to financial guarantees given to banks provided by the Company. The Company's maximum exposure in this respect is the maximum amount the Company could have to pay if the guarantee is called on (See note 38). As at March 31, 2022, an amount of Rs. Nil Mn (as at March 31, 2021: Rs. Nil Mn) has been recognised as financial liabilities. These financial guarantees have been issued to banks for the loans granted to the subsidiaries/ joint ventures of the Company.

ii) Market risk

Market risk is the risk of loss of future earnings, fair values or future cash flows that may result from adverse changes in market rates and prices (such as interest rates and foreign currency exchange rates) or in the price of market risk-sensitive instruments as a result of such adverse changes in market rates and prices. Market risk is attributable to all market risk-sensitive financial instruments, all foreign currency receivables and payables and all short-term and long-term debt. The Company is exposed to market risk primarily related to foreign exchange rate risk and interest rate risk.

A)(a) Foreign currency risk

The Company is subject to risk of changes in foreign currency values that impact cost of investments and loan given primarily with respect to USD. The Company's business model incorporates assumptions on currency risks and ensures any exposure is covered through the normal business operations.

For Company unhedged exposure to foreign currency risk at the end of the reporting period, refer note 39.

b) Sensitivity - Sensitivity analysis is not performed as the unhedged foreign currency exposure of the Company is not significant

B)(a) Interest rate risk Management:

The company is exposed to interest rate risk because the company borrows funds at both fixed and floating interest rates. The risk is managed by the Company by maintaining an appropriate mix between fixed and floating rate borrowings. The Company's exposures to interest rates on financial assets and financial liabilities are detailed in the liquidity risk management section of this note.

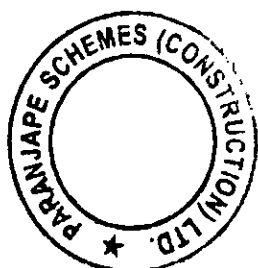
b) Interest rate risk exposure

The exposure of the Company's borrowing to interest rate changes at the end of the reporting period are as follows

Particulars	(Rs. in Million)	
	As At 31 March 2022	As At 31 March 2021
Variable rate borrowings	10,829	9,778
Fixed Rate borrowings	6,666	6,436
Total Borrowings	17,495	16,214

c) Cash Sensitivity Analysis for variable rate instruments

The sensitivity analysis below has been determined based on the exposure to interest rates at the end of the reporting period. For floating rate liabilities, the analysis is prepared assuming that the amount of the liability as at the end of the reporting period was outstanding for the whole year. A 100 basis point increase or decrease is used when reporting interest rate risk internally to key management personnel and represents Management's assessment of the reasonably possible change in interest rates. This analysis assumes that all other variables, in particular foreign currency exchange rates, remain constant.





47 Financial Instrument (continued):

Particulars	(Rs. in Million)	
	Impact - increase/(decrease) in profit	
	As At 31 March 2022	As At 31 March 2021
Interest rates – increase by 100 basis points *	(108.29)	(97.78)
Interest rates – decrease by 100 basis points *	108.29	97.78

* Holding all other variables constant

iii) Liquidity risk management:

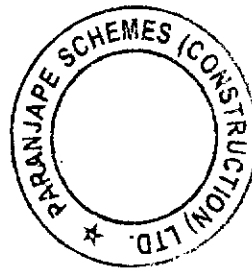
Ultimate responsibility for liquidity risk management rests with the board of directors, which has established an appropriate liquidity risk management framework for the management of the Company's short term, medium term and long term funding and management requirements. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

The following tables detail the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the company can be required to pay. The tables include both interest and principal cash flows. To the extent that interest flows are floating rate, the undiscounted amount is derived from interest rate curves at the end of the reporting period. The contractual maturity is based on the earliest date on which the company may be required to pay.

The table below summarises the maturity profile, of the Company's financial liabilities based on contractual undiscounted payments

Particulars	Carrying value	On demand	(Rs. in Million)	
			Less than 1 year (or applicable operating cycle)	1 to 5 years (or beyond one operating cycle)
As At 31 March 2022				
Borrowings	17,495.07	936.98	9,328.68	7,229.41
Trade and other payables	3,782.81	-	3,782.81	-
Other financial liabilities	4,071.22	77.99	3,410.91	582.33
Total	25,349.11	1,014.97	16,522.40	7,811.74
As At 31 March 2021				
Borrowings	16,214.30	746.03	10,445.08	5,023.19
Trade and other payables	3,739.37	-	3,739.37	-
Other financial liabilities	3,638.77	64.86	3,365.23	208.68
Total	23,592.44	810.89	17,549.68	5,231.87

The amounts included above for financial guarantee contracts are the maximum amounts the Company could be forced to settle under the arrangement for the full guaranteed amount if that amount is claimed by the Counterparty to the Guarantee. Based on expectations at the end of the reporting period, the Company considers that it is more likely than not that such an amount will not be payable under the arrangement. However, this estimate is subject to change depending on the probability of counterparty claiming under the guarantee which is a function of the likelihood that the financial receivables held by the counterparty which are guaranteed suffer credit losses.





Financial Instrument:

47.4 Fair Value measurements

This note provides information about how the Company determines fair values (in particular, the valuation techniques and inputs used) of various financial assets and financial liabilities measured on a recurring basis:

The following table presents fair value hierarchy of assets and liabilities measured at fair value on a recurring basis:

As at 31 March 2022

(Rs. in Million)

Particulars	As At 31 March 2022	Fair value measurement as at balance sheet using		
		Level 1	Level 2	Level 3
Assets				
Investments in mutual fund	0.01	-	0.01	-
Nalanda Shelters Private Limited	1,237.18	-	1,237.18	-

As at 31 March 2021

(Rs. in Million)

Particulars	As At 31 March 2021	Fair value measurement as at balance sheet using		
		Level 1	Level 2	Level 3
Assets				
Investments in mutual fund	0.01	-	0.01	-
Nalanda Shelters Private Limited	1,094.04	-	1,094.04	-

Note 1: Investment in structured entities comprise of investments made in equity shares of some lenders in accordance with the debt covenants. As per past trends and Management estimates, the said investments are recovered at cost. Hence for valuation purposes cost approximates the fair value.

Note 2: At the end of the reporting period, there are no significant concentrations of credit risk for financial assets designated at FVTPL. The carrying amount reflected above represents the Company's maximum exposure to credit risk for such Financial Assets.

47.5 Fair Value of financial assets and financial liabilities that are not measured at fair value (but fair value disclosures are required):

The carrying amounts of the following financial assets and financial liabilities are reasonable approximation of their fair values. Accordingly the fair values of such financial assets and financial liabilities have not been disclosed separately.

a. Financial assets

- (i) Investments
- (ii) Loans
- (iii) Trade Receivables
- (iv) Cash and Cash Equivalents
- (v) Other bank balances
- (vi) Loans
- (vii) Others Financial Assets

b. Financial liabilities

- (i) Trade payables
- (ii) Payables
- (iii) Borrowings
- (iv) Other financial liabilities

Fair value hierarchy

All financial instruments for which fair value is recognised or disclosed are categorised within the fair value hierarchy described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1: Quoted (unadjusted) price is active market for identical assets or liabilities.

Level 2: Valuation technique for which the lowest level input that has a significant effect on the fair value measurement are observed, either directly or indirectly.

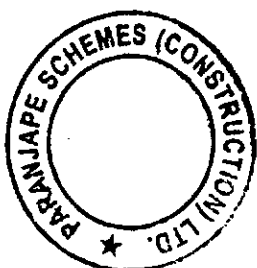
Level 3: Valuation technique for which the lowest level input has a significant effect on the fair value measurement is not based on observable market data.

Discount rates used in determining fair value

The interest rate used to discount estimated future cash flows, where applicable, are based on the incremental borrowing rate of the borrower which in case of financial liabilities is the weighted average cost of borrowing of the Company and in case of financial assets is the average market rate of similar credit rated instrument.

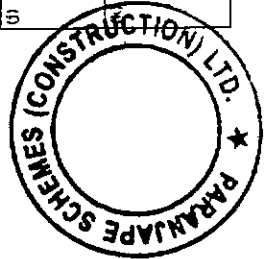
The Company maintain policies and procedure to value financial assets or financial liabilities using the best and most relevant data available. In addition, the Company internally reviews valuation, including independent price validation for certain instruments.

Fair value of financial assets and liabilities is the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique.



48 Ratios

S No.	Ratio	Formula	Particulars		March 31, 2022		March 31, 2021		Ratio as on	Ratio as on	Variation	Reason (if variation is more than 25%)
			Numerator	Denominator	Numerator	Denominator	Numerator	Denominator				
(a)	Current Ratio	Current Assets / Current Liabilities	Current Assets = Inventories + Trade Receivables + Cash & Cash Equivalents + Other Current Assets + Contract Assets + Assets held for Sale	Current Liability = Short term borrowings + Trade Payables + Other financial Liability + Current tax (Liabilities) + Contract Liabilities + Provisions + Other Current Liability	20,148.81	27,266.89	19,623.19	26,955.76	0.74	0.73	1.51%	
(b)	Debt-Equity Ratio	Debt / Equity	Debt = long term borrowing and current maturities of long-term borrowings and redeemable preference shares treated as financial liability	Equity = Equity + Reserve and Surplus	17,495.07	(2,179.32)	16,214.30	(1,123.27)	(8.03)	(14.43)	-44.39%	It is on account of increase in loss during current year as compared to previous year.
(c)	Debt Service Coverage Ratio	Net Operating Income / Debt Service	Net Operating Income = Net profit after taxes + Non-cash operating expenses + finance cost	Debt Service = Interest & Lease Payments + Principal Repayments	(135.04)	4,421.90	(167.88)	2,733.29	(0.03)	(0.06)	-50.28%	It is on account of increase in loss during current year as compared to previous year.
(d)	Return on Equity Ratio	Profit after tax less pref. Dividend x 100 / Shareholder's Equity	Net Income = Net Profits after taxes - Preference Dividend	Shareholder's Equity	(1,062.71)	(2,179.32)	(827.66)	(1,123.27)	0.49	0.74	-33.82%	It is on account of increase in loss during current year as compared to previous year.
(e)	Inventory Turnover Ratio	Cost of Goods Sold / Average Inventory	Cost of Goods Sold	(Opening Inventory + Closing Inventory)/2	2,511.63	16,360.56	1,139.62	15,711.01	0.15	0.07	109.09%	Increase in operation during the current year
(f)	Trade Receivables Turnover Ratio	Net Credit Sales / Average Trade Receivables	Net Credit Sales	(Opening Trade Receivables + Closing Trade Receivable)/2	3,278.05	268.41	1,277.77	316.98	12.21	4.03	202.97%	It is on account of increase in Sales and better collection during the year
(g)	Trade Payables Turnover Ratio	Net Credit Purchases / Average Trade Payables	Net Credit Purchases	(Opening Trade Payables + Closing Trade Payables)/2	1,410.04	3,761.09	1,094.21	3,652.99	0.37	0.30	25.16%	Increase in operation during the current year
(h)	Net Capital Turnover Ratio	Revenue / Average Working Capital	Revenue	Average Working Capital = Average of Current assets - Current liabilities	3,672.39	(7,118.09)	1,530.96	(7,332.57)	(0.52)	(0.21)	147.10%	Working capital remaining constant and Revenue has increased.
(i)	Net Profit Ratio	Net Profit / Net Sales	Net Profit	Net Sales	(1,062.71)	3,672.39	(827.66)	1,530.96	(0.29)	(0.54)	-46.47%	It is on account of increase in Sales and better earnings during the year.
(j)	Return on Capital Employed	EBIT / Capital Employed	EBIT = Earnings before interest and taxes	Capital Employed = Total Assets - Current Liability	(15.55)	5,839.25	(479.58)	4,705.47	(0.00)	(0.10)	-97.39%	On account of increase in operation resulting in better EBIT.
	Return on Investment	Net Profit / Net Investment	Net Profit	Net Investment = Net Equity	(1,062.71)	(2,179.32)	(827.66)	(1,123.27)	0.49		-33.82%	It is on account of increase in loss during current year as compared to previous year.





49 Business Transfer Agreement between Paranjape Schemes (Construction) Limited (PSCL) and Nova Developers Private Limited (Nova).
During FY 2020-21 two projects namely 'Orion 15-16-17' and 'The Grooves' of PSCL (collectively referred to as Project Undertaking) were transferred to Nova wide Business Transfer Agreement (BTA) with effect from 31st March 2021.

Below are the terms :

As per BTA, PSCL would sell, transfer, assign and otherwise absolutely convey the Project Undertaking unto and in favour of the Purchaser (Nova) and Nova would accordingly acquire, purchase and/or accept the same as on and from the Effective Date (28 March 2021, as stated in BTA), free from all liens, charges, equities and other encumbrances, the Project Undertaking as a going concern for the lump sum consideration of Rs. 1,050 Mn (Rupees one hundred and five crores only) payable by the Nova to PSCL. Project Undertaking" would mean the business which is carried on by PSCL in relation to the Projects as on the Execution Date, on a going concern basis, together with all its assets, liabilities, contracts, employees, approvals, and pending claims/litigations.

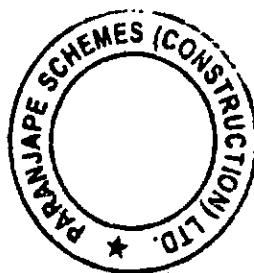
The transaction set out in the Agreement was an outright slump sale of the Project Undertaking as per section 50B of the Income tax Act, 1961 by PSCL to Nova, on a going concern basis without separate values being assigned to the assets for arriving at the sale consideration. Though, for the purposes of levying stamp duty etc, values may be determined but they don't affect the transaction as the sale value is for the undertaking as a whole, for the Consideration with effect from the Effective Date, with the intent that the Nova may carry on the Project Undertaking as a going concern from the Effective Date; and complete the Projects of its own thereafter.

The purchase and sale of the Project Undertaking pursuant to this Agreement became effective from 31 March 2021 (i.e post receipt of waiver letter from Nova for compliance of conditions precedent) and (i) any benefit accruing to PSCL arising from the Project Undertaking at any time after 31 March 2021 would be held by PSCL in trust for Nova, and transferred to Nova, and (ii) any liability accruing to PSCL arising from the Project Undertaking at any time whether relating to the period prior to or after 31 March 2021, for any reason whatsoever, would be to the account of Nova.

Brief snapshot of the agreement (including assets given, consideration receivable and capital gain thereon) :

(Rs. in Million)

Particulars	Orion 15-16-17	The Grooves	Total
Inventory	532.61	69.67	602.28
Advances to Supplier	23.07	0.23	23.30
Deposit with M.S.E.D.C.L.	3.09	-	3.09
Total external assets as on March 31, 2021 (A)	558.77	69.89	628.66
Trade Payables	99.86	6.03	105.89
Advance Received from Customer	439.39	40.99	480.38
Total external liabilities as on March 31, 2021 (B)	539.25	47.01	586.27
Net assets acquired (C=A-B)	19.52	22.88	42.39
			42.39
Consideration receivable (D)	723.34	326.66	1,050.00
Net gain / (loss) out of transfer (E=D-C)	703.82	303.78	1,007.61

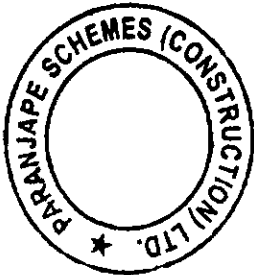




50 Commitments

(Rs. in Million)


Particulars	As At 31 March 2022	As At 31 March 2021
Estimated Amount of contracts remaining to be executed on capital account	-	-
- Uncalled liability on shares and other investments partly paid	-	-
- Other commitments (in respect of non cancellable leases)	294.99	524.60
	294.99	524.60



51 **The Code on Social Security 2020**
The Code on Social Security 2020 ('the Code') relating to employee benefits, during the employment and post-employment, has received Presidential assent on September 28, 2020. The Code has been published in the Gazette of India. Further, the Ministry of Labour and Employment has released draft rules for the Code on November 13, 2020. However, the effective date from which the changes are applicable is yet to be notified and rules for quantifying the financial impact are also not yet issued.
The Company will assess the impact of the Code and will give appropriate impact in the financial statements in the period in which, the Code becomes effective and the related rules to determine the financial impact are published.

52 Previous year figures have been regrouped/ reclassified to confirm presentation as per Ind AS and as required by Schedule III of the Act.

As per our report of even date
For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No.: 105047W


Nitin Manohar Jumanani
Partner
Membership No. 111700



For and on behalf of the Board of Directors



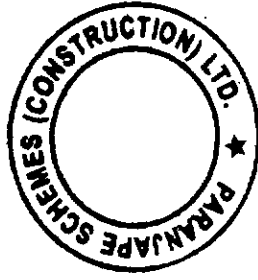
Shrikant P. Paranjape
Chairman
DIN - 00131917



Shashank P. Paranjape
Managing Director
DIN - 00131956



Kamallesh Dutta
Company Secretary
M.No. F7066



Place: Pune
Date: 07 February 2023

INDEPENDENT AUDITOR'S REPORT

To the Members of Paranjape Schemes (Construction) Limited

Report on the Audit of the Consolidated Financial Statements

Qualified Opinion

We have audited the accompanying consolidated financial statements of Paranjape Schemes (Construction) Limited (hereinafter referred to as the "Holding Company") and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group"), its associates and jointly controlled entities, which comprise the Consolidated Balance Sheet as at March 31, 2022, and the Consolidated Statement of Profit and Loss, the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flows for the year then ended, and notes to the Consolidated Financial Statements, including a summary of significant accounting policies (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, and based on consideration of reports of other auditors on separate financial statements and on the other financial information of subsidiaries, associates and jointly controlled entities/ joint ventures/ joint operations, except for the possible effects of the matter described in Basis for Qualified Opinion section of our report, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015 as amended and other accounting principles generally accepted in India, of their consolidated state of affairs of the Group, its associates and jointly controlled entities, as at March 31, 2022, consolidated loss, consolidated changes in equity and its consolidated cash flows for the year then ended.

Basis for Qualified Opinion

- a. The independent auditors of a jointly controlled entity of the Company "M/s Kaleidoscope Developers Private Limited" has qualified their report in respect to the matter stated below:
 1. "Current borrowings as at March 31, 2022 include balances amounting to Rs. 3,828.99 million, in respect of which direct confirmations from the respective banks/debenture holder has not been received. Further, in respect of the said loan/debenture the principal balances and the interest accrued has not been confirmed by the bank/debenture holder. In absence of such direct confirmation from the banks/debenture holder or sufficient and appropriate alternate audit evidence, we are unable to comment on the adjustments and changes in classification of balances in accordance with principle of Ind AS 1, Presentation of Financial Statements, if any, that may be required to the carrying value of the afore-mentioned balances in the consolidated financial statements."



This matter was also qualified in our report on the consolidated Ind AS financial statements for the year ended March 31, 2021.

2. "There is a clause in debenture trust deed which states that - in the event of default, in addition to any other right of the Debenture Holders under the said Debenture Trust Deed, Debentures Trustees shall have an option ("Default Put option"), by delivering of written notice (the "Default Put Option Notice") to require the promoters (or any of their nominees) to purchase the Debentures held by the Debenture Holder ("Default Put Option Debentures") at a price which provide the Debenture Holders at an amount equivalent to the Investment amount along with the Default IRR at the rate of 21% thereon ("Default Put Price"). A Default Put Option is not actually received and in absence of sufficient appropriate audit evidence, we are unable to comment on the effect of the same on accompanying standalone Financial statement."
- b. The independent auditors of partnership firm, PSC Pacific, in which the company has financial interest and whose results are consolidated in the Consolidated financial Statements have qualified their report in respect to the matters stated below:

"The firm had accepted loans from various parties over past years during the course of business. The management has represented that a memorandum of understanding (MOU) has been reached with certain consenting parties which had agreed to convert some of the aforementioned loans into advances Rs. 118.56 million specifying that the principal loan Rs. 95.80 million and interest Rs.22.76 million booked towards the same till the date of execution of such MOU will be adjusted against a completed flat constructed by or a piece of land owned by the Parent company "Paranjape Schemes (Construction) Limited". Therefore, such loans have been classified as "Advance against sale of flats/land" in Note 17(i) in the standalone financial statements as on the year ended March 31, 2022. Also, no interest has been provided on such loans converted into advance against sale of property. Until the conclusion of our audit, no MOU / documentation affirming such arrangements was produced before us for verification."

- c. The independent auditors of a Subsidiary of the Company "Paranjape Premises Private Limited" have qualified their report in respect to the matter stated below:

The Subsidiary Company has not complied with the provision of Sections 135 of Companies Act, 2013 during the current year, since the Subsidiary company has not spent two per cent of the average net profits made during immediately preceding three financial years towards Corporate Social Responsibility and also has not transferred the unspent amount to a Fund Specified in Schedule VII to Companies Act, 2013 within a period of 6 months from the end of Financial Year ended March 31, 2022 which is a non-compliance of the provision of said section. (Refer Note No. 52M)



We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group, its associates and jointly controlled entities in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in India in terms of the Code of Ethics issued by the Institute of Chartered Accountant of India ("ICAI") and the relevant provisions of the Act and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

Material Uncertainty Related to Going Concern

We draw attention to Note 43 of the consolidated financial statements as on March 31, 2022, which states that the Group including the jointly controlled entities have incurred net loss amounting to Rs. 1,483.86 million for the year ended March 31, 2022, (Loss of Rs. 1,764.23 million for the year ended March 31, 2021), has adverse financial ratios as on March 31, 2022, and as on that date the liabilities of the Group including the liabilities of the jointly controlled entities, exceed total assets. These events or conditions indicate that a material uncertainty exists that may cast significant doubt about the Group including the ability of the jointly controlled entities to continue as Going Concern. However, based on the management assessment of its business plans and projected cashflows, the management has a reasonable expectation that the Company would have adequate resources to continue its operational existence for the foreseeable future. Accordingly, the financials have been prepared on going concern basis.

Our opinion is not modified in respect of this matter.

Information Other than the Consolidated Financial Statements and Auditor's Report Thereon

The Holding Company's Board of Directors is responsible for the other information. The other information comprises the Annual Report and the Director's Report but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. The other information included in the Director's Report have not been adjusted for the impacts as described in the Basis for Qualified section above Accordingly, we are unable to conclude whether or not the other information is materially misstated with respect to this matter.



Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Consolidated financial statements for the year ended March 31, 2022. These matters were addressed in the context of our audit of the Consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. In addition to the matters described in the Basis for Qualified Opinion section we have determined the matters described below to be the key audit matters to be communicated in our report.

Sr. No	Key Audit Matter	How the Key Audit Matter was addressed in our audit
1	<p>Revenue recognition:</p> <p>Refer to Note 2.2.1 to the Consolidated financial statements with respect to the accounting policy followed by the Company for recognizing revenue on sale of residential and commercial properties.</p> <p>The Group recognises the revenue from the sale of commercial and residential real estate as and when the control of the underlying asset has been transferred to customer which is linked to the receipt of the occupancy certificate and collection of all dues unless specifically approved Otherwise.</p> <p>We considered revenue recognition as a key audit matter in view of the following: A significant audit risk was identified with respect to recognition of revenue on transfer of control and the underlying performance obligations. The revenue and cost thereon forms a substantial part of the standalone statement of profit and loss and therefore are also one of the key performance indicators of the Company.</p>	<p>Our audit procedures in respect of this area included the following: Evaluated that the Group's revenue recognition accounting policies are in line with Ind AS 115 'Revenue from contracts with customers' and their application to the customer contracts;</p> <p>Verified the sample of revenue contract for sale of residential and commercial units to identify the performance obligations of the Company under these contracts and assessed whether these performance obligations are satisfied over time or at a point in time based on the criteria specified under Ind AS 115;</p> <p>Verified, on test check basis, revenue transaction with the underlying customer contract, Occupancy Certificates (OC) and other documents evidencing the transfer of control of the asset to the customer based on which the revenue is recognized; and</p> <p>Assessed the standalone financial statement disclosures to determine if they are in compliance with the requirements of Ind AS 115.</p>



Sr. No	Key Audit Matter	How the Key Audit Matter was addressed in our audit
2	<p>Inventory valuation (NRV):</p> <p>Refer to Note 2.2.9 to the consolidated financial statements which includes the accounting policy followed by the Company for valuation of inventory.</p> <p>The Group's properties under development and completed properties are stated at the lower of cost and Net Realizable Value (NRV). As at March 31, 2022, the Group's properties under development and stocks of completed properties amounted to Rs. 21,412.82 million and Rs. 2,369.60 million respectively.</p> <p>The cost of the inventory is calculated using actual land acquisition costs, construction costs, development related costs and borrowing costs capitalized for eligible project.</p> <p>We considered the valuation of inventory as a key audit matter because of the relative size of the balance in the standalone financial statements and significant judgement involved in estimating future selling prices and costs to complete project.</p>	<p>Our procedures in relation to the evaluation of the NRV of the properties under development and stocks of completed properties included:</p> <p>Reviewed the process and methodology of using key assumptions for determining the valuation of inventory as at the year-end;</p> <p>Assessed the appropriateness of the selling price estimated by the management, on a sampling basis, by comparing the estimated selling price to the subsequent sale prices of constructed units of the same project, recent market prices in the same projects or comparable properties; and</p> <p>Compared the estimated construction cost to complete the project with the Company's updated budget.</p>
3.	<p>Impairment of financial assets (land advances, loans advanced and trade receivables):</p> <p>Refer to Note 2.2.10 to the consolidated financial statements which include the accounting policy followed by the company for impairment of financial assets</p>	<p>Our procedures in relation to assessment of impairment and conclusion on the same included the following:</p> <p>With respect to the land advances paid, obtained the schedule and ageing for the same. For the aged balances, based on inquiry and discussions, assessed the</p>

Sr. No	Key Audit Matter	How the Key Audit Matter was addressed in our audit
	<p>including estimation of expected credit loss ('ECL').</p> <p>The Holding Company has advanced amounts in relation to acquisition of land in future and also given loan to group companies. The Holding Company also has trade receivables pertaining to constructed units sold, rental receivables, inter-company receivables for management fee, etc.</p> <p>The land advances (forming part of non-financial assets) are valued at carrying value less impairment, if any.</p> <p>The trade receivables and Loans are assessed for ECL on account of time efflux and credit risk on account of aged receivables.</p> <p>We considered the impairment assessment of land advances, Loans and trade receivables as a key audit matter because of the relative size of the balance in the Consolidated financial statements and impairment trigger situation.</p>	<p>recoverability of the advances and wherever the recovery is doubtful, appropriate provision is taken in the books of account.</p> <p>With respect to estimation of ECL for Trade receivables, the ageing of receivable balances is analysed and appropriate percentage of ECL is applied for receivables for each ageing bucket. Appropriate provision for loss of interest due to aged receivables is also accounted for.</p> <p>With respect to estimation of ECL for loans, the expected repayment of loan principal amounts has been provided by the management and accordingly, the PV of such loan balances has been ascertained basis the discounting rate as long-term fixed deposits rate.</p> <p>For the interest portion, the time loss of money has been provided basis the ageing of the interest receivable on such loans.</p>
4.	<p>Fair valuation of hybrid financial instruments:</p> <p>Refer to Note 2.2.16 to the consolidated financial statements which include the accounting policy followed by the company for fair valuation of financial assets and liabilities in case of hybrid financial instruments.</p> <p>The consolidated financial statements include certain financial instruments which are hybrid in nature.</p>	<p>Our procedures in relation to fair valuation of financial instruments included the following:</p> <p>Reviewed the management's conclusion of accounting decision for such instruments (i.e. Fair value through income statement or Fair value through other comprehensive income).</p> <p>Upon conclusion of the accounting decision, inquired / verified the assumptions and</p>

Sr. No	Key Audit Matter	How the Key Audit Matter was addressed in our audit
	We considered the fair valuation of such hybrid financial instruments as a key audit matter because of the complexity of judgement involved in estimation of forecasted financial performance.	underlying factual and projection data made in order to assess the reasonability of the same. Verified the accounting of the adjustments arising out of such fair value estimation including the appropriate disclosures are verified.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

The Holding Company's Board of Directors is responsible for the preparation and presentation of these consolidated financial statements in term of the requirements of the Act that give a true and fair view of the consolidated financial position, consolidated financial performance and consolidated cash flows of the Group including its Associates and Jointly controlled entities in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act. The respective Board of Directors of the companies included in the Group and of its associates and jointly controlled entities are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective Board of Directors of the companies included in the Group and of its associates and jointly controlled entities are responsible for assessing the ability of the Group and of its associates and jointly controlled entities to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and of its associates and jointly controlled entities are responsible for overseeing the financial reporting process of the Group and of its associates and jointly controlled entities.



Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Standards of Auditing ("SAs") will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

We give in "Annexure A" a detailed description of Auditor's responsibilities for Audit of the Consolidated Financial Statements.

Other Matters

- a. We did not audit the financial statements of 16 subsidiaries, and 2 jointly controlled entities, whose financial statements reflect total assets of Rs.16,573.96 million as at March 31, 2022, total revenues of Rs. 1,447.51 million and net cash flows amounting to Rs. 432.56 million for the year ended on that date, as considered in the consolidated financial statements. The consolidated financial statements also include the Group's share of net profit of Rs. 4.25 million for the year ended March 31, 2022, as considered in the consolidated financial statements, in respect of 1 associate, whose financial statements have not been audited by us. These financial statements have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, jointly controlled entities and associates, and our report in terms of sub-section (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries, jointly controlled entities and associates, is based solely on the reports of the other auditors.
- b. We did not audit the financial information of 2 subsidiaries, whose financial information reflect total assets of Rs.1,605.48 million as at March 31, 2022, total revenues of Rs. NIL and net cash flows amounting to Rs. 0.84 million for the year ended on that date, as considered in the consolidated financial statements. These financial information are unaudited and have been furnished to us by the Management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, jointly controlled entities and associates, and our report in terms of sub-section (3) of Section 143 of the Act in so far as it relates to the aforesaid subsidiaries, jointly controlled entities and associates, is based solely on such unaudited financial information. In our opinion and according to the information and explanations given to us by the Management, this financial statements/financial information are not material to the Group.



Our opinion on the consolidated financial statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements / financial information certified by the Management.

Report on Other Legal and Regulatory Requirements

1. As also detailed in note 42 to the consolidated financial statements, the Holding Company has not complied with the requirements of:
 - a. Regulation 52 of the Securities and Exchange Board of India (SEBI) (Listing Obligations and Disclosure) Requirements 2015 in connection with the declaration of audited annual results for the year ended March 31, 2021, unaudited half yearly results for the half year ended September 30, 2021, unaudited financial results for the quarter and year to date period ended December 31, 2021 and audited standalone and consolidated annual results for the year ended March 31, 2022 within the prescribed (and extended) statutory timelines.
 - b. Section 96 of the Act in relation to delay in conducting the Annual General Meeting ('AGM') within the prescribed (extended) timelines for the year ended March 31, 2020, March 31, 2021, and March 31, 2022. The Company has not yet any condonation with the relevant authorities in connection with the delay in conducting AGM and filing the Annual return for the year ended March 31, 2020, and March 31, 2021, within prescribed timelines.
2. As required by Section 143(3) of the Act, we report, to the extent applicable, that:
 - a. We have sought and, except for the possible effect of the matter described in the Basis for Qualified Opinion above, obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements.
 - b. Except for the effects of the matter described in the Basis for Qualified Opinion section above, in our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.
 - c. The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss, the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of accounts maintained for the purpose of preparation of the consolidated financial statements.
 - d. Except for the effects of the matter described in Basis for Qualified Opinion section above, in our opinion, the aforesaid consolidated financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with rule 7 of Companies (Accounts) Rules, 2014 as amended.



- e. The matter stated in other matter Paragraph in Annexure B of our report, in our opinion, may have an adverse effect on the functioning of the Group.
- f. On the basis of the written representations received from the directors of the Holding Company as on March 31, 2022, taken on record by the Board of Directors except for one (number) director who has vacated office vide resolution passed at the Board Meeting dated September 7, 2018 but form DIR 12 filed by the Holding company is yet not approved by the Registrar of Companies, no other directors are disqualified as on March 31, 2022, from being appointed as a director of that Company in terms of Section 164 (2) of the Act.
- g. With respect to the adequacy of internal financial controls with reference to financial statements of the Group and the operating effectiveness of such controls, refer to our separate report in "Annexure B".
- h. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group, its associates and jointly controlled entities- Refer Note 40 to the consolidated financial statements.
 - ii. Provision has been made in the consolidated financial statements, as required under the applicable law or accounting standards, for material foreseeable losses if any, on long-term contracts. The Group did not have any derivative Contracts.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Holding Company, and its subsidiary companies, associate companies and jointly controlled companies incorporated in India.
 - iv. 1. The respective Managements of the Holding Company and its subsidiaries, associates and joint ventures which are companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries, associates and joint ventures respectively that, to the best of their knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company or any of such subsidiaries, associates and joint ventures to or in any other person(s) or entity(ies), including foreign entities with the understanding, whether recorded in writing or otherwise, as on the date of this audit report, that such parties shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Holding Company or any of such subsidiaries, associates and joint ventures ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.



2. The respective Managements of the Holding Company and its subsidiaries, associates and joint ventures which are companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries, associates and joint ventures respectively that, to the best of their knowledge and belief, no funds have been received by the Holding Company or any of such subsidiaries, associates and joint ventures from any person(s) or entity(ies), including foreign entities with the understanding, whether recorded in writing or otherwise, as on the date of this audit report, that the Holding Company or any of such subsidiaries, associates and joint ventures shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 3. Based on the audit procedures that have been considered reasonable and appropriate in the circumstances performed by us and that performed by the auditors of the subsidiaries, associates and joint ventures which are companies incorporated in India whose financial statements have been audited under the Act, and according to the information and explanations provided to us by the Management of the Holding company in this regard nothing has come to our or other auditors' notice that has caused us or the other auditors to believe that the representations under sub-clause (i) and (ii) of Rule 11(e) as provided under (1) and (2) above, contain any material mis-statement
- v. The Company has neither declared nor paid any dividend during the year.
3. As required by The Companies (Amendment) Act, 2017, in our opinion, according to information, explanations given to us, the remuneration paid by the Holding Company, to its directors is within the limits laid prescribed under Section 197 of the Act and the rules thereunder except in case of subsidiaries, associates and / or joint ventures / joint operations, as the provisions of the aforesaid section is not applicable to private companies, partnership firms and LLP.
 4. According to the information and explanations given to us, the details of Qualifications/adverse remarks made by the respective auditors of the subsidiaries, associates and Joint Venture in the Companies (Auditor's Report) Order (CARO) Reports of the companies included in the consolidated financial statements are as follows:



Sr. No	Name of the Company	CIN	Type of Company	Clause number of the CARO Report which is qualified
1.	Lavim Developers Pvt Ltd	U45202PN1997PTC106762	Subsidiary Company	Vii (Statutory Dues)
2	Linker Shelter Pvt Ltd	U7010MH1997PTC211886	Subsidiary Company	iii (Loans) Vii (Statutory Dues) xvii (Cash Losses) xix (Material uncertainty of Going concern)
3	Blueridge Golf Club Pvt Ltd	U92412PN2012PTC143925	Subsidiary Company	iii (Loans) Vii (Statutory Dues)
4	Paranjape Premises Pvt Ltd	U45200MH1990PTC059177	Subsidiary Company	iii (Loans) Vii (Statutory Dues) XX (Not complied with provision of Sec 135 of Company Act 2013)
5	PSC Properties Pvt Ltd	U45201MH1997PTC106323	Subsidiary Company	Vii (Statutory Dues)
6	Peer Realty Pvt Ltd	U45400MH2012PTC229205	Subsidiary Company	Vii (Statutory Dues) Xi(d) (Fund raised on short term basis used for long term Purpose)
7	PSC Relators Pvt Ltd	U45200MH1997PTC106374	Subsidiary Company	Vii (Statutory Dues)
8	Kaleidoscope Developers Pvt Ltd	U45202MH2010PTC204617	Subsidiary Company	Vii (Statutory Dues) & ix (Default in



MSKA & Associates

Chartered Accountants

				repayment of term loans)
9	Nova Developers Pvt Ltd	U45202PN1997PTC106192	Subsidiary Company	Vii (Statutory Dues) xvii (Cash Losses)
10	Paranjape Spaces and Service Pvt Ltd	U70109PN2020PTC196580	Subsidiary Company	xvii (Cash Losses)

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No. 105047W


Nitin Manohar Juman
Partner
Membership No. 111700
UDIN: 23111700BGWHXE6082



Place: Pune
Date: May 15, 2023

ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT ON EVEN DATE ON THE CONSOLIDATED FINANCIAL STATEMENTS OF PARANJAPE SCHEMES (CONSTRUCTION) LIMITED

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associates and jointly controlled entities to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associates and jointly controlled entities to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group and its associates and jointly controlled entities to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. For the other entities included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.



We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statement for the year ended March 31, 2022 (current year) and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No. 105047W



Nitin Manohar Juman
Partner
Membership No. 111700
UDIN: 23111700BGWHXE6082



Place: Pune
Date: May 15, 2023

ANNEXURE B TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE CONSOLIDATED FINANCIAL STATEMENTS OF PARANJAPE SCHEMES (CONSTRUCTION) LIMITED.

[Referred to in paragraph 2(g) under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditors' Report of even date to the Members of Paranjape Schemes (Construction) Limited on the Financial Statements for the year ended March 31, 2022].

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

Opinion

In conjunction with our audit of the consolidated financial statements of the Company as of and for the year ended March 31, 2022, we have audited the internal financial controls reference to consolidated financial statements of Paranjape Schemes (Construction) Limited (hereinafter referred to as "the Holding Company") and its subsidiary companies (the Holding Company and its subsidiaries together referred to as "the Group"), its associate companies and jointly controlled companies, which are companies incorporated in India, as of that date.

In our opinion, and to the best of our information and according to the explanations given to us, the Holding Company, its subsidiary companies, its associate companies and jointly controlled companies, which are companies incorporated in India, have, in all material respects, an adequate internal financial controls with reference to consolidated financial statements and such internal financial controls with reference to consolidated financial statements were operating effectively as at March 31, 2022, based on the internal with reference to consolidated financial statements criteria established by the respective companies considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("the ICAI").

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the Holding company, its subsidiary companies, its associate companies and jointly controlled companies, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control with reference to consolidated financial statements criteria established by the respective companies considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.



Auditor's Responsibility

Our responsibility is to express an opinion on the internal financial controls with reference to consolidated financial statements of the Holding company, its subsidiary companies, its associate companies and jointly controlled companies, which are companies incorporated in India, based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the ICAI and the Standards on Auditing prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to consolidated financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to consolidated financial statements and their operating effectiveness. Our audit of internal financial controls with reference to consolidated financial statements included obtaining an understanding of internal financial controls with reference to consolidated financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matter paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls with reference to consolidated financial statements of the Holding Company, its subsidiary companies, its associate companies and jointly controlled companies, which are companies incorporated in India.

Meaning of Internal Financial Controls With Reference to Consolidated Financial Statements

A company's internal financial control with reference to consolidated financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of consolidated financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to consolidated financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of consolidated financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the consolidated financial statements.



Inherent Limitations of Internal Financial Controls With Reference to Consolidated Financial Statements

Because of the inherent limitations of internal financial controls with reference to consolidated financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to consolidated financial statements to future periods are subject to the risk that the internal financial control with reference to consolidated financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Other Matter

The auditors of the joint venture company Kaleidoscope Developers Private Limited have issued a disclaimer of opinion with respect to the design and operating effectiveness of internal financial controls with respect to the financial statements of such company.

Our aforesaid report under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls with reference to consolidated financial statements insofar as it relates to 16 subsidiary companies, 1 associate company and 1 jointly controlled company, which are companies incorporated in India, is based on the corresponding reports of the auditors of such companies incorporated in India.

For M S K A & Associates

Chartered Accountants

ICAI Firm Registration No. 105047W


Nitin Manohar Juman

Partner

Membership No. 111700

UDIN: 23111700BGWHXE6082



Place: Pune

Date: May 15, 2023

PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
CONSOLIDATED BALANCE SHEET AS AT MARCH 31, 2022

		(Rs. in Million)	
Particulars	Note No.	As at March 31, 2022	As at March 31, 2021
ASSETS:			
Non-Current Assets			
(a) Property, Plant and Equipment	4A	1,500.01	2,600.76
(b) Capital Work-in-Progress	4A	0.02	-
(c) Goodwill	4B	772.99	1,618.35
(d) Investment Property	5	159.62	172.80
(e) Intangible Assets	6A	0.32	1.48
(f) Intangible Assets Under Development	6B	2.02	2.02
(g) Financial Assets			
(i) Investments	7	2,272.11	1,096.16
(ii) Loans	8	401.32	143.92
(iii) Other Financial Assets	9	256.77	243.50
(h) Deferred Tax Asset	10(a) & (b)	949.37	1,221.10
(i) Other Non-Current Assets	11	1,012.11	1,049.68
Total Non-Current Assets		7,326.66	8,149.78
Current assets			
(a) Inventories	12	24,034.56	22,819.80
(b) Financial Assets			
(i) Investments	13	0.01	0.01
(ii) Trade Receivables	14	309.44	338.83
(iii) Cash and Cash Equivalents	15	1,066.75	401.82
(iv) Bank balances other than cash and cash equivalent	15A	540.65	251.97
(v) Loans	16	91.84	18.29
(vi) Other Financial Assets	17	243.59	869.48
(c) Current Tax Assets (Net)		530.49	466.40
(d) Other Current Assets	18	1,197.80	1,039.36
(e) Assets Held for Sale	4A & 6A	764.06	-
Total Current Assets		28,779.19	26,205.96
Total Assets		36,105.85	34,355.73
EQUITY AND LIABILITIES:			
Equity			
(a) Equity Share Capital	19	947.33	947.33
(b) Other Equity	20	(8,806.27)	(7,287.76)
Equity Attributable to the owners of the Company		(7,858.94)	(6,340.43)
Non controlling Interest	21	(190.85)	103.54
Total Equity		(8,049.79)	(6,236.89)
Non-Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	22	9,596.26	6,175.79
(ii) Lease Liabilities	23	184.05	203.64
(iv) Other Financial Liabilities	24	1,029.79	547.78
(b) Provisions	25	32.84	118.13
(c) Other Non Current liabilities	26	13.89	292.28
Total Non-Current Liabilities		10,856.83	7,337.62
Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	27	11,261.52	12,975.79
(ii) Lease Liabilities	23	8.91	12.38
(iii) Trade Payables	28		
i) total outstanding dues of micro enterprises and small enterprises		103.66	77.41
ii) total outstanding dues of creditors other than micro enterprise and small enterprise		5,064.68	5,322.73
(iv) Other Financial Liabilities	29	3,937.03	3,797.88
(b) Provisions	30	92.23	8.45
(c) Current Tax Liabilities (Net)		382.00	276.71
(d) Other Current Liabilities	31	12,448.78	10,783.65
Total Current Liabilities		33,298.81	33,254.99
Total Liabilities		44,155.64	40,592.62
Total Equity and Liabilities		36,105.85	34,355.73
Corporate Information and Significant Accounting Policies		Refer Note 1 to 3	
See accompanying notes forming part of the financial statements			
As per our report of even date			
For MSKA & Associates			
Chartered Accountants			
ICAI Firm Registration No. 05047W			
Nitin Manohar Juman			
Partner			
Membership No. 111700			
Place: Pune			
Date: May 15, 2023			
		For and on behalf of the Board of Directors	
		S. P. Paranjape	
		Shrikant P. Paranjape	
		Chairman	
		DIN - 00131957	
		Shashank P. Paranjape	
		Managing Director	
		DIN - 00131956	
		Majesh Singh	
		Company Secretary	
		M.No. F7066	
		Place: Pune	
		Date: May 15, 2023	
		Kamalesh Dutta	
		Chief Financial Officer	

(Rs. In Million)

Particulars	Note No.	For the Year Ended March 31, 2022	For the Year Ended March 31, 2021
Income			
I. Revenue from Operations	32	4,744.44	2,035.64
II. Other Income	33	357.78	336.39
III. Total Income (I + II)		5,102.22	2,372.03
IV. Expenses			
(a) Cost of Land, Development Rights and Constructed Properties	34	2,940.43	1,432.73
(b) Employee Benefits Expense	35	410.79	353.79
(c) Finance Costs	36	1,065.59	871.45
(d) Depreciation and Amortisation Expense	37	151.67	141.60
(e) Other Expenses	38	1,629.70	1,587.39
Total Expenses		6,198.18	4,386.96
V. Profit/(Loss) before share of profit/(loss) of an associate / a joint venture and tax (III - IV)		(1,095.94)	(2,014.93)
VI. Share of profit/ (loss) of joint venture and associates		12.03	(0.11)
VII. Profit/(loss) before Tax (V + VI)		(1,083.91)	(2,015.04)
VIII. Profit/ (loss) before Tax and Non-Controlling Interest		(1,083.91)	(2,015.04)
IX. Tax Expense from continuing operations			
(a) Current Tax		130.73	16.11
(b) {Excess}/Short Provision of Tax for earlier years		(0.01)	(10.21)
(c) Deferred Tax		269.23	(256.71)
Net Tax Expense from continuing operations		399.95	(250.81)
X. Profit/(Loss) after Tax but before Non-Controlling Interest		(1,483.86)	(1,764.23)
XI. Non-Controlling Interest - share of Profit from continuing operations		(78.55)	(53.55)
XII. Profit/(Loss) after Tax and Non-Controlling Interest		(1,405.31)	(1,710.69)
XIII. Other Comprehensive Income			
I. Items that will not be reclassified to Profit or Loss			
Remeasurements of the Defined Benefit Liabilities - gain / (loss)		9.36	4.70
II. Income Tax relating to items that will not be reclassified to Profit or Loss		(2.50)	(1.25)
I. Items that may be reclassified to Profit or Loss			
Exchange difference in translating the financial statements of foreign operation		(6.90)	2.14
II. Income Tax relating to items that may be reclassified to Profit or Loss		-	-
Total Other Comprehensive Income		(0.04)	5.59
XIV. Total Comprehensive Income for the Year(XIII)		(1,405.35)	(1,705.09)
XV. Profit/ (loss) for the year attributable to:			
- Owners of the Company		(1,405.31)	(1,710.69)
- Non-controlling interests		(78.55)	(53.55)
		(1,483.86)	(1,764.23)
XVI. Other comprehensive income for the year attributable to:			
- Owners of the Company		1.81	(6.76)
- Non-controlling interests		(1.85)	(7.07)
		(0.04)	(13.83)
XVII. Total comprehensive income for the year attributable to:			
- Owners of the Company		(1,403.51)	(1,717.45)
- Non-controlling interests		(80.39)	(60.62)
		(1,483.90)	(1,778.07)
Earnings Per Share (EPS) (Face value Rs. 10/- per equity share) (Refer note 47)			
Basic & Diluted EPS from continuing operations		(14.83)	(18.06)

Corporate Information and Significant Accounting Policies

See accompanying notes forming part of the financial statements

Refer Note 1 to 3

As per our report of even date

For MSKA & Associates

Chartered Accountants

ICAI Firm Registration No. : 105047W

Nitin Manohar Jumarani

Partner

Membership No. 111700

Place : Pune

Date: May 15, 2023

For and on behalf of the Board of Directors

Shrikant P. Paranjape

Chairman

DIN - 00131917

Manesh S. Singh

Company Secretary

M.No. F706

Place : Pune

Date: May 15, 2023

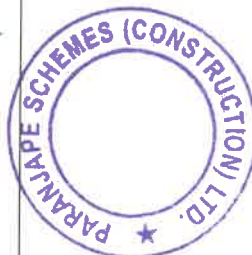
Shashank P. Paranjape

Managing Director

DIN - 00131956

Kamalesh Dutta

Chief Financial Officer



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Cash Flow Statement for the year ended 31 March 2022

(Rs. in Million)

	Particulars	For the Year Ended 31 March 2022	For the Year Ended 31 March 2021
A	Cash Flow from Operating Activities		
	Profit before tax	(1,083.91)	(2,015.03)
	Adjustments for:		
	Depreciation and amortisation expense	151.67	141.60
	Adjustment on fair valuation of borrowings	555.18	366.45
	Fair value gain on debentures	(143.15)	(112.41)
	Adjustment for expected credit loss	55.07	57.89
	Provision for doubtful advances (net)	23.88	458.37
	Provision for doubtful advances for project construction	0.36	-
	Interest income - ICD / Bank Deposits	(48.51)	(59.55)
	Finance cost	1,065.59	871.45
	Loss on discard of assets	-	0.02
	Profit on discard of assets	(62.96)	(40.34)
	Liability no longer required written back	(4.53)	(0.63)
	Excess Provision written back	(62.14)	(82.41)
	Provision for foreseeable losses	(14.97)	(208.80)
	Remeasurements of the Defined Benefit Liabilities - gain / (loss)		
	Profit in investments in JV/ Associates	(12.03)	-
	Loss on impairment of assets	260.68	-
	Other adjustments	(4.12)	-
	Operating Profit/(Loss) before Working Capital Changes	676.10	(623.40)
	<u>Changes in working capital:</u>		
	Adjustments for operating activities:		
	(Increase) / decrease in Inventories	(1,687.23)	(1,562.08)
	(Increase) / decrease in Trade receivables	(25.32)	6.75
	(Increase) / decrease in Other assets	(182.32)	23.62
	(Increase) / decrease in Loans	(317.84)	(130.54)
	(Increase) / decrease in Other financial assets	17.77	(197.11)
	Increase / (decrease) in Trade payables	97.71	512.08
	Increase / (decrease) in Other financial liabilities	507.31	(53.93)
	Increase / (decrease) in Provisions	(0.60)	27.72
	Increase / (decrease) in Other liabilities of Joint Venture	8.91	-
	Increase / (decrease) in Other liabilities	1,386.74	1,913.93
	Cash generated from Operations	481.23	(82.97)
	Net income tax (paid) / refunds	(84.84)	(3.84)
	Net cash flow from / (used in) operating activities (A)	396.38	(86.81)



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Cash Flow Statement for the year ended 31 March 2022

(Rs. in Million)

	Particulars	For the Year Ended 31 March 2022	For the Year Ended 31 March 2021
B	Cash flow from Investing Activities		
	Capital expenditure on Purchase of Property, Plant and Equipment and intangible assets, capital work in progress and capital advances	(81.95)	(41.44)
	Proceeds from Property, Plant and Equipment	79.44	42.17
	Fixed Deposits / Margin Money Deposits:		
	- Placed	(288.68)	92.60
	- Matured		
	Interest received - loans and debentures	379.82	63.51
	Interest received - others	39.12	30.54
	Investment in structured entities	(35.42)	(56.39)
	Other non-current assets	-	-
	Net cash flow from / (used in) investing activities (B)	92.33	130.98
C	Cash Flow from Financing Activities		
	Amount paid for acquisition of minority shareholding of FIL	(3.85)	(94.35)
	Proceeds from Borrowings	4,426.53	1,696.54
	Repayment of Borrowings	(3,275.51)	(1,071.54)
	Interest paid	(970.96)	(530.63)
	Net cash flow from / (used in) financing activities (C)	176.21	0.02
	Net increase / (decrease) in Cash and cash equivalents (A+B+C)	664.92	44.19
	Cash and cash equivalents at the beginning of the year	401.83	357.63
	Cash and cash equivalents at the end of the year	1,066.75	401.83
	Reconciliation of Cash and cash equivalents with the Balance Sheet:		
	(a) Cheques on hand	2.04	-
	(b) Cash on hand	11.78	14.24
	(c) Balances with banks		
	- In current accounts	1,042.93	387.58
	- In Fixed Deposit	10.00	-
	Add: Current Investments considered as part of Cash and Cash Equivalents	0.01	0.01
	Cash and Cash Equivalents at the end of the year (refer note 15)	1,066.75	401.83

In terms of our report attached
For MSKA & Associates
Chartered Accountants
ICAI Firm Registration No. :- 105047W

Nitin Manohar Juman
Partner
Membership No. 111700



For and on behalf of the Board of Directors

Shrikant P. Paranjape
Chairman
DIN - 00131917

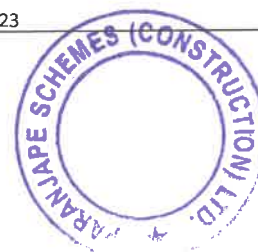
Shashank P. Paranjape
Managing Director
DIN - 00131956

Manish Singh
Company Secretary
M.No. F7065

Kamalesh Dutta
Chief Financial Officer

Place : Pune
Date: May 15, 2023

Place : Pune
Date: May 15, 2023



PARANJPE SCHEMES (CONSTRUCTION) LIMITED

Statement of changes in equity

A. Equity Share Capital

Particulars		(Rs. in Million)	
	Balance as of April 1, 2020	Changes in equity share capital during the year	Balance as at March 31, 2021
No. of shares (in Millions)	94.73	-	94.73
Amount	947.33	-	947.33

(Rs. in Million)

Particulars	Balance as of April 1, 2021	Changes in equity share capital during the year	Balance as at March 31, 2022
Amount			
No. of shares (in Millions)	94.73	-	94.73
Amount	947.33	-	947.33

B. Other Equity

Particulars	Other Equity							Non-Controlling Interests	Total Equity	
	Capital Redemption reserve	Securities Premium Reserve	Debt Redemption Reserve	General Reserve	Capital Reserve	Amalgamation adjustment deficit account (Capital Reserve)	Gain on valuation of Optionally Convertible Debentures considered as other equity			Retained Earnings
Balance as at April 1, 2020	9.62	606.81	360.42	0.39	220.49	(3,822.68)	128.39	(3,067.73)	148.45	(5,437.17)
Loss for the year	-	-	-	-	-	-	-	(1,710.67)	-	(1,710.67)
Effect of IND AS Transition- as on the transition date	-	-	-	-	-	-	-	-	-	-
Remeasurements of the Defined Benefit Liabilities - gain / (loss) (Net of tax)	-	-	-	-	-	-	-	3.45	-	3.45
Movement during the year	-	-	-	-	-	-	-	-	-	-
Total Comprehensive income	9.62	606.81	360.42	0.39	220.49	(3,822.68)	128.39	(4,774.95)	94.90	(7,195.79)
Gain on fair value of OCD	-	-	-	-	-	-	-	-	-	-
Transferred to Debt Redemption Reserve	-	-	-	-	-	-	-	-	-	-
Transferred from Debt Redemption Reserve on redemption of Non Convertible Debentures	-	-	(25.44)	-	-	-	-	25.44	-	-
Others	-	-	-	-	-	-	-	2.93	8.64	11.57
	-	-	-	-	-	-	-	-	-	-
Balance as at March 31, 2021	9.62	606.81	334.98	0.39	220.49	(3,822.68)	128.39	(4,746.58)	103.54	(7,184.73)



PARAMJAPE SCHEMES (CONSTRUCTION) LIMITED

Statement of changes in equity

Particulars	Other Equity							Foreign Currency Translation Reserve	Equity Attributable to the Owners of the company	Non- Controlling Interests	Total Equity
	Capital Redemption reserve	Securities Premium Reserve	Debtenture Redemption Reserve	General Reserve	Capital Reserve	Amalgamation adjustment deficit account (Capital Reserve)	Gain on valuation of Optionally Convertible Debtentures considered as other equity	Retained Earnings			
Balance as at April 1, 2021	9.62	606.81	334.98	0.39	220.49	(3,822.68)	128.39	(4,746.58)	(7,287.77)	103.54	(7,184.23)
Loss for the year								(1,405.31)	(1,405.31)		(1,405.31)
Reversal of POCM profit (net of tax) due to application of 115								-	-	-	-
Effect of IND AS Transition- as on the transition date								-	-	-	-
Remeasurements of the Defined Benefit Liabilities - gain / (loss) (Net of tax)								6.86	6.86		6.86
Movement during the year						-		-	(6.90)	(78.53)	(85.43)
Total Comprehensive income	9.62	606.81	334.98	0.39	220.49	(3,822.68)	128.39	(6,145.03)	(8,593.12)	25.02	(8,668.11)
Gain on fair value of OCD											
Transferred to Debtenture Redemption Reserve											
Transferred from Debtenture Redemption Reserve on redemption of			(125.25)								
Non Convertible Debtentures								125.25	(0.27)	(0.06)	(0.33)
Others		79.71						(33.18)	46.53	(215.80)	(169.27)
PSC Realtors Balances											
Balance as at March 31, 2022	9.62	686.52	209.73	0.39	220.49	(3,822.68)	128.39	(6,053.22)	(8,646.86)	(190.85)	(8,837.71)

For and on behalf of the Board of Directors

As per our report of even date

For MSKA & Associates

Chartered Accountants

ICAI Firm Registration No. 1005047W



Nitin Manohar Jurnani
Nitin Manohar Jurnani
Partner
Membership No. 111700

S. P. Paranjape
Shrikant P. Paranjape
Chairman
DIN - 001319



Shashank P. Paranjape
Shashank P. Paranjape
Managing Director
DIN - 00131956

Kamlesh Dutta
Kamlesh Dutta
Company Secretary
M.No. 110056
Place: Pune
Date: May 15, 2023

Kamlesh Dutta
Kamlesh Dutta
Chief Financial Officer

Place: Pune

Date: May 15, 2023



Paranjape Schemes (Construction) Limited
Notes forming part of the Consolidated Financial Statements
for the year ended 31 March 2022

1. Corporate Information

Paranjape Schemes (Construction) Limited ("PSCL" or "the Company") is a public limited company. The Company was incorporated on September 18, 1987, at Mumbai as a private limited company under the Companies Act, 1956 and converted into a public limited company pursuant to approval of the shareholders in an extraordinary general meeting held on March 24, 2005 and consequently, the name of Company was changed to Paranjape Schemes (Construction) Limited. Its Registered Office is situated at Somnath, CTS No. 988, Ram Mandir Road, Vile Parle (East), Mumbai 400 057 and corporate office is situated at PSC House, Dr. Ketkar Marg, Anand Colony, Off Prabhat Road, Erandwane, Pune 411 004. Its parent and ultimate holding company is Paranjape Griha Nirman Private Limited. PSCL together with its subsidiaries and joint arrangements (collectively referred to as the 'Group') is primarily engaged in the business of promotion, construction and development of integrated townships, residential & commercial complexes, multistoried buildings, flats, houses, apartments, shopping malls, etc.

2. Basis of Preparation of Consolidated Financial Statements and Accounting Policies

2.1. Basis of Preparation of Consolidated Financial Statements

(a) Statement of Compliance with Ind AS

These consolidated financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 (the "Act") read with the Companies (Indian Accounting Standards) Rules, 2015 and other relevant provisions of the Act.

Accounting policies have been consistently applied to all the years presented except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use. The consolidated financial statements were authorized for issue by the Company's Board of Directors on May 15, 2023.

(b) Basis of Consolidation

The consolidated financial statements incorporate the financial statements of the Company, its subsidiaries and joint arrangements. Control is achieved when the company:

- a) has power over the investee;
- b) is exposed or has rights, to variable returns from its involvements with the Investee; and
- c) has the ability to use its powers to affect its returns.

The Company reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

When the Company has less than a majority of the voting rights of an investee, it has power over the 1 investee when the voting rights are sufficient to give it the practical ability to direct the relevant activities of the investee unilaterally. The Company considers all relevant facts and circumstances in assessing, whether or not the Company's voting rights in an investee are sufficient to give it power, including:

- a) the size of the Company's holding of voting rights relative to the size and dispersion of holdings of the other vote holders;
- b) potential voting rights held by the Company, other vote holders or other parties;
- c) rights arising from other contractual arrangements; and d) any additional facts and circumstances that indicate that the Company has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made, including voting patterns at previous shareholders' meetings.





Paranjape Schemes (Construction) Limited
Notes forming part of the Consolidated Financial Statements
for the year ended 31 March 2022

The following investees have been considered while preparing the consolidated financial statements:

Name of Investee	Place of business / incorporation	Ownership held by	Principal activity	Ownership interest held by Holding Company		Nature of relationship
				31-Mar-22	31-Mar-21	
Blueridge Golfclub Private Limited	India	PSCL	Real Estate Development and Construction	100.00%	100.00%	Subsidiary
Paranjape Premises Private Limited	India	PSCL	Real Estate Development and Construction	99.90%	99.90%	Subsidiary
Athashri Homes Private Limited	India	PSCL	Real Estate Development and Construction	99.80%	99.80%	Subsidiary
Linker Shelter Private Limited (Note iii below)	India	PSCL	Real Estate Development and Construction	99.80%	99.80%	Subsidiary
PSC Holdings Limited	Mauritius	PSCL	Real Estate Development and Construction	100.00%	100.00%	Subsidiary
Lavim Developers Private Limited	India	PSCL	Real Estate Development and Construction	100.00%	100.00%	Subsidiary
Peer Realty Private Limited	India	PSCL	Real Estate Development and Construction	70.00%	70.00%	Subsidiary
M/S Paranjape Schemes Bangalore	India	PSCL	Real Estate Development and Construction	70.00%	70.00%	Subsidiary
Nova Developers Private Limited	India	PSCL	Real Estate Development and Construction	90.00%	90.00%	Subsidiary
M/S Paranjape Schemes Shelters	India	PSCL	Real Estate Development and Construction	90.00%	90.00%	Subsidiary
M/S Gloria Associates	India	PSCL	Real Estate Development and Construction	60.00%	60.00%	Subsidiary
M/S Kshitij Promoters & Developers	India	PSCL	Real Estate Development and Construction	65.00%	65.00%	Subsidiary
M/S PSC Pacific	India	PSCL	Real Estate Development and Construction	75.00%	75.00%	Subsidiary





Paranjape Schemes (Construction) Limited
Notes forming part of the Consolidated Financial Statements
for the year ended 31 March 2022

Name of Investee	Place of business / incorporation	Ownership held by	Principal activity	Ownership interest held by Holding Company		Nature of relationship
				31-Mar-22	31-Mar-21	
M/S Athashri Aastha	India	PSCL	Real Estate Development and Construction	100.00%	100.00%	Subsidiary
PSC Realtors Private Limited	India	PSCL	Real Estate Development and Construction	NA	70.00%	Subsidiary
PSC Properties Private Limited	India	PSCL	Real Estate Development and Construction	100.00%	100.00%	Subsidiary
PSC Global Inc.	USA	PSCL	Real Estate Development and Construction	100.00%	100.00%	Subsidiary
Pristine Homes LLC	USA	PSC Global Inc	Real Estate Development and Construction	85.00%	85.00%	Subsidiary
Paranjape Spaces and Services Private Limited	India	PSCL	Real Estate Development and Construction	100.00%	NA	Subsidiary
La Casa Shelters LLP	India	PSCL	Real Estate Development and Construction	50.00%	50.00%	Joint Ventures
Kaleidoscope Developers Private Limited	India	PSCL	Real Estate Development and Construction	50.00%	50.00%	Joint Ventures
PSC Realtors Private Limited	India	PSCL	Real Estate Development and Construction	35.00%	NA	Associate





Paranjape Schemes (Construction) Limited
Notes forming part of the Consolidated Financial Statements
for the year ended 31 March 2022

Consolidation of a subsidiary begins when the Company obtains control over the subsidiary and ceases when the Company loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit and loss from the date the Company gains control until the date when the Company ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

When necessary, adjustments are made to the consolidated financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies.

All intragroup assets and liabilities, equity, income, expenses, and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

Changes in the Group's ownership interests in existing subsidiaries

Changes in the Group's ownership interests in subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Company.

When the Group loses control of a subsidiary, a gain or loss is recognised in profit or loss and is calculated as the difference between

- (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and
- (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable Ind AS). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under Ind AS 109, or, when applicable, the cost on initial recognition of an investment in an associate or a joint venture.

Business Combination

Acquisitions of businesses are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of the assets transferred by the Group, liabilities incurred by the Group to the former owners of the acquiree and the equity interests issued by the Group in exchange of control of the acquiree. Acquisition-related costs are generally recognised in profit or loss as incurred.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their fair value, except that:

- deferred tax assets or liabilities, and assets or liabilities related to employee benefit arrangements are recognised and measured in accordance with Ind AS 12 Income Taxes and Ind AS 19 Employee Benefits respectively;
- liabilities or equity instruments related to share-based payment arrangements of the acquiree or share-based payment arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with Ind AS 102 Share-based Payment at the acquisition date; and





Paranjape Schemes (Construction) Limited
Notes forming part of the Consolidated Financial Statements
for the year ended 31 March 2022

- assets (or disposal groups) that are classified as held for sale in accordance with Ind AS 105 Non-current Assets Held for Sale and Discontinued Operations are measured in accordance with that Standard.

Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer's previously held equity interest in the acquiree (if any) over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed.

In case of a bargain purchase, before recognising a gain in respect thereof, the Group determines whether there exists clear evidence of the underlying reasons for classifying the business combination as a bargain purchase. Thereafter, the Group reassesses whether it has correctly identified all of the assets acquired and all of the liabilities assumed and recognises any additional assets or liabilities that are identified in that reassessment. The Group then reviews the procedures used to measure the amounts that Ind AS requires for the purposes of calculating the bargain purchase. If the gain remains after this reassessment and review, the Group recognises it in other comprehensive income and accumulates the same in equity as capital reserve. This gain is attributed to the acquirer. If there does not exist clear evidence of the underlying reasons for classifying the business combination as a bargain purchase, the Group recognises the gain, after reassessing and reviewing (as described above), directly in equity as capital reserve.

Non-controlling interests that are present ownership interests and entitle their holders to a proportionate share of the entity's net assets in the event of liquidation may be initially measured either at fair value or at the non-controlling interests proportionate share of the recognised amounts of the acquirees identifiable net assets. The choice of measurement basis is made on a transaction by transaction basis. Other types of non-controlling interests are measured at fair value or, when applicable, on the basis specified in other Ind AS.

When the consideration transferred by the Group in a business combination includes assets or liabilities resulting from a contingent consideration arrangement, the contingent consideration is measured at its acquisition date fair value and included as part of the consideration transferred in a business combination. Changes in the fair value of the Contingent consideration that qualify as measurement period adjustments are adjusted retrospectively, with corresponding adjustments against goodwill or capital reserve, as the case may be. Measurement period adjustments are adjustments that arise from additional information obtained during the 'measurement period' (which cannot exceed one year from the acquisition date) about facts and circumstances that existed at the acquisition date.

The subsequent accounting for changes in the fair value of the Contingent consideration that do not qualify as measurement period adjustments depends on how the Contingent consideration is classified. Contingent consideration that is classified as equity is not remeasured at subsequent reporting dates and its subsequent settlement is accounted for within equity. Contingent Consideration that is classified as an asset or liability is remeasured at fair value at subsequent reporting dates with the corresponding gain or loss being recognised in profit or loss.

When a business combination is achieved in stages, the Group's previously held equity interest in the acquiree is remeasured to its acquisition date fair value and the resulting gain or loss, if any, is recognised in profit or loss. Amounts arising from interests in the acquiree prior to the acquisition date that have previously been recognised in other comprehensive income are reclassified to profit or loss where such treatment would be appropriate if that interest were disposed of.

If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Group reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted during the measurement period (see above) or





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additional assets or liabilities are recognised, to reflect new information obtained about facts and circumstances that existed at the acquisition date that, if known, would have affected the amounts recognised at that date.

Goodwill:

Goodwill arising on an acquisition of a business is carried at cost as established at the date of acquisition of the business less accumulated impairment losses, if any.

For the purposes of impairment testing, goodwill is allocated to each of the Group's cash-generating units (or groups of cash-generating units) that is expected to benefit from the synergies of the combination.

A cash-generating unit to which goodwill has been allocated is tested for impairment annually, or more frequently when there is an indication that the unit may be impaired. If the recoverable amount of the cash-generating unit is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit and then to the other assets of the unit pro rata based on the carrying amount of each asset in the unit. Any impairment loss recognised for goodwill is recognised directly in profit or loss. An impairment loss recognised for goodwill is not reversed in subsequent periods.

On disposal of the relevant cash-generating unit, the attributable amount of goodwill is included in the determination of the profit or loss on disposal.

The Group's policy for goodwill arising on the acquisition of an associate and a joint venture is described at below.

Investments in associates and joint ventures

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The results and assets and liabilities of associates or joint ventures are incorporated in these consolidated financial statements using the equity method of accounting, except when the investment, or a portion thereof, is classified as held for sale, in which case it is accounted for in accordance with Ind AS 105. Under the equity method, an investment in an associate or a joint venture is initially recognised in the consolidated balance sheet at cost and adjusted thereafter to recognise the Group's share of the profit or loss and other comprehensive income of the associate or joint venture. Distributions received from an associate or a joint venture reduce the carrying amount of the investment. When the Group's share of losses of an associate or a joint venture exceeds the Group's interest in that associate or joint venture (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate or joint venture), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture.

An investment in an associate or a joint venture is accounted for using the equity method from the date on which the investee becomes an associate or a joint venture. On acquisition of the investment in an associate or a joint venture, any excess of the cost of the investment over the Group's share of the net fair value of





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the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised directly in equity as capital reserve in the period in which the investment is acquired.

After application of the equity method of accounting, the Group determines whether there is any objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the net investment in an associate or a joint venture and that event (or events) has an impact on the estimated future cash flows from the net investment that can be reliably estimated. If there exists such an objective evidence of impairment, then it is necessary to recognise impairment loss with respect to the Group's investment in an associate or a joint venture.

When necessary, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with Ind AS 36 Impairment of Assets as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with Ind AS 36 to the extent that the recoverable amount of the investment subsequently increases.

The Group discontinues the use of the equity method from the date when the investment ceases to be an associate or a joint venture, or when the investment is classified as held for sale. When the Group retains an interest in the former associate or joint venture and the retained interest is a financial asset, the Group measures the retained interest at fair value at that date and the fair value is regarded as its fair value on initial recognition in accordance with Ind AS 109. The difference between the carrying amount of the Associate or joint venture at the date the equity method was discontinued, and the fair value of any retained interest and any proceeds from disposing of a part interest in the associate or joint venture is included in the determination of the gain or loss on disposal of the associate or joint venture. In addition, the Group accounts for all amounts previously recognised in other comprehensive income in relation to that associate or joint venture had directly disposed of the related assets or liabilities. Therefore, if a gain or loss previously recognised in other comprehensive income by that associate or joint venture would be reclassified to profit or loss on the disposal of the related assets or liabilities, the Group reclassifies the gain or loss from equity to profit or loss (as a reclassification adjustment) - when the equity method is discontinued.

The Group continues to use the equity method when an investment in an associate becomes an investment in a joint venture or an investment in a joint venture becomes an investment in an associate. There is no remeasurement to fair value upon such changes in ownership interests.

When the Group reduces its ownership interest in an associate or a joint venture but the Group continues to use the equity method, the Group reclassifies to profit or loss the proportion of the gain or loss that had previously been recognised in other comprehensive income relating to that reduction in ownership interest if that gain or loss would be reclassified to profit or loss on the disposal of the related assets or liabilities.

When a group entity transacts with an associate or a joint venture of the Group, profits and losses, resulting from the transactions with the associate or joint venture are recognised in the Group's consolidated financial statements only to the extent of interests in the associate or joint venture that are not related to the Group.





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(b) Basis of measurement

The consolidated financial statements have been prepared on a historical cost convention on accrual basis, except for certain financial assets and liabilities that have been measured at fair value as required by relevant Ind AS.

(c) Current/Non-current classification of assets/ liabilities

The Group presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The Group classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents.

(d) Use of estimates

The preparation of consolidated financial statements in conformity with Ind AS requires the Management to make estimate and assumptions that affect the reported amount of assets and liabilities as at the Balance Sheet date, reported amount of revenue and expenses for the year and disclosures of contingent liabilities as at the Balance Sheet date. The estimates and assumptions used in the accompanying consolidated financial statements are based upon the Management's evaluation of the relevant facts and circumstances as at the date of the consolidated financial statements. Actual results could differ from these estimates. Estimates and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates, if any, are recognized in the year in which the estimates are revised and in any future years affected. Refer Note 3 for detailed discussion on estimates and judgments.

(e) Functional and presentation currency

These consolidated financial statements are presented in Indian Rupees (INR), which is also the Group's functional currency. All amounts have been rounded-off to the nearest million, unless otherwise indicated.

(f) Measurement of Fair values

Certain accounting policies and disclosures of the Group require the measurement of fair values, for both financial and non-financial assets and liabilities. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.



- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

When measuring the fair value of an asset or a liability, the Group uses observable market data as far as possible. If the inputs used to measure the fair value of an asset or a liability fall into a different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

Further information about the assumptions made in the measuring fair values is included in the notes regarding Financial Instruments.

2.2. Significant accounting policies

2.2.1. Revenue from contracts with customers

Pursuant to the application of Ind AS 115 - 'Revenue from Contracts with Customers' effective from 1 April 2018, the Group has applied following accounting policy for revenue recognition:

Revenue is measured at the fair value of the consideration received/ receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government and is net of rebates and discounts.

Revenue is recognized in the income statement to the extent that it is probable that the economic benefits will flow to the Group and the revenue and costs, if applicable, can be measured reliably.

The Group has applied five step model as per Ind AS 115 'Revenue from contracts with customers' to recognize revenue in the consolidated financial statements. The Group satisfies a performance obligation and recognizes revenue over time, if one of the following criteria is met:

- a. The customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs; or
- b. The Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- c. The Group's performance does not create an asset with an alternative use to the Group and the entity has an enforceable right to payment for performance completed to date.

For performance obligations where one of the above conditions are not met, revenue is recognized at the point in time at which the performance obligation is satisfied.

Revenue is recognized either at point of time or over a period of time based on various conditions as included in the contracts with customers.

Point of Time: Revenue from real-estate project

Revenue is recognized at a Point-in-time w.r.t. sale of real estate units, including land, plots, apartments, commercial units, development rights as and when the control passes on to the customer which coincides with handing over of the possession to the customer.

The date on which the possession of the unit is transferred is held as the basis of transfer of control and revenue is recognised accordingly. All expenses directly related to projects are treated as Work in Progress (WIP). Whenever such sale is made, proportionate amount of Work in Progress (attributable to the area of the sold unit) is charged to Cost of Land, Development Rights and Constructed Properties at the point in time when such sale is made. Other expenses not directly attributable to the project is considered as a period cost and charged to Profit or Loss.





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When it is probable that the total project costs will exceed the total project revenue, the entire expected loss is immediately recognised as an expense.

When project cost incurred to date plus recognised profits less recognised losses exceed progress billings, the surplus is shown as amounts due from customers for project work. For contracts where progress billings exceed project costs incurred to date plus recognised profits less recognised losses, the surplus is shown as the amounts due to customers for project work. Amounts received before the related work is performed are included in the Balance Sheet, as advances received under liability. Amounts billed for work performed but not yet paid by the customer are included in the Balance Sheet under trade receivables.

Sale of Land / TDR

Revenue from sale of land / Transferable Development Rights (TDR) is recognised when the agreement to sell is executed resulting in transfer of all significant risk and rewards of ownership and possession is handed over to the buyer.

Other Operating revenue

Project management fees, rentals, sub lease and maintenance income are recognized on accrual basis as per the terms and conditions of relevant agreements.

Share of Profit / (Loss) from partnership firms / LLPs

Share of profit/ (Loss) from partnership firms/LLPs in which the Group is a partner is recognized based on the financial information provided and confirmed by the respective firms.

Interest Income

Interest Income is recognized on a basis of effective interest method as set out in Ind AS 109, Financial Instruments, and where no significant uncertainty as to measurability or collectability exists.

2.2.2. Property, plant and equipment and depreciation

Property, plant and equipment are stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognized when replaced. All other repairs and maintenance are charged to Statement of Profit and Loss during the year in which they are incurred.

Gains or losses arising from derecognition of Property, plant and equipment are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is derecognized.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets and the cost of assets not put to use before such date are disclosed under 'Capital work-in-progress'

2.2.3. Investment properties

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.





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Investment properties are derecognized either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in profit or loss in the period of derecognition.

2.2.4. Depreciation on property, plant and equipment and investment properties

Depreciation methods, estimated useful lives

The Group depreciates property, plant and equipment over their estimated useful lives using the written down value method. The estimated useful lives of assets are as prescribed in Schedule II of Companies act, 2013

Depreciation on additions to property plant and equipment is provided on pro-rata basis from the date of acquisition. Depreciation on sale/deduction from property plant and equipment is provided up to the date preceding the date of sale, deduction as the case may be. Gains and losses on disposals are determined by comparing proceeds with carrying amount.

Depreciation methods, useful lives and residual values are reviewed periodically at each financial year end and adjusted prospectively, as appropriate.

2.2.5. Intangible assets and amortisation

Intangible assets acquired separately are measured on initial recognition at cost. The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses. Internally generated intangibles, excluding capitalised development costs, are not capitalised and the related expenditure is reflected in profit or loss in the period in which the expenditure is incurred.

Software and Trademark Rights are amortised over their assessed useful life of 6.5 years and 20 years.

Intangible assets are amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates. The amortisation expense on intangible assets is recognised in the statement of profit and loss unless such expenditure forms part of carrying value of another asset.

2.2.6. Foreign Currencies

In preparing the financial statements of each individual group entity, transactions in currencies other than the entity's functional currency (foreign currencies) are recognised at the rates of exchange prevailing at the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing at the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences on monetary items are recognised in profit or loss in the period in which they arise.

For the purposes of presenting these consolidated financial statements, the assets and liabilities of the Group's foreign operations are translated into Indian Rupees using exchange rates prevailing at the end of each reporting period. Income and expense items are translated at the average exchange rates for the period, unless exchange rates fluctuate significantly during that period, in which case the exchange rates at





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the dates of the transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in equity (and attributed to non-controlling interests as appropriate).

2.2.7. Taxes

Tax expense for the year, if any, comprising current tax and deferred tax, are included in the determination of the net profit or loss for the year, except to the extent that it relates to a business combination or to an item recognized directly in equity or in other comprehensive income.

(a) Current income tax

Current tax assets and liabilities are measured at the amount expected to be recovered or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the year-end date.

Current income tax related to items recognised outside the statement of profit and loss is recognised outside the statement of profit and loss (either in other comprehensive income or in equity). Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.

(b) Deferred tax

Deferred income tax is provided in full, using the balance sheet approach, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in consolidated financial statements. Deferred income tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss). Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the year and are expected to apply when the related deferred income tax asset is realized or the deferred income tax liability is settled.

Deferred tax assets are recognized for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilize those temporary differences and losses.

Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority.

Current and deferred tax is recognized in Statement of Profit and Loss, except to the extent that it relates to items recognized in other comprehensive income or directly in equity. In this case, the tax is also recognized in other comprehensive income or directly in equity, respectively.

2.2.8. Contract assets and contract liabilities

A contract asset is the right to consideration in exchange for goods or services transferred to the customer.

A contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group transfers goods or services to the customer, a contract liability is recognized when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognized as revenue when the Group performs under the contract.





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2.2.9. Inventories

Raw materials: Raw materials are valued at lower of cost and net realizable value. Cost includes purchase price, (excluding those subsequently recoverable by the enterprise from the concerned revenue authorities), freight inwards and other expenditure incurred in bringing such inventories to their present location and condition. In determining the cost, weighted average cost method is used.

Construction work-in-progress: Direct expenditure relating to construction activity is inventorised. Other expenditure during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the construction activity. Cost incurred/ items purchased specifically for projects are taken as consumed as and when incurred/ received. Work-in-progress represents cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized. Work-in- progress is valued at lower of cost and Net Realizable Value (NRV). NRV in respect of inventories under construction is assessed with reference to market prices (reference to the recent selling prices) at the reporting date less estimated costs to complete the construction, and estimated cost necessary to make the sale. The costs to complete the construction are estimated by management.

2.2.10. Impairment of non-financial assets

The Group assesses at each year end whether there is any objective evidence that a non-financial asset or a group of non-financial assets is impaired. If any such indication exists, the Group estimates the asset's recoverable amount and the amount of impairment loss.

An impairment loss is calculated as the difference between an asset's carrying amount and recoverable amount. Losses are recognized in Statement of Profit and Loss and reflected in an allowance account. When the Group considers that there are no realistic prospects of recovery of the asset, the relevant amounts are written off. If the amount of impairment loss subsequently decreases and the decrease can be related objectively to an event occurring after the impairment was recognized, then the previously recognized impairment loss is reversed through Statement of Profit and Loss.

The recoverable amount of an asset or cash-generating unit (as defined below) is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit").

2.2.11. Provisions and contingent liabilities and contingent assets

Provisions are recognized when there is a present obligation as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and there is a reliable estimate of the amount of the obligation. Provisions are measured at the best estimate of the expenditure required to settle the present obligation at the Balance sheet date.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group or a present obligation that arises from past events where it is





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either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made.

Contingent assets are not recognized. However, when the realization of income is virtually certain, then the related asset is no longer a contingent asset, and is recognized as an asset.

2.2.12. Borrowing Costs

Borrowing costs are interest and other costs incurred in connection with borrowings of funds. Borrowing costs directly attributable to acquisition/ construction of qualifying assets are capitalised until the time all substantial activities necessary to prepare the qualifying assets for their intended use are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use/ sale. All other borrowing costs not eligible for inventorisation/ capitalisation are charged to statement of profit and loss.

2.2.13. Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks, cash on hand and short-term deposits net of bank overdraft with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purposes of the cash flow statement, cash and cash equivalents include cash on hand, cash in banks and short-term deposits net of bank overdraft.

2.2.14. Employee benefits

Short-term employee benefits

All employee benefits falling due wholly within twelve months of rendering the services are classified as short-term employee benefits, which include benefits like salaries, wages, short-term compensated absences and performance incentives and are recognised as expenses in the period in which the employee renders the related service.

Post-employment benefits

Contributions to defined contribution schemes such as Provident Fund, Employees State Insurance, are recognised as expenses in the period in which the employee renders the related service. The Group has no further obligations beyond its monthly contributions.

The Group also provides for post-employment defined benefit in the form of gratuity. The cost of providing benefit is determined using the projected unit credit method, with actuarial valuation being carried out at each balance sheet date. Remeasurement of the net benefit liability, which comprise actuarial gains and losses, the return on plan assets (excluding interests) and the effect of the assets ceiling (if any, excluding interest) are recognised in other comprehensive income. The effect of any plan amendments are recognised in net profit in the Statement of Profit and Loss.

Other long-term employee benefits

All employee benefits (other than post-employment benefits and termination benefits) which do not fall due wholly within twelve months after the end of the period in which the employees render the related services are determined based on actuarial valuation or discounted present value method carried out at each balance sheet date. The expected cost of accumulating compensated absences is determined by actuarial valuation performed by an independent actuary as at every year end using projected unit credit method on the additional amount expected to be paid / availed as a result of the unused entitlement that has accumulated at the balance sheet date. Expense on non-accumulating compensated absences is recognised in the period in which the absences occur.





2.2.15. Leases

As a lessee:

At inception of a contract, the Group assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. The Group recognises a right-of-use asset and a lease liability at the lease commencement date except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the lease payments associated with these leases are recognised as an expense on a straight-line basis over the lease term. Lease term is a non-cancellable period together with periods covered by an option to extend the lease if the Group is reasonably certain to exercise that option; and periods covered by an option to terminate the lease if the Group is reasonably certain not to exercise that option.

The right-of-use asset is initially measured at cost at the commencement date. At the commencement date, the lease liability is measured at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Group's incremental borrowing rate. The Group uses its incremental borrowing rate as the discount rate.

After the commencement date, the right-of-use asset is measured at cost less any accumulated depreciation and any accumulated impairment losses, and the lease liability is measured by

- (i) increasing the carrying amount to reflect interest on the lease liability;
- (ii) reducing the carrying amount to reflect the lease payments made; and
- (iii) remeasuring the carrying amount to reflect any reassessment or lease modifications, or to reflect revised in-substance fixed lease payments.

Interest on the lease liability in each period during the lease term is the amount that produces a constant periodic rate of interest on the remaining balance of the lease liability. Interest expense on the lease liability is a component of finance costs.

2.2.16. Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

a) Financial assets

(i) Initial recognition and measurement

At initial recognition, financial asset is measured at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

(ii) Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in following categories:

- a) at amortized cost; or
- b) at fair value through other comprehensive income; or
- c) at fair value through profit or loss.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

Amortized cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortized cost. Interest income from these financial assets is included in finance income using the effective interest rate method (EIR).





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Fair value through other comprehensive income (FVOCI): Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognized in Statement of Profit and Loss. When the financial asset is derecognized, the cumulative gain or loss previously recognized in OCI is reclassified from equity to Statement of Profit and Loss and recognized in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.

Fair value through profit or loss: Assets that do not meet the criteria for amortized cost or FVOCI are measured at fair value through profit or loss. Interest income from these financial assets is included in other income.

Equity instruments: All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognized by an acquirer in a business combination to which Ind AS103 applies are classified as at FVTPL. For all other equity instruments, the Group may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Group makes such election on an instrument- by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Group decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment. However, the Group may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the profit and loss.

(iii) Impairment of financial assets

In accordance with Ind AS 109, Financial Instruments, the Group applies expected credit loss (ECL) model for measurement and recognition of impairment loss on financial assets that are measured at amortized cost and FVOCI.

For recognition of impairment loss on financial assets and risk exposure, the Group determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If in subsequent years, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognizing impairment loss allowance based on 12 month ECL.

Life time ECLs are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12 month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the year end.

ECL is the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the entity expects to receive (i.e. all shortfalls), discounted at the original EIR. When estimating the cash flows, an entity is required to consider all contractual terms of the financial instrument (including prepayment, extension etc.) over the expected life of the financial instrument. However, in rare cases when the expected life of the financial instrument cannot be estimated reliably, then the entity is required to use the remaining contractual term of the financial instrument.

In general, it is presumed that credit risk has significantly increased since initial recognition if the payment is more than 30 days past due.

ECL impairment loss allowance (or reversal) recognized during the year is recognized as income/expense in the statement of profit and loss. In balance sheet ECL for financial assets measured at amortized cost is presented as an allowance, i.e. as an integral part of the measurement of those assets in the balance sheet.





The allowance reduces the net carrying amount. Until the asset meets write off criteria, the Group does not reduce impairment allowance from the gross carrying amount.

(iv) Derecognition of financial assets

A financial asset is derecognized only when:

- a) the rights to receive cash flows from the financial asset is transferred or
- b) retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the financial asset is transferred then in that case financial asset is derecognized only if substantially all risks and rewards of ownership of the financial asset is transferred. Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognized.

(b) Financial liabilities

(i) Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss and at amortized cost, as appropriate. All financial liabilities are recognized initially at fair value and, in the case of borrowings and payables, net of directly attributable transaction costs.

(ii) Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss: Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments. Gains or losses on liabilities held for trading are recognized in the Statement of Profit and Loss.

Loans and borrowings: After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in Statement of Profit and Loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the Statement of Profit and Loss.

(iii) Derecognition

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability.

The difference in the respective carrying amounts is recognized in the Statement of Profit and Loss as finance costs.

(c) Embedded derivatives

An embedded derivative is a component of a hybrid (combined) instrument that also includes a non-derivative host contract – with the effect that some of the cash flows of the combined instrument vary in a way similar to a standalone derivative. Derivatives embedded in all other host contract are separated if the economic characteristics and risks of the embedded derivative are not closely related to the economic characteristics and risks of the host and are measured at fair value through profit or loss. Embedded derivatives closely related to the host contracts are not separated.





Paranjape Schemes (Construction) Limited
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Reassessment only occurs if there is either a change in the terms of the contract that significantly modifies the cash flows that would otherwise be required or a reclassification of a financial asset out of the fair value through profit or loss.

(d) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount is reported in the balance sheet where there is a legally enforceable right to offset the recognized amounts and there is an intention to settle on a net basis or realize the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Group or the counterparty.

2.2.17. Earnings Per Share

Basic earnings per share is calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. Earnings considered in ascertaining the Group's earnings per share is the net profit or loss for the year after deducting preference dividends and any attributable tax thereto for the year, if any. The weighted average number of equity shares outstanding during the year and for all the years presented is adjusted for events, such as bonus shares, other than the conversion of potential equity shares that have changed the number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year is adjusted for the effects of all dilutive potential equity shares.

3.1. Recent Indian Accounting Standards (Ind AS)

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards. There is no such notification which would have been applicable from April 1, 2022.

3.2. Significant accounting judgments, estimates and assumptions

In the preparation of the consolidated financial statements, the Group makes judgments, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized prospectively. Information about assumptions, judgments and estimation uncertainties that have a significant risk of resulting in a material adjustment in the year ending 31 March 2022 are as below





Paranjape Schemes (Construction) Limited
Notes forming part of the Consolidated Financial Statements
for the year ended 31 March 2022

(a) Revenue from contracts with customers

The Group has applied judgments that significantly affect the determination of the amount and timing of revenue from contracts with customers.

(b) Taxes

Deferred tax assets are recognized for unused tax losses to the extent that it is probable that taxable profit will be available against which the losses can be utilized. Significant management judgment is required to determine the amount of deferred tax assets that can be recognized, based upon the likely timing and the level of future taxable profits together with future tax planning strategies.

The Group neither have any taxable temporary difference nor any tax planning opportunities available that could partly support the recognition of these losses as deferred tax assets. On this basis, the Group has determined that it cannot recognize deferred tax assets on the tax losses carried forward.

(d) Fair value measurement of financial instruments

When the fair values of the financial assets and liabilities recorded in the balance sheet cannot be measured based on the quoted market prices in active markets, their fair value is measured using valuation technique. The inputs to these models are taken from the observable market where possible, but where this is not feasible, a review of judgment is required in establishing fair values. Any changes in the aforesaid assumptions will affect the fair value of financial instruments.

(e) Evaluation of Net realizable Value of Inventories

Inventories comprising of completed flats and construction-work-in progress are valued at lower of cost and net realizable value. Net Realizable value is based upon the estimates of the management. The effect of changes, if any, to the estimates is recognized in the consolidated financial statements for the period in which such changes are determined.

(f) Impairment of financial assets

The Group applies significant judgement with respect to impairment assessment of financial assets comprising trade receivables, loans, land advances etc.



PARANJAPÉ SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

Note 4A - Property, Plant and Equipment

Particulars	Gross Block					Depreciation				(Rs. in Million)	
	As at April 1, 2021	Additions during the year	Deletion during the year	Assets Held for Sale	As at March 31, 2022	As at April 1, 2021	Asset Held for Sale	For the period ended 31 March 2022	Deductions during the year	Up to March 31, 2022	Net Block
TANGIBLE ASSETS											
Freehold Land	605.75	7.22	-	72.01	540.96	-	-	-	-	-	540.96
Leasehold Land	659.03	-	-	-	659.03	156.91	-	31.38	-	188.29	470.74
Buildings	1,256.88	-	5.65	1,046.03	205.20	163.53	146.24	33.56	0.14	50.71	154.49
Plant and Equipment's	190.79	47.18	-	137.88	100.09	95.24	95.46	20.56	-	20.34	79.75
Furniture and Fixtures	120.89	1.31	-	57.70	64.50	94.74	51.11	7.43	-	51.06	13.43
Vehicles	88.64	-	7.13	-	81.51	60.81	-	7.41	6.19	62.03	19.48
Computers	17.62	3.06	0.02	5.20	15.48	13.69	3.42	2.03	0.02	12.28	3.20
Office Equipment's	44.02	1.87	0.01	19.90	25.98	37.86	18.31	1.84	0.01	21.39	4.60
Tools and Machinery	86.47	16.33	-	-	102.80	32.39	-	12.50	-	44.89	57.91
Right of use assets (Refer Note 23)	234.78	5.01	11.50	-	228.29	48.35	-	24.50	-	72.85	155.44
Total	3,304.87	81.98	24.31	1,338.72	2,023.84	703.52	314.54	141.21	6.36	523.83	1,500.01
Capital Work In Progress	-	0.02	-	-	0.02	-	-	-	-	-	0.02

Assets classified as held for sale:

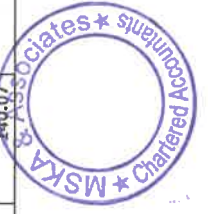
On 31 March 2022, Board of directors of the Group decided to sale its hotel operations at Hinjewadi Pune (PSC Pacific) (collectively, "Cash-generating Units or disposal group") with effect from 31 March 2022. The carrying value of property, plant & equipment of the disposal group as on 31 March 2022 amounted to Rs.1,024.74 Min. Based on the independent quotations received subsequent to year end, the Company has recognised an impairment loss of Rs.260.68 Min out of which is Rs.195.51 Min is attributable to group during the year. Management is in the process of disposal of such assets which have been recorded at fair value less cost to sell under "asset classified as held for sale". Management expects the process of sale to be complete within 12 months from 31 March 2022.



PARANJAPÉ SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

Note 4A - Property, Plant and Equipment (Continued)

Particulars	Gross Block						Depreciation				Net Block	
	As at April 1, 2020	Additions during the year	Deletion during the year	Assets Held for Sale	As at March 31, 2021	As at April 1, 2020	Asset Held for Sale	For the year	Deductions during the year	Up to March 31, 2021	As at March 31, 2021	
TANGIBLE ASSETS												
Freehold Land	598.70	7.05	-	-	605.75	-	-	-	-	-	605.75	
Leasehold Land	659.03	-	-	-	659.03	125.53	-	31.38	-	156.91	502.12	
Buildings	1,258.08	-	1.20	-	1,256.88	129.60	-	34.19	0.26	163.53	1,093.35	
Plant and Equipment's	165.11	25.94	-	-	191.05	76.85	-	18.60	-	95.45	95.60	
Furniture and Fixtures	120.96	-	-	-	120.96	84.09	-	10.72	-	94.81	26.15	
Vehicles	92.85	0.51	4.72	-	88.64	53.18	-	11.47	3.84	60.81	27.83	
Computers	16.38	1.28	0.02	-	17.64	12.30	-	1.43	0.02	13.71	3.93	
Office Equipment's	42.47	1.56	0.01	-	44.02	35.92	-	1.94	0.00	37.86	6.16	
Tools and Machinery	81.41	5.07	-	-	86.48	26.48	-	5.91	-	32.39	54.09	
Right of use assets (Refer Note 23)	234.13				234.13	23.92	-	24.43		48.35	185.78	
Total	3,269.12	41.41	5.95	-	3,304.58	567.87	-	140.07	4.12	703.82	2,600.76	
Grand Total	3,269.12	41.41	5.95	-	3,304.58	567.87	-	140.07	4.12	703.82	2,600.76	



PARANJAPE SCHEMS (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements
Note 4B - Goodwill

(Rs. in Million)		
Particulars	As at March 31, 2022	As at March 31, 2021
Cost	772.99	1,618.35
Closing Balance	772.99	1,618.35

Movement in Goodwill:

(Rs. in Million)		
Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Cost or deemed cost		
Balance at the beginning of the year	1,618.35	1,618.12
Additions during the year	0.05	0.23
Reversal of PSC Realtors goodwill *	(845.96)	-
Others	1.31	-
Amortization for the year	(0.76)	-
Balance at the end of the year	772.99	1,618.35

* Reversal of PSC Realtors goodwill due to change in structure from subsidiary to associate in current year.



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

Note 5: Investment property (Building)

(Rs. in Million)

<u>Cost</u>	As at 31 March 2022	As at 31 March 2021
Opening Balance	173.49	13.82
Additions	-	159.67
Disposals/adjustments	(4.08)	-
Closing Balance	169.41	173.49

Accumulated depreciation and impairment, if any

Opening Balance	0.69	-
For the year	9.10	0.69
Closing Balance	9.79	0.69

Net block March 2022	159.62	172.80
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As at 31 March 2022, value of buildings of Rs. Nil (:31 March 2021 Rs.159.67) have been regrouped from inventory to investment property.

(i) Information regarding income and expenditure of Investment property

(Rs. in Million)

Particulars	As at 31 March 2022	As at 31 March 2021
Rental income derived from investment properties	3.34	2.25
Direct operating expenses (including repairs and maintenance) generating rental income	-	-
Direct operating expenses (including repairs and maintenance) that did not generate rental income	-	-
Profit arising from investment properties before depreciation and indirect expenses	3.34	2.25
Less – Depreciation / Impairment	-	-
Profit arising from investment properties before indirect expenses	3.34	2.25

The Company has no restrictions on the realisability of its investment properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.

(ii) Estimation of fair value

As at 31 March 2022, the fair values of the property are Rs.555.62. These valuations are based on valuations performed by Mandar A Gadre and Associates, an accredited independent valuer. Mandar A Gadre and Associates is a specialist in valuing these types of investment properties. A valuation model in accordance with that recommended by the International Valuation Standards Committee has been applied.

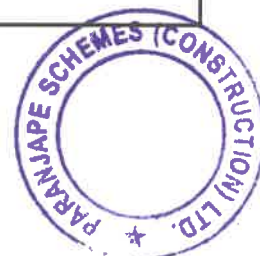
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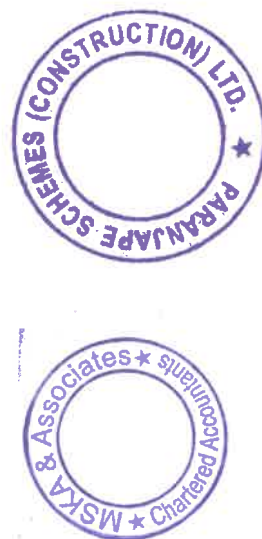
Fair value hierarchy disclosures for investment properties have been provided in Note 50.

(iii) Buildings hypothecated with Banks

(Rs. in Million)

Particulars	As at 31 March 2022	As at 31 March 2021
Carrying amount of building hypothecated with Banks or other financial institutions	1.24	1.24





(Rs. in Million)		
Particulars	As at March 31, 2022	As at March 31, 2021
(a) Investments accounted for using the Equity Method In Equity Instruments of Joint Ventures and Associates		
Kaleidoscope Developers Private Limited 5,000 (March 31, 2021: 5,000) Class A Equity shares of Rs. 10 each fully paid	0.05	0.05
5,000 (March 31, 2021: 5,000) Class B Equity shares of Rs. 10 each fully paid	0.05	0.05
Investment in Limited Liability Partnership - Lacasa LLP	0.01	0.01
PSC Realtors Private Limited 1,000 (March 31 2021: Nil *) Class B equity shares of Rs.10/- each fully paid (including Goodwill amount of Rs. 123.11 Mn)	145.61	-
6,000 (March 31 2021: Nil *) Class D equity shares of Rs.10/- each fully paid (including Goodwill amount of Rs. 722.85 Mn)	854.90	-
Add/ (less): Profit/ (loss) share from joint ventures and associates accounted through equity method	31.49	(0.10)
Sub-Total	1,032.11	0.01
(b) In Debentures of Structured entities- Unquoted		
Lemon Grass Hospitality Private Limited 401,848 (March 31, 2021: 401,848) 11% Optionally Convertible non transferable Debentures of Rs. 100 each fully paid	40.18	40.18
Less: Allowance for Doubtful Investment	(40.18)	(40.18)
Reifen Investment Services Private Limited 10,000 (March 31, 2021: Nil) Optionally Convertible Debentures of Rs. 2,440 each full paid	24.40	-
Less : Provision for Impairment of Optionally Convertible Debentures	(23.72)	-
(At Fair value through Profit and loss)		
Nalanda Shelters Private Limited 8,047 (March 31, 2021: 0) Optionally Convertible Debentures of Rs. 1,00,000 each full paid	1,237.18	1,094.03
	1,237.86	1,094.03
(c) In Equity Instruments of Structured Entities		
Cosmos Co-operative Bank Limited 20,625 (March 31, 2021: 20,625) Equity shares of Rs. 20 each fully paid	0.41	0.41
Bhagani Nivedita Co-operative Bank Limited 4,000 (March 31, 2021: 4,000) Equity shares of Rs. 25 each fully paid	0.10	0.10
Saraswat Co-operative Bank Limited 2,500 (March 31, 2021: 2,500) Equity shares of Rs. 10 each fully paid	0.05	0.03
Samarth Sahakari Bank Limited 10,000 (March 31, 2021: 10,000) Equity shares of Rs. 100 each fully paid	1.00	1.00
Sangli Urban Co-operative Bank Limited 50,000 (March 31, 2021: 50,000) Equity shares of Rs. 10 each fully paid	0.50	0.50
Parlo Developers Private Limited 7,000 (March 31, 2021: 3,351) Equity shares of Rs. 10 each fully paid	0.03	0.03
Kaleidoscope Island Estates Private Limited 4,500 (March 31, 2021: 4,500) Equity shares of Rs. 10 each fully paid	0.05	0.05
Sub-Total	2.14	2.12
(d) Investment in Government Securities -National Savings Certificates	0.00	0.00
Total	2,272.11	1,096.16

Details of investments	As at 31 March 2022	As at 31 March 2021
Investments carried at cost	2,269.29	1,094.04
Investments carried at fair value through profit/loss	2.14	2.12
Investments carried at amortised cost	0.68	-
Aggregate value of unquoted investments (Non-Current and Current)	2,272.11	1,096.16

* During the year ended March 31, 2022, group sold its 7,000 shares held in PSC Realtors Private limited and hence, it becomes groups associate company from subsidiary.



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

Note 8 - Loans - Non-Current

Particulars	(Rs. in Million)	
	As at March 31, 2022	As at March 31, 2021
Unsecured, considered good unless otherwise stated		
Loans to Related Parties		
-Considered good	401.32	142.07
-Considered Doubtful	136.02	150.98
Less: Allowance for doubtful loan	(136.02)	(150.98)
MAT Credit Entitlement	-	1.85
Total	401.32	143.92

Note 9 - Other Financial Assets - Non-Current

Particulars	(Rs. in Million)	
	As at March 31, 2022	As at March 31, 2021
Unsecured, considered good unless otherwise stated		
(a) Inter Corporate Deposits	0.86	-
(b) Security Deposits	34.43	38.94
- Considered good	5.14	-
- Considered doubtful	(5.14)	-
(c) Other Receivables	1.63	1.63
(d) Margin Money Deposits having maturities of more than 12 months from the Balance Sheet date*	197.99	202.27
(e) Security Deposits having maturities of more than 12 months from the Balance Sheet date*	17.70	-
(f) Interest Receivable on Loans and Debentures		
-Considered good	4.16	-
-Considered doubtful	73.28	99.56
Less: Allowance for doubtful receivables	(73.28)	(99.56)
(g) Interest Receivable on Bank Deposits	-	0.66
*held as Margin Money/Security against Bank Guarantees		
Total	256.77	243.50

Note 10 (a) - Deferred Tax Asset

Particulars	(Rs. in Million)	
	As at March 31, 2022	As at March 31, 2021
(a) On difference between book balance and tax balance of fixed assets	18.06	17.17
(b) Disallowances for non deduction of taxes	77.51	37.01
(c) Unabsorbed depreciation and brought forward business losses	114.10	94.10
(d) MAT Credit Entitlement (including AMT credit Entitlement)	1.13	1.13
(e) Project foreseeable losses	132.85	77.07
(f) Provision for doubtful debts and advances	390.54	346.05
(g) Liabilities deductible on payment	29.13	31.22
(h) Others	23.36	22.45
(i) Carried forward tax losses	-	453.86
(j) Ind AS Adjustments (Net)	264.24	173.43
Total	1,050.92	1,253.49



Note 10 (b) - Deferred Tax Liability

Particulars	(Rs. in Million)	
	As at March 31, 2022	As at March 31, 2021
(a) On difference between book balance and tax balance of Property, Plant and Equipment	94.04	70.70
(b) Disallowance under section 43B of Income-tax Act, 1961	(0.22)	-
(c) Provision for Gratuity	(0.16)	(0.07)
(d) Provision for Provident Fund	-	(0.92)
(e) Tax impact of POCM Reversal under Ind AS 115	5.15	(40.52)
(f) Others	2.74	3.20
Total	101.55	32.39

Tax Rate Reconciliation	(Rs. in Million)	
	As at March 31, 2022	As at March 31, 2021
Profit before taxes	(1,083.91)	(2,015.04)
Expected tax @26%/34.944% (A)	(200.96)	(413.86)
Adjustments		
Exempt income / loss	4.07	22.59
Disallowable expenses	23.66	4.51
Reversal of deferred tax on account of brought forward loss not considered	446.56	-
Tax impact of Allowable expenses	1.84	1.51
Effect of adjustments in respect of previous years	41.04	53.56
Effect of expenses not deductible in determining the taxable profits	7.65	20.68
Tax impact of utilisation of brought forward losses	(15.50)	(1.18)
Others (net)	91.60	61.39
Total (B)	600.91	163.05
Net Tax Expense (A+B)	399.95	(250.81)
Reconciliation of movement		
Opening deferred tax asset	1,221.10	965.63
Tax expense / (benefit) through Statement of profit and loss	(269.23)	256.71
Tax expense through Other comprehensive income	(2.50)	(1.25)
Closing balance	949.37	1,221.10



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED

Consolidated Notes to the Financial Statements

Note 11 - Other Non-Current Assets

(Rs. in Million)		
Particulars	As at March 31, 2022	As at March 31, 2021
Unsecured, Considered Good unless otherwise stated		
(a) Prepaid Expenses	2.08	0.67
(b) Advances given to Land Owners	8.37	8.36
(c) Advance towards project construction, development activities and development rights		
- Considered good	282.85	274.77
- Considered doubtful	5.36	5.00
Less: Allowance for doubtful advances	(5.36)	(5.00)
(d) Security Deposits	-	
- Considered good	13.04	11.44
- Considered doubtful	10.45	10.45
Less: Allowance for doubtful deposits	(10.45)	(10.45)
(e) Deposits under development activities	250.00	250.00
(f) Other Deposits	8.00	8.00
(g) Advances towards Land purchase	447.77	496.44
- Considered doubtful	84.78	30.38
Less: Allowance for doubtful advances	(84.78)	(30.38)
Total	1,012.11	1,049.68



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

Note 12 - Inventories

(Rs. in Million)

Particulars	As at March 31, 2022	As at March 31, 2021
(Lower of cost and net realisable value)		
(a) Raw Material		
(i) Raw Material at site	245.95	101.64
(ii) Raw Material at hotel	6.19	6.66
(b) Work in Progress		
(i) Land, Developments Rights and Construction	21,350.29	19,708.69
(ii) Transferable Development Rights	62.53	131.61
Sub-Total	21,412.82	19,840.30
(c) Constructed Units	2,296.58	2,766.38
(d) Trading Units	19.86	-
(e) Others	53.16	104.82
Total	24,034.56	22,819.80

Note: Hypothecated as charge against borrowings. Refer note 22A

Note 13 - Investments - Current

(Rs. in Million)

Particulars	As at March 31, 2022	As at March 31, 2021
Investments in Units of Mutual Funds (Unquoted) (At fair value through profit and loss)		
- In HDFC Liquid Fund - Treasury Advantage Plan - Wholesale - Daily Dividend	-	0.00
- In Birla Sunlife Treasury Fund - Treasury Advantage Plan - Wholesale - Daily Dividend	0.01	0.01
Total	0.01	0.01

Note 14 - Trade Receivables

(Rs. in Million)

Particulars	As at March 31, 2022	As at March 31, 2021
Unsecured, Considered Good unless otherwise stated		
- Considered Good	309.44	338.83
- Considered doubtful Trade Receivables which have significant increase in credit risk	250.66	199.79
Less : Allowance for doubtful receivables	(250.66)	(199.79)
Total	309.44	338.83

Movement in the allowance for doubtful receivables is as follows:

(Rs. in Million)

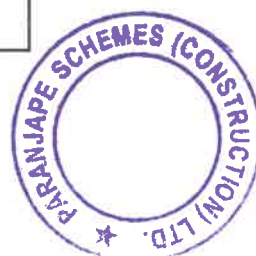
Particulars	As at March 31, 2022	As at March 31, 2021
Balance at the beginning of the year	199.79	148.73
Movement calculated at lifetime credit loss	50.87	51.06
Bad debts written off	-	-
Balance at the end of the year	250.66	199.79

Particulars	Current	
	As at March 31, 2022	As at March 31, 2021
Further classified as:		
Receivable from related parties (Refer footnote 1 or Refer Note 46)	52.06	37.84
Receivable from others	508.04	500.78

Footnote 1 : Due from Companies in which the Company is having a common directors:

Particulars	Current	
	As at March 31, 2022	As at March 31, 2021
Advent Projects & Services Pvt. Ltd.	2.25	1.76
Blueridge Educational Institute	3.91	3.91
La Casa Shelters LLP	23.59	11.25
Man Mandir Shelter Private Limited	0.07	-
Paranjape Amit Shashank	-	0.01
Paranjape Sahil Shrikant	-	0.01
Prism Services Property Solutions P.Ltd	4.07	3.18
PSC Realtors Pvt. Ltd.	0.08	0.08
Ryder Facility Management Group Pvt Ltd	1.34	0.90
Shreeya Properties	16.66	16.66
Spice of Life Hotel Pvt. Ltd	0.10	0.10
	52.06	37.84

The net carrying value of trade receivables is considered a reasonable approximation of fair value.

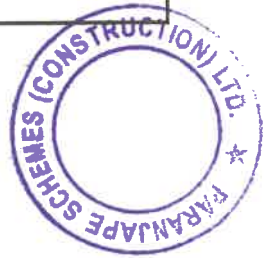


PARANJAPPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

Note 14 - Trade Receivables - continued
Ageing of Trade Receivables

31 March 2022		Particulars		Current						
		Unbilled Dues	Not Due	Outstanding for following periods from due date of Receipts						
				Less than 6 months	6 months - 1 year	1-2 years years	2-3 years	More than 3 years	Total	
(i) Undisputed Trade receivables – considered good		-	-	138.57	48.52	13.90	51.61	56.83	309.44	
(ii) Undisputed Trade Receivables –which have significant increase in credit risk		-	-		38.31	54.44	48.05	109.87	250.66	
(iii) Undisputed Trade Receivables – credit impaired		-	-	-	-	-	-	-	-	
(iv) Disputed Trade Receivables–considered good		-	-	-	-	-	-	-	-	
(v) Disputed Trade Receivables – which have significant increase in credit risk		-	-	-	-	-	-	-	-	
(vi) Disputed Trade Receivables – credit impaired		-	-	-	-	-	-	-	-	
Less: Allowance for bad and doubtful debts (Disputed + Undisputed)		-	-	-	-38.31	-54.44	-48.05	-109.87	-250.66	
		-	-	-	-	-	-	-	-	
		-	-	138.57	48.52	13.90	51.61	56.83	309.44	

31 March 2021	Particulars	Current						
	Unbilled Dues	Not Due	Outstanding for following periods from due date of Receipts					
			Less than 6 months	6 months - 1 year	1-2 years years	2-3 years	More than 3 years	Total
(i) Undisputed Trade receivables – considered good	-	-	130.68	38.12	51.26	103.63	15.15	338.83
(ii) Undisputed Trade Receivables –which have significant increase in credit risk	-	-	-	9.03	26.47	24.70	139.59	199.79
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables–considered good	-	-	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	-	-
Less: Allowance for bad and doubtful debts (Disputed + Undisputed)	-	-	-	-9.03	-26.47	-24.70	-139.59	-199.79
	-	-	-	-	-	-	-	-
	-	-	130.68	38.12	51.26	103.63	15.15	338.83



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**Consolidated Notes to the Financial Statements****Note 15 - Cash and cash equivalents****(Rs. in Million)**

Particulars	As at March 31, 2022	As at March 31, 2021
(i) Cash on hand	11.78	14.24
(ii) Cheques on hand	2.04	-
(ii) Balances with Banks:		
-In Current Accounts	1,042.93	387.58
-In Deposit Accounts	10.00	-
Total	1,066.75	401.82

Cash balances with bank earns interest at floating rates based on daily bank deposit rates. Short-term deposits are made for varying periods of between one to three months, depending on the immediate cash requirements of the Company, and earn interest at the respective short-term deposit rates.

The Company has pledged a part of its short-term deposits to fulfil collateral requirements.

There are no repatriation restrictions with regard to cash and cash equivalents as at the end of reporting period and prior periods.

Note 15A. - Other Balances with Banks**(Rs. in Million)**

Particulars	As at March 31, 2022	As at March 31, 2021
(i) Deposit Accounts	254.15	29.30
(ii) Balances held as Margin Money against Bank Guarantees	241.57	222.67
(iii) Balances held as Security against Bank Guarantees	44.93	-
Total	540.65	251.97



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

Note 16 - Loans - Current

(Rs. in Million)

Particulars	As at March 31, 2022	As at March 31, 2021
Unsecured and considered good		
Loans and Advances to Related Parties	0.00	18.29
Advances to others	91.84	-
Total	91.84	18.29

Note 17 - Other Financial Assets - Current

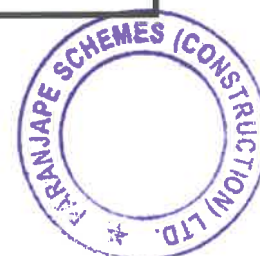
(Rs. in Million)

Particulars	As at March 31, 2022	As at March 31, 2021
Unsecured and considered good		
(a) Interest Receivable on Loans and Debentures	26.22	436.74
(b) Interest Receivable on Bank Deposits	3.09	13.04
(c) Inter Corporate Deposits	-	200.66
(d) Security Deposits	25.69	22.18
(e) Reimbursable expenses receivable	18.10	18.78
(f) Receivable on account of business transfer agreement	0.18	
(g) Other Receivables	135.74	130.54
Less : Provision for Doubtful Receivables	(1.84)	-
(h) Advances to Business Associates	36.41	47.54
Total	243.59	869.48

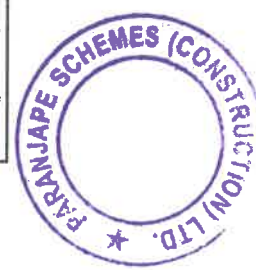
Note 18 - Other Current Assets

(Rs. in Million)

Particulars	As at March 31, 2022	As at March 31, 2021
Unsecured and considered good		
(a) Advances towards Land purchase		
- considered good	577.12	434.29
- considered doubtful	270.14	374.07
Less: Allowances for doubtful advances	(270.14)	(374.07)
(b) Prepaid Expenses	33.99	56.45
(c) Balances with government authorities	238.53	224.49
(d) Advance to Suppliers		
- considered good	331.56	300.12
- considered doubtful	6.12	5.15
Less: Allowances for doubtful Advances	(6.12)	(5.15)
(e) Advance towards project construction, development activities and developing rights		
- Deposits under development activities	8.10	22.20
- Deposits under development activities doubtful	7.50	6.50
Less: Allowances for doubtful deposit	(7.50)	(6.50)
(f) Loans and Advances to Employees	1.50	1.81
(g) Land Advance	7.00	-
Total	1,197.80	1,039.36

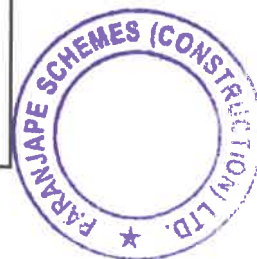


(Rs. In Million)							
Particulars	As at March 31, 2022		As at March 31, 2021				
	Number of shares (In Million)	Amount	Number of shares (In Million)	Amount			
a) Authorized							
Equity Shares of Rs. 10 each	172.65	1,726.50	172.65	1,726.50			
Cumulative Convertible Preference Shares of Rs. 100 each	0.15	15.00	0.15	15.00			
Total	172.80	1,741.50	172.80	1,741.50			
Issued, Subscribed & Fully Paid up							
Equity Shares of Rs. 10/- each	27.07	270.67	27.07	270.67			
Equity Shares allotted as fully paid bonus shares of Rs. 10/- each	67.67	676.66	67.67	676.66			
	94.73	947.33	94.73	947.33			
b) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year:							
Particulars	As at March 31, 2022		As at March 31, 2021				
	Number of shares (In Million)	Amount	Number of shares (In Million)	Amount			
Shares at the beginning of the year	94.73	947.33	94.73	947.33			
Add: Issued during the year	-	-	-	-			
Equity Shares outstanding at the end of the year	94.73	947.33	94.73	947.33			
c) Details of shares held by shareholders holding more than 5% of the aggregate shares in the Company							
Name of Shareholder	As at March 31, 2022		As at March 31, 2021				
	Number of shares (In Million)	% holding	Number of shares (In Million)	% holding			
Paranjape Griha Nirman Private Limited (Holding Company)	84.00	88.67%	84.00	88.67%			
Paranjape Realty Spaces Private Limited	9.47	10.00%	9.47	10.00%			
As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.							
d) Rights, preferences and restrictions attached to shares							
The Company has only one class of shares referred to as Equity Shares having par value of Rs.10/-. Each holder of Equity Shares is entitled to one vote per share.							
In the event of liquidation of the Company, the holders of Equity Shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of Equity Shares held by the shareholders.							
e) The Company had issued bonus shares (67,666,668 equity shares for consideration other than cash) in the ratio of 2.5:1 (2.5 bonus shares for 1 equity share held) approved by Board of Directors pursuant to a resolution passed at their meeting held on February 17, 2015 and resolution passed by Shareholders at the Extraordinary General Meeting held on February 24, 2015, through capitalisation of the securities premium account amounting to Rs. 676.66 Million. These equity shares were allotted on March 13, 2015.							
f) No class of shares have been bought back by the Company during the period of five years immediately preceding the current year end.							
Shares held by holding Company/ultimate holding Company and/ or their subsidiaries/ associates							
Name of shareholder	As at March 31, 2022		As at March 31, 2021				
	Number of shares (In Million)	% holding	Number of shares (In Million)	% holding			
Paranjape Griha Nirman Private Limited (Holding Company)	84.00	88.67%	84.00	88.67%			
Details of Shares held by Promoters at the end of the year							
Sr no	Promoter name	31-03-2022		31-03-2021			
		No. Of Shares	% of total shares	% Change during the year	No. Of Shares	% of total shares	% Change during the year
1	Pushpa Purushottam Paranjape	0.11	0.11%	0%	0.11	0.11%	0%
2	Purushottam V Paranjape (HUF)	0.01	0.01%	0%	0.01	0.01%	0%
3	Shrikant P Paranjape	0.01	0.01%	0%	0.01	0.01%	0%
4	Shashank P Paranjape	0.57	0.60%	0%	0.57	0.60%	0%
5	Varsha Shrikant Paranjape	0.57	0.60%	0%	0.57	0.60%	0%
6	Meenal Shashank Paranjape	0.01	0.01%	0%	0.01	0.01%	0%
Total							
No class of shares have been issued as bonus shares or for consideration other than cash by the Company during the period of five years immediately preceding the current year end.							
No class of shares have been allotted by the Company as fully paid up pursuant to contract without payment being received in cash during the period of five years immediately preceding the current year end.							



Particulars	(Rs. in Million)	
	As at March 31, 2022	As at March 31, 2021
(a) Capital Redemption Reserve		
Balance at the beginning of the year	9.62	9.62
Add: Additions during the year	-	-
Closing Balance	9.62	9.62
(b) Capital Reserve		
Balance at the beginning of the year	220.49	220.49
Add: Additions during the year	-	-
Closing Balance	220.49	220.49
(c) Securities Premium Account *		
Balance at the beginning of the year	606.81	606.81
Add: Additions during year	-	-
Less: PSC Realtors Securities Premium **	(79.71)	-
Closing Balance	527.10	606.81
*Security premium on issue of shares to be utilized in accordance with the Act.		
(d) Debenture Redemption Reserve		
Balance at the beginning of the year	334.98	360.42
Transferred from surplus in Statement of Profit and Loss	-	-
Transferred from Debenture Redemption Reserve on redemption of Non Convertible Debentures	(125.25)	(25.44)
Closing Balance	209.73	334.98
(e) General Reserve		
Balance at the beginning of the year	0.39	0.39
Add: Additions during the year	-	-
Closing Balance	0.39	0.39
(f) Amalgamation adjustment deficit account (Capital Reserve)		
Balance at the beginning of the year	(3,822.68)	(3,822.68)
Add : Generated during the year due to Merger	-	-
Closing Balance	(3,822.68)	(3,822.68)
(g) Gain on valuation of Optionally Convertible Debentures considered as other equity		
Balance at the beginning of the year	128.39	128.39
Add : Gain on fair value of OCD	-	-
Closing Balance	128.39	128.39
(h) Foreign Currency Translation Reserve		
Balance at the beginning of the year	(19.19)	(21.33)
Less: Movement during the year	(6.90)	2.14
Closing Balance	(26.10)	(19.19)
(i) Surplus in Statement of Profit and Loss		
Balance at the beginning of the year	(4,746.57)	(3,067.73)
Add: (Loss) for the year	(1,405.31)	(1,710.67)
Add: Transferred from Debenture Redemption Reserve on redemption of Non Convertible Debentures and adjustment on statute amendment	125.25	25.44
Add: Other Comprehensive Income	9.36	4.70
Add: Tax on Other Comprehensive Income	(2.50)	(1.25)
Less: PSC Realtors accumulated profits **	33.18	-
Add: Adjustment for earlier year	(0.27)	2.93
Closing Balance	(6,053.22)	(4,746.57)
Total	(8,806.27)	(7,287.76)

** During the year ended March 31, 2022, group sold its 7,000 shares held in PSC Realtors Private limited and hence, it becomes groups associate company from subsidiary. Therefore, Security Premium and Profit of PSC realtors have been eliminated



PARANJAPE SCHEMS (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements
Note 21 : Non-controlling Interests

(Rs. in Million)

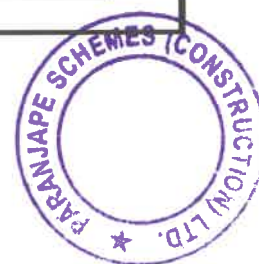
Particulars	As at March 31, 2022	As at March 31, 2021
Balance at the beginning of year	103.54	148.45
Share of Profit/ (loss) for the year	(78.53)	(53.55)
Others	(0.06)	-
PSC Properties	-	8.64
Reversal of PSC Realtors *	(215.80)	
Balance at the end of the year	(190.85)	103.54

* During the year ended March 31, 2022, group sold its 7,000 shares held in PSC Realtors Private limited and hence, it becomes groups associate company from subsidiary. Therefore, Non Controlling Interest of PSC realtors have been eliminated.



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**Consolidated Notes to the Financial Statements****Note 22 - Borrowings - Non-Current**

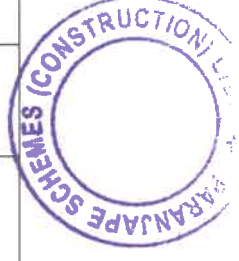
(Rs. in Million)		
Particulars	As at March 31, 2022	As at March 31, 2021
Secured Borrowings - At amortised cost:		
(a) Term Loans (Refer Note 22A)		
(i) From Banks	153.89	528.11
(ii) From Financial Institutions / Others	5,643.76	3,064.01
(b) Debentures (Refer Note 22A)		
(i) Non Convertible Debentures ((Piramal Enterprise Ltd))	-	327.49
(i) Non Convertible Debentures ((Walton Street Blacksoil Real Estate Debt Fund))	827.23	-
(ii) Convertible Debentures (ASK Real Estate Special Opportunities Fund II & III)	2,070.46	1,585.57
(iii) Non-Convertible Debentures (Swamih Investment Fund I)	291.11	-
(c) Vehicle Loan from Banks (Refer Note 22A)	3.81	13.83
Secured Borrowings - At Fair Value :		
(a) Embedded derivative (Refer Note 22A)	24.31	85.38
Unsecured Borrowings - At amortised cost:		
Loans and Advances from others (Refer Note 22A)	581.69	571.40
Total	9,596.26	6,175.79



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes forming part of financial statements for the year ended 31 Mar 2022
Note 22A

(Rs. in Million unless otherwise stated)

Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022	As at 31 March 2021
Term loan from Banks										
State bank of India (Sanctioned Rs. 329 Mn.)	79 Monthly installments at the rate of interest of MCLR + 3.35% -11.25%	For investing in other ongoing projects of the company	1. Assignment of rentals/receivables with Power of Attorney in favour of the bank, duly registered with the lessee 2. First Hypothecation charge on stock of construction material and work in progress of commercial complex to be constructed on part B of the land situated at CTS no 25/20, Final plot 25-C, Off Karve road, admeasuring 9158 sq mts. 3. By way of deed of English mortgage made on 22.08.2008 registered at Haveli 4 vide reg no 7048/2008 between PSCL as mortgagor/borrower and SBI as Lender :- mortgage of leasehold rights of the building/commercial complex to be /under construction both present and future situated on all that piece and parcel of leasehold land admeasuring about 9158 sq mts, situated at Erandwane, Pune. 4. Personal Guarantee of Shrikant & Shashank Paranjape	Yes	Not Applicable	Not Applicable	27.46	329.00		252.56
Bank of Maharashtra (Sanctioned Rs. 5.00 Crore.)	36 Monthly installments at the rate of interest of MCLR + 7.25%. -BSS 1.5% + Spread 0.5% = Effective ROI Value is 9.25% p.a with monthly rest	Construction Finance and sanctioning cost of project	Mortgage charge of Project Land and Building, Hypothecation of receivables and other stocks. Personal Guarantee of Mr Shrikant Paranjape and Mr Shashank Paranjape	Yes	Not Applicable	Not Applicable	0.07	50.00	4.80	0.00



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes forming part of financial statements for the year ended 31 Mar 2022
Note 22A

(Rs. in Million unless otherwise stated)									
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022 As at 31 March 2021
Saraswat Co.Op Bank Ltd. (Sanctioned Rs. 400 Mn.)	Repayment - 42 Monthly Installments at the rate of Interest of PLR + 2.00. - 12.00%	Construction Finance for Phase I of Broadway Project	Security - 1. First charge mortgage on developmental rights and entitlement of LDPL in respect of Phase I of the project Broadway. 2. Hypothecation charge in respect of receivables from sold/unsold units of the project. 3. Personal Guarantee of Shrikant Paranjape and Shashank Paranjape 4. Corporate Guarantee of PSCL	Yes	Not Applicable	Not Applicable	9.06	Not Applicable	177.46 0.00
State bank of India (Sanctioned Rs. 500 Mn.)	93 Monthly Installments at the rate of Interest of MCLR + 2.50%. - currently the rate is 13.20%	Working capital requirement and general Corporate purpose	First charge on hotel 'Taj Gateway' situated at Xion S NO 15/5 and others, Hinjewadi, Pune. Personal Guarantee of Shrikant and Shashank Paranjape. Corporate Guarantee of Paranjape Schemes (Construction) Ltd and The Spice of Life Hotels Pvt Ltd	Yes	Not Applicable	Not Applicable		Not Applicable	268.95 320.22
State bank of India (Sanctioned Rs. 75 Mn.)	36 Monthly Installments after a morat of 12 months. At the rate of Interest of 0.75% above EBLR - currently the rate is 7.40%	Working capital requirement and general Corporate purpose	First charge on hotel 'Taj Gateway' situated at Xion S NO 15/5 and others, Hinjewadi, Pune. Personal Guarantee of Shrikant and Shashank Paranjape. Corporate Guarantee of Paranjape Schemes (Construction) Ltd and The Spice of Life Hotels Pvt Ltd	Yes	Not Applicable	Not Applicable		Not Applicable	74.84 75.15
Total									526.05 647.93
Less: Short Term Loans from Banks (Refer Note 27)									368.40 119.82
Add / (Less) : Impact of Effective Interest Rate accounting / IND AS									(3.76)
Long Term Loans from Banks									153.89 528.11



PARAMJPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes forming part of financial statements for the year ended 31 Mar 2022
Note 22A

(Rs. in Million unless otherwise stated)									
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022 As at 31 March 2021
Term loan from Financial Institutions/Others									
HDFC Bank Limited (Sanctioned amount Rs. 15.33 Mn.)	Tenure of the loan - 29 months. Repayment through EMI over the tenure of the loan. EMI equal to Rs 7,11,085 p.m. Starting from June 2019. Interest @10.50%	Procure shuttering machine and material	Hypothecation of machinery and inventory	Yes	Not Applicable	Not Applicable		-	-
HDFC Bank Limited (Sanctioned amount Rs. 12.68 Mn.)	Tenure of the loan - 28 months. Repayment through EMI over the tenure of the loan. EMI equal to Rs 5,82,200 p.m. Starting from Feb 2020. Interest @9.50%	Procure shuttering machine and material	Hypothecation of machinery and inventory	Yes	Not Applicable	Not Applicable	0.46	-	0.88
HDFC Bank Limited (Sanctioned amount Rs. 11.66 Mn.)	Tenure of the loan - 16 months. Repayment through EMI over the tenure of the loan. EMI equal to Rs 10,22,850 p.m. Starting from Feb 2020. Interest @9.50%	Procure shuttering machine and material	Hypothecation of machinery and inventory	Yes	Not Applicable	Not Applicable		-	-
									1.23
									7.50
									4.51



PARANAJPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes forming part of financial statements for the year ended 31 Mar 2022
Note 22A

(Rs. in Million unless otherwise stated)									
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022 As at 31 March 2021
HDFC Limited (Sanctioned 450 Mn., additional top up of Rs 150 Mn. Total - 600 Mn.)	Tranche I Loan (Rs 450 Mn.) is repayable in 66 Months (earlier 48 months) from first disbursement date i.e 13 July 2015. Tranche II - is repayable in 48 months from first disbursement date. Tranche I - Repayment is higher of 7 installments of 50 million monthly installments commencing from July 2020 or 35% of daily collections of advances from customers. For Tranche II - Repayment is higher of 5 installments of 30 million monthly installment starting from end of 44th month from the date of first disbursement 07 June 2019. The loan tenure was extended by 6 months morat period sanctioned from March 20 to Aug 20 due to Covid Pandemic. The rate of interest was Base Rate (HDFC CF-PLR) + 325 basis points. Current interest rate - 12.25%	Construction and development of the project "Azure" constructed on land bearing survey no 84/1B, 84/2B, 84/3B, 84/4 situated at village Tathawade , Taluka Mulshi, District Pune.	1.By and under a Deed of Simple Mortgage dated 14th July 2015, Supplemental mortgage deed 30/03/2019 and Unilateral Indenture of mortgaged dtd 19/09/2021 made by and between PSCL,has created a mortgage in respect of the below property in favour of HDFC Ltd. - a. Mortgage of all that piece and parcel of project land of "Azure" bearing Survey NO 84/1B, 84/2B, 84/3B, and 84/4 totally admeasuring 24,544.21 sq mts. situated at Tathawade village together with all construction thereon present and future together with all present and future FS/TDR. 2. Charge / Assignment of receivables , both sold and unsold , accruing from sale of units constructed on the above residential project land.	Yes	Not Applicable	Please refer sheet delay	25.62	600.00	160.70 377.36
			3. Personal Guarantee of Shrikant Paranjape and Shashank Paranjape. 4. Paripassu charge of 15% shares of PSCL held by PGNPL pledged in favor of IDBI Trusteeship Services Ltd on behalf of HDFC Ltd. 5. Cross collateralisation of security extended against various facilities namely - Athashri, Trident, Abhiruchi Parisar, Forest Trails and Madhukosh projects						



PARAMJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes forming part of financial statements for the year ended 31 Mar 2022
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Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no. mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	(Rs. in Million unless otherwise stated)	
								where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022 As at 31 March 2021
HDFC Limited (Sanctioned 1250 Mn.)	Loan is repayable in 84 months. Repayment :- outstanding balance at the end of 5th year from the date of first disbursement (First Disbursement date 10 July 2015) not to exceed Rs.1000 million, end of 6th year - Rs.500 Mn. and end of 7th year - NIL and 30% of daily collections of advances from customers. The loan tenure was extended by 6 months morat period sanctioned from March 20 to Aug 20 due to Covid Pandemic. The rate of Interest was Base Rate (HDFC CPLR) - 410 basis points, current rate - 12.25%	Term loan to PSCL for the development and construction of its project Athashree at various locations	1.By and under a Deed of Simple Mortgage dated 10th July 2015 registered vide Sr. No 9562/2015 at Sub registrar's office - Havelli 15 and Addendum to Deed of Simple Mortgage dt 29/08/2017 registered vide Sr NO 14160/2017 at sub registrar office Havelli -15 and Second Addendum to Mortgage Deed dtd 30th April 2019 registered vide reg no 7330/2019 at sub registrar office Havelli -21 made by and between HDFC Ltd, PSCL and other mortgagors has created a mortgage in respect of the below property in favour of HDFC Ltd. - a. Mortgage of all that piece and parcel of land of Athashri Xion - Hinjewadi admeasuring 4953.04 sq mts together with all construction thereon present and future together with all present and future FSI/TDR.	Yes	NA	Please refer sheet delay	111.13	1,250.00	992.70 1,188.74



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Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022 As at 31 March 2021
			<p>b. Mortgage of all that piece and parcel of development rights accruing from the project land of Paranjape Abhiruchi Parisar constructed on the land bearing S No 24/1 and 25 situated at Village Haveli, admeasuring 27,450 sq mts., along with FSI rights of 36492.79 sq mts, together with all construction thereon present and future together with all present and future FSI/TDR.</p> <p>c. All that piece and parcel of land bearing S NO 119 admeasuring 6000 sq mtrs situated at Village Hinjewadi, Taluka Mulshi, together with all construction thereon both present and future together with all present and future FSI/TDR and any accruals/income/claims tat may arise from the land/construction thereon and all receivables from sale of any unit constructed on the abovementioned project land.</p>						



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(Rs. in Million unless otherwise stated)									
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022 As at 31 March 2021
			<p>f. Mortgage of all unsold, completed and ready possession flats (J-1104, H-604, 404, Shop F-7,6,4 and A-02) at "Madhukosh" project together with undivided share pertaining to each of those flats in common amenities and land.</p> <p>g. Mortgage of all that piece and parcel of "residual land" admeasuring 26,297.942 sq mtrs of the project "Madhukosh" constructed on enire land bearing S No 4/2, 14/4B, 16 & 17 and present S No 4/2A, 14/4B totally admeasuring 531198 sq mtrs situated at Vadgaon Village Taluka Haveli, Pune after deducting therefrom areas of lands conveyed under Deed of Declaration, together with all construction thereon present and future, together all present and future FSI/TDR any accruals/income that may arise from the land/construction thereon and all receivables</p>						



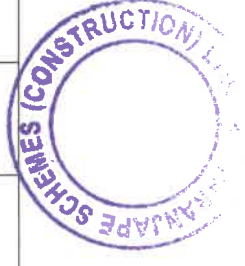
PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes forming part of financial statements for the year ended 31 Mar 2022
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Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	(Rs. in Million unless otherwise stated)	
									As at 31 March 2022	As at 31 March 2021
			<p>h. mortgage of all that piece and parcel of land bearing S No 83 situated at project forest trails, Village Bhugaon,. admeasuring 27200 sq mtrs together will all the construction thereon both present and future, all present /future FSI/TDR, any accruals/income that may arise from the land/construction thereon and all receivables</p> <p>2. Assignment of receivables from sale of flats at 8 Athashree project 2 each in Pune, Ahmedabad, Bangalore, Thane</p> <p>3. Personal guarantee of Shrikant Paranjape and Shashank Paranjape.</p>							
			<p>4. Partipassu charge of 15% shares of PSCL held by PGNPL pledged in favor of IDBI Trusteeship Services Ltd on behalf of HDFC Ltd.</p> <p>5. Cross collateralisation of security extended against various facilities namely - Athashri, Trident, Abhiruchi Parisar, Forest Trails and Madhukosh projects</p>							



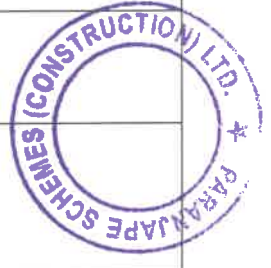
PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
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(Rs. in Million unless otherwise stated)										
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022	As at 31 March 2021
HDFC Limited (Sanctioned 800 Mn.)	Loan is repayable in 60 months. 1. Escrow arrangement - 30% of all the receivables to be adjusted against loan repayment . 2. Scheduled repayment to start from the end of 53rd month from the date of first disbursement i.e 15 July 2016. EMI of Rs 10 crs payable in 8 months. The loan tenure was extended by 6 months morat period sanctioned from March 20 to Aug 20 due to Covid Pandemic 3. As per the new extension tenure of the loan extended till Jan 2024. Repayment - EMI of Rs 5 crs starting from October 2022 to January 2024. The rate of interest was base rate (HDFC CPLR) less 515 basis points- current rate is 12.00%	Development and construction of the project Abhiruchi Parisar, Dhayari	1. Mortgage of development rights and/or benefits accruing from that piece and parcel of Project land of Paranjape Abhiruchi Parisar constructed on land bearing S NO 24/1 and 25 situated at Dhairy, Taluka Haveli, admeasuring 77,250 sq mtrs (less 1,228.32 sq mtrs +2,699.25 sq mtrs (area of DP road) + 3,200 sq mtrs (area allotted to the land owner) out of 1,04,700 sq mtrs together with construction thereon both present and future together with both present and future FSI/TDR 2. Charge of receivables from sale of units (both sold and unsold) 3. Personal guarantee of Shrikant and Shashank Paranjape	Yes	NA	Please refer sheet delay	71.74	800.00	703.40	708.31
			4. Paripassu charge of 15% shares of PSCL held by PGNPL pledged in favor of IDBI Trusteeship Services Ltd on behalf of HDFC Ltd. 5. Cross collateralisation of security extended against various facilities namely - Azure, Trident, Athashri, Forest Trails and Madhukosh projects							



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Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	(Rs. in Million unless otherwise stated)	
									As at 31 March 2022	As at 31 March 2021
HDFC Limited (Sanctioned 250 Mn.)	Loan is repayable in 60 months from the date of first disbursement i.e 28 October 2016. 1. Escrow arrangement - 15% of all the receivables to be adjusted against loan repayment. 2. Scheduled repayment to start from the end of 51st month from the date of first disbursement. EMI of Rs 25 Mn. payable in 10 months. The loan tenure was extended by 6 months morat period sanctioned from March 20 to Aug 20 due to Covid Pandemic 3. As per the new extension tenure of the loan extended till Oct 2024. Repayment - EMI of Rs 2.5 crs starting from January 2024 to October 2024. The rate of interest was base rate (HDFC CPLR) less 515 basis points - current rate is 14.20%	Term loan to PSCL for the development and construction of its project Happiness Hub at Varve	1. Paripassu mortgage over the project land of "The Happiness Hub" admeasuring 68,200 sq mtrs at Gat No 94/1+94/2+96/1+96/2+97/1+97/2 at Warve, Tal Bhor. 2. Mortgage of development rights and/or benefits accruing from that piece and parcel of Project land of Paranjape Abhiruchi Parisar constructed on land bearing S NO 24/1 and 25 situated at Dhairi, Taluka Haveli, admeasuring 77,250 sq mtrs (less 1228.32 sq mtrs +2699.25 sq mtrs (area of DP road) + 3200 sq mtrs (area allotted to the land owner) out of 1,04,700 sq mtrs together with construction thereon both present and future together with both present and future FS/TDR 3. Personal Guarantee of Shrikant Paranjape and Shashank Paranjape.	Yes	NA	Please refer sheet delay	20.28	250.00	195.92	193.33
			4. Charge on the scheduled receivables under the documents entered into with the customers of the funded projects by the borrower. 5. Paripassu charge of 15% shares of PSCL held by PGNPL pledged in favor of IDBI Trusteeship Services Ltd on behalf of HDFC Ltd. 6. Cross collateralisation of security extended against various facilities namely - Azure, Trident, Abhiruchi Parisar, Forest Trails and Madhukosh projects							



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(Rs. in Million unless otherwise stated)										
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022	As at 31 March 2021
HDFC Limited (Sanctioned 500 Mn.)	Loan is repayable in 60 months from the date of first disbursement i.e 22 December 2017 1. Escrow arrangement - 15% of all the receivables to be adjusted against loan repayment . 2. Scheduled repayment to start from the end of 51st month from the date of first disbursement. EMI of Rs 50 Mn. payable in 10 months. The loan tenure was extended by 6 months morat period sanctioned from March 20 to Aug 20 due to Covid Pandemic The rate of interest was base rate (HDFC CPLR) less 550 basis points- current rate is 12.00%	Construction Finance for the project Trident	1. Mortgage over project land of "Trident" admeasuring 38,900 sq mtrs, at S NO 60/1/1, 60/2/1, 60/2/2, 55/2, 56,57/2 & 57/1 at Wakad, Pune. 2.Charge on scheduled receivables and all insurance proceeds. 3. Personal Guarantee of Mr Shrikant Paranjape and Mr Shashank Paranjape. 4. Paripassu charge of 15% shares of PSCL held by PGNPL pledged in favor of IDBI Trusteeship Services Ltd on behalf of HDFC Ltd. 5. Cross collateralisation of security extended against various facilities namely - Azure, Abhiruchi Parisar, Athashri, Forest Trails and Madhukosh projects	Yes	NA	Please refer sheet delay	51.12	500.00	498.51	498.51
			4. Paripassu charge of 15% shares of PSCL held by PGNPL pledged in favor of IDBI Trusteeship Services Ltd on behalf of HDFC Ltd. 5. Cross collateralisation of security extended against various facilities namely - Azure, Trident, Abhiruchi Parisar, Forest Trails and Madhukosh projects							



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(Rs. in Million unless otherwise stated)										
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022	As at 31 March 2021
HDFC Limited (Sanctioned 300 MN)	Loan is repayable in 60 months from the date of first disbursement i.e January 2021 1. Escrow arrangement - certain percentage of all the receivables to be adjusted against loan repayment . 2. Scheduled repayment to start from the end of 51st month from the date of first disbursement. EMI of Rs 30 Mn. payable in 10 months. The rate of interest was base rate (HDFC CF-PLR) plus 50 basis points-current rate is 12.00%	Construction Finance for the project Madhukosh A1 & E	1. Mortgage over project land of "Madhukosh" situated at Dhairi, Pune excluding sold units and units allotted to land owners. 2.Charge on scheduled receivables and all insurance proceeds. 3. Personal Guarantee of Mr Shrikant Paranjape and Mr Shashank Paranjape. 4. Paripassu charge of 15% shares of PSCL held by PGNPL pledged in favor of IDBI Trusteeship Services Ltd on behalf of HDFC Ltd. 5. Cross collateralisation of security extended against various facilities namely - Azure, Abhiruchi Parisar, Athashri, Forest Trails and Trident project.	Yes	NA	Please refer sheet delay	15.66	300.00	207.07	42.43



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Note 22A

(Rs. in Million unless otherwise stated)									
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022 As at 31 March 2021
HDFC Limited (Sanctioned 350 MN)	Loan is repayable in 60 months from the date of first disbursement i.e January 2021 1. Escrow arrangement - certain percentage of all the receivables to be adjusted against loan repayment . 2. Scheduled repayment to start from the end of 51st month from the date of first disbursement. EMI of Rs 30 Mn. payable in 10 months. The rate of interest was base rate (HDFC CF-PLR) plus 50 basis points- current rate is 12.00%	Construction Finance for the project Trident	1. Mortgage over project land of "Trident" admeasuring 38,900 sq mtrs, at S NO 60/1/1, 60/2/1, 60/2/2, 55/2, 56,57/2 & 57/1 at Wakad, Pune. 2.Charge on scheduled receivables and all insurance proceeds. 3. Personal Guarantee of Mr Shrikant Paranjape and Mr Shashank Paranjape. 4. Paripassu charge of 15% shares of PSCL held by PGNPL pledged in favor of IDBI Trusteeship Services Ltd on behalf of HDFC Ltd. 5. Cross collateralisation of security extended against various facilities namely - Azure, Abhiruchi Parisar, Athashri, Forest Trails and Madhukosh projects	Yes	NA	Please refer sheet delay	16.31	350.00	240.00 42.50
HDFC Limited (Sanctioned 400 MN)	Loan repayment in 108 equated monthly installments starting from first month of disbursement	Refinancing of Existing SBI loan and Gen Corp Purpose	Rentals of MSM Mall, Personal Guarantee of Shrikant Paranjape and Shashank Paranjape, Corporate Guarantee of PGNPL.	Yes	NA	NA	3.66	400.00	397.35 -



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(Rs. in Million unless otherwise stated)							
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest
Piramal Capital and Housing Finance Ltd (4000Mn.)	Loan is repayable in 24 quarters -Date of first disbursement - 5 March 2019 1. Moratorium period of 12 quarters. 2. Repayment in unequal quarterly installments from 13th Quarter to 24th Quarter 3. Qtr 13 to Qtr 18 - Rs 250 Mn. each Qtr 19 to Qtr 24 - Rs 300 Mn each 4. Escrow repayments will be as follows - a. Broadway - 20% b. Magnolia - 30% c. Blue Ridge Phase III - 30% d. Blueridge Athashri - 30% e. Blue Row Houses - 30% f. Deshpande Slum - 30% g. Nemivant Slum - 30% h. Meghdoot - 30% i. Greencove II - 20% (First year), 30% then onwards j. Meghsparsh - 30% k. Mrudgandh - 30 % The rate of interest currently is 15.65%	1. Tranche I - Rs 80 crs Part Payment towards purchase of 26% shares held by Flagship Housing Development Pvt Ltd in FIL. Rs 70 crs - Corporate Level Expenses Rs 40 crs - Working Capital 2. Tranche II - Rs 60 crs - Balance payment towards purchase of 26% shares Rs 150 crs - Working Capital for Primary projects	1. By and under a Debenture Trust Deed dt. 22 February 2019 made by and between PSCI as Mortgage 1, FIPL as Mortgage 2, Luke Builders Pvt. Ltd. as Mortgage 3, Lavim Developers Pvt Ltd as Mortgage 4, PSC Pacific as mortgage 5, PSC Properties Pvt. Ltd as Mortgage 6, Kshitij Promoters and Developers as mortgage 7 and Piramal Trusteeship Services Pvt Ltd. as Security Trustee and IDBI Trusteeship Services Ltd.as debenture Trustee, has created a mortgage in respect of the below property in favour of Security Trustee and Debenture trustee:-	Yes	NA	Please refer sheet delay	456.47
							4,000.00
							3,709.14
							2,073.14



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									As at 31 March 2022	As at 31 March 2021
			a. Magnolia Project - the Immovable Property and the Project alongwith all the rights incidental thereto, both present and future and the Project Assets, Receivables, Development Rights, Project Documents and Benefits of Project relating to Project. b. Greencove II Project - the Immovable Property and the Project alongwith all the rights incidental thereto, both present and future and the Project Assets, Receivables, Development Rights, Project Documents and Benefits of Project relating to Project.							
			c. Meghparsh project - the Project alongwith all the rights incidental thereto, both present and future, and the Project Assets, Receivables, Development Rights, Project Documents, and the Benefits of Project Documents of the Project. d. Mrudgandh Project - the Immovable Property and the Project alongwith all the rights incidental thereto, both present and future and the Project Assets, Receivables, Development Rights, Project Documents and Benefits of Project Documents relating to Project.							



Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	(Rs. in Million unless otherwise stated)	
									As at 31 March 2022	As at 31 March 2021
			e. Broadway Project - unsold units of Project, development rights of LDPL with respect to Immovable Property; the Project alongwith all the rights incidental thereto, both present and future; rights and receivables, present and future, relating to the Unregistered Units of Project and the Project Assets, Receivables, Development Rights, Project Documents and Benefits of Project Documents of the LDPL relating to Project.							
			f. Blueridge Row houses and Special Housing Scheme Project - the Immovable Property and the Project alongwith all the rights incidental thereto, both present and future and the Project Assets, Receivables, Development Rights, Project Documents and Benefits of Project Documents relating to Project.							



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Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	(Rs. in Million unless otherwise stated)	
									As at 31 March 2022	As at 31 March 2021
			<p>g. Blueridge Athashri - the Immoveable Property and the Project alongwith all the rights incidental thereto, both present and future and the Project Assets, Receivables, Development Rights, Project Documents and Benefits of Project Documents relating to Project.</p> <p>h. Xion Mall & Multiplex - the ownership rights of mortgagor 4, in respect of the project - Xion mall & Multiplex and Anchor block and unsold units in the project and the receivables of the project</p> <p>i. Crystal Tower - Development rights of mortgagor 3, in respect of the project "Crystal Tower", unsold units in the project and the receivables of the project</p>							



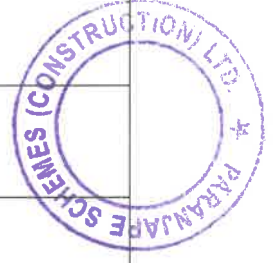
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Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	Where loans have been guaranteed by Directors and if yes the amount guaranteed	(Rs. in Million unless otherwise stated)	
									As at 31 March 2022	As at 31 March 2021
			j. Swapna Samrat - the Ownership rights and/or Development rights of the company in respect of the project Swapna Samrat, unsold units in the project and the receivables of the project k. Athashri C & D- the Ownership rights and/or Development rights of the company in respect of the project Athashree C, unsold units in the project and the receivables of the project l. Pratham - the Ownership rights of the company in respect of the project Pratham, unsold units in the project and the receivables of the project m. Ojas Commercial - the Ownership rights of the company in respect of the project Ojas Commercial, unsold units in the project and the receivables of the project							
			n. Synergy - Receivables related to the project o. 127 Upper East - the Development rights of the company, in respect of the project "127 Upper east", unsold units in the project and the receivables of the project .							



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Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	(Rs. in Million unless otherwise stated)	
									As at 31 March 2022	As at 31 March 2021
			<p>p. Mithila - the Development rights of the company, in respect of the project "Mithila", unsold units in the project and the receivables of the project</p> <p>q. Teachers Colony - the Development rights of mortgage 2, in respect of the project "Teachers Colony", unsold units in the project and the receivables of the project r. Greencove - the Development rights of the company, in respect of the project "Greencove", unsold units in the project and the receivables of the projects.</p>							
			<p>Blue Ridge Township - the ownership rights of the FIL in the Project (b) the unsold units of the Project alongwith all the rights incidental thereto, both present and future; the Project Assets, Receivables, Proceeds, Development Rights, Project Documents and Benefits of Project Documents relating to Project, rights and receivables, present and future, relating to the Unregistered Units of Project and fixed deposit which is opened pursuant to the Existing Loan Agreement.</p> <p>2. Personal guarantee of of Shrikant Paranjape and Shashank Paranjape.</p>							



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Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	(Rs. in Million unless otherwise stated)	
								where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022 As at 31 March 2021
Housing Development Finance Corporation Limited (Rs 2750 million)	1. Loan is repayable in 11 months. Repayment is higher of 11 equal monthly 250 Mn. installments commencing from 51st month from the date of first disbursement i.e. 7 April 2017 or 25% of daily collections of Advances from Customers for on going towers and 90% of daily collection of advance from customers of completed towers and (Tower 9,10,11). The loan tenure was extended by 6 months morat period sanctioned from March 20 to Aug 20 due to Covid Pandemic The rate of Interest was 12%. The Average Rate of Interest during the year was 12.25%	Development and construction of project 'Forest Trails'	3. Paripassu charge on 15% shares of PSCL pledged by PGNPL and 58.5 shares of FIPL held by PSCL, also pledge of shares of FIL held by of Shrikant Paranjape, of Shashank Paranjape, Rahul Paranjape, Amit Paranjape, Sahil Paranjape, Yash Paranjape.	Yes	NA	Please refer sheet delay	262.16	2,750.00	2,409.09
									2,418.92



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Consolidated Notes forming part of financial statements for the year ended 31 Mar 2022
Note 22A

(Rs. in Million unless otherwise stated)										
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022	As at 31 March 2021
			3. Personal guarantees of Mr. Shashank Paranjape and Mr. Shrikant Paranjape. 4. And /or any other security of higher or equivalent value acceptable to HDFC 4. Paripassu charge of 15% shares of PSCL held by PGNPL pledged in favor of IDBI Trusteeship Services Ltd on behalf of HDFC Ltd. 5. Cross collateralisation of security extended against various facilities namely - Azure, Abhiruchi Parisar, Athashri, Forest Trails and Trident project.							



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes forming part of financial statements for the year ended 31 Mar 2022
Note 22A

(Rs. in Million unless otherwise stated)									
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022 As at 31 March 2021
Piramal Capital and Housing Finance Limited (Formerly known as Piramal Finance Ltd) (2500 MN)	The Loan shall be repaid within a period of 60 (sixty) months from the first Disbursement Date (the "Term") i.e 07 September 2017. Provided that for the period commencing from the First Disbursement Date till end of 6 (Six) months therefrom ("Moratorium Period"), there shall be no principal repayment of Loan except from the Receivables in the form of Mandatory Prepayment without payment of any pre-payment Interest. The current rate of interest was 13.75%	1. 84 cr - repayment of NCD loan 2. 23 cr - repayment of piramal ICD 3. 60 cr - General Corporate Purpose 4. 40 crs - revolving credit facility 5. 43 crs - working capital	1. First and exclusive mortgage charge over land bearing Survey Nos. 119 (Part) to 125 + 154(Part) to 160+160 Hissa No. 2 to Survey No. 171+ 173 referred as Plot No. 1 totally admeasuring 3,30723.12 sq mtrs out of 4,46,300 sq mtrs , situated at village Hinjewadi, Taluka Mulshi, District Pune and excluding the existing Tower B1 to B4, B6, B7, B8 convenience shopping, Slim Fit B1 to B8 shopping, T1 to T 14, T20 to T23 and shops situated at Tower 7 & 8 and also excluding MSEB Area alongwith land underneath. 2. Personal Guarantee Of Mr. Shrikant Paranjape and Mr. Shashank Paranjape 3. Corporate guarantee of PGNPL	Yes	NA	Please refer sheet delay	256.75	0.00	1,585.72 2,104.96
KKR India Asset Finance Pvt Ltd (Facility Amount - Rs 550 million)	Repayment - In 3 installments i.e 31/03/2022 - 10.4% of outstanding amount, 31/03/2025 & 30/09/2025 - 44.8%. Interest - 14% p.a (9 months moratorium payout to start from 31/03/2022)	Purchase of Sopan Baug land and general corporate purpose.	First ranking exclusive charge by way of registered mortgage Sopan Baug Land, 14 units in Maharashtra Nagar project, Development Management fees received from Guardian Spaces for Cityspaces project. Corporate Guarantee of PSCIL, Personal Guarantee of Shrikant and Shashank Paranjape. Pledge of 100% share holding of Paranjape Premises Pvt Ltd.	Yes	Not Applicable	Refer Annexure A	70.43	Not Applicable	518.03 -



PARANAJPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes forming part of financial statements for the year ended 31 Mar 2022
Note 22A

(Rs. in Million unless otherwise stated)

Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022	As at 31 March 2021
KKR India Asset Finance Pvt Ltd (Facility Amount - Rs 1800 million)	KKR India Asset Finance Private limited had sanctioned term loan of Rs. 20,00,00,000/- (in thousand) (Tranche A1 - Rs 3,00,00,000/- (in thousand), Tranche A2 - Rs 1,00,00,000/- (in thousand) and Tranche A3 - Rs 7,00,00,000/- (in thousand) (which may be raised upto Rs 9,00,00,000/- (in thousand)) and Tranche B - Rs 7,00,00,000/- (in thousand)) to fund Residential Project at Maharashtra Nagar Thane. Each Tranche is repayable in 12 equal Quarterly installments of 8.33% of Tranche amount after the end of moratorium period of first 6 quarters from the date of first disbursement for each tranche. The interest rate of Base Rate 8% & 12% basis point.	General Corporate Purpose/Working Capital	This Term loan was secured by first charge by way of mortgage over all right title and interest vested in the company including the development rights of the company with respect to the project land at Maharashtra Nagar & Exclusive first hypothecation of stock, WIP & receivables of the Maharashtra Nagar along with security deposits. Further the loan was guaranteed by the corporate guarantee of Paranjape Schemes(Construction) Ltd. and personal guarantees of Mr. Shrikant Paranjape & Mr. Shashank Paranjape (Directors of Paranjape Schemes (Construction) Ltd). and 100% pledge of company's share capital held by PSCL and other share holders.	Yes	Not Applicable	Not Applicable		1,800.00	-	456.70
Housing Development Finance Corporation Limited (Rs 1600 million)	Repayment has been started from January 2019 by way of repayment through Designated Escrow Account. However monthly structured repayment should start from February 2021 (due to COVID-19, the repayment schedule was pushed ahead by 6 months) and has to be repaid in 8 monthly installments which are ranging from Rs. 5,00,00,000 each (the interest for 6 months of morat period during Covid - 19 to be paid along with the last repayment installment) and carries interest rate of HDFC CF-PLR plus 400 points which is currently 12.25 % p.a.	Loan against receivables of the project.	Registered Mortgage of the project land admeasuring 9,58,730 sqft at S.No. 980/981, Mahale Farm, Off Mumbai-Agra Road, Nasik 422009 & Construction there on present and future. Loan is further secured by personal guarantees of Mr. Amit Paranjape and Mr. Rahul Paranjape, Pledge of 94,73,334 shares of PSCL held by PGNPL	Yes	Not Applicable	Refer Annexure A	16.28	Not Applicable	-	381.02



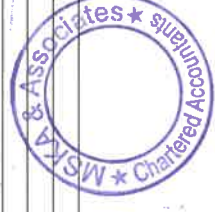
PARANAJPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes forming part of financial statements for the year ended 31 Mar 2022
Note 22A

Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	(Rs. in Million unless otherwise stated)	
									As at 31 March 2022	As at 31 March 2021
Housing Development Finance Corporation Limited (Rs 280 million)	Repayment has been started from Dec 2017 by way of repayment through Designated Escrow Account. In March 21, an extension of tenure was granted by the Lender effective date from Jan 21 of 42 months and repayment will start from Jul 23 to Jun 24 monthly EMI of Rs 2 crs carries interest rate of HDFC CPLR less 475 points which current is 10 % p.a.	General Corporate Purpose/Working Capital	Registered Mortgage of the project land admeasuring 89,151,.56 sqmtrs at S.No. 980/981, Mahale Farm, Off Mumbai-Agra Road, Nasik 422009 & Charge on entire sales receivables accruing from above mentioned property both present & future. Loan is further secured by personal guarantees of Mr Shrikant Paranjape, Mr Shashank Paranjape, Mr. Amit Paranjape and Mr. Rahul Paranjape, Pledge of 94,73,334 shares of PSCL held by PGNPL	Yes	Not Applicable	Not Applicable	5.45	Not Applicable	241.52	260.98
HDFC Ltd - Term Loan A/c 6230287263 (5.6Cr)	Repayment in 48 EMI's starting from 13th Month from the date of first disbursement (15th April 2021). interest rate of HDFC CPLR less 100 points which currently is 10. % p.a.	General Corporate Purpose/Working Capital	Registered Mortgage of the project land admeasuring 89,151,.56 sqmtrs at S.No. 980/981, Mahale Farm, Off Mumbai-Agra Road, Nasik 422009 & Charge on entire sales receivables accruing from above mentioned property both present & future.	Yes	Not Applicable	Not Applicable	5.45	Not Applicable	41.43	-
HDFC Ltd - Term Loan A/c 6230287287 (8.0 crs)	Repayment in 48 EMI's starting from 13th Month from the date of first disbursement (5th April 2021). interest rate of HDFC CPLR less 100 points which currently is 10. % p.a.	General Corporate Purpose/Working Capital	Registered Mortgage of the project land admeasuring 89,151,.56 sqmtrs at S.No. 980/981, Mahale Farm, Off Mumbai-Agra Road, Nasik 422009 & Charge on entire sales receivables accruing from above mentioned property both present & future.	Yes	Not Applicable	Not Applicable	6.05	Not Applicable	47.86	-
Total: Term loans from Financial Institutions / Others									11,949.33	10,760.14
Less: Short Term Loans from Financial Institutions / Others (Refer Note 26)									6,037.09	7,553.47
Add / (Less) : Impact of Effective Interest Rate accounting / IND AS									(268.48)	(142.66)
Long term loans from Financial Institutions / others									5,643.76	3,064.01



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes forming part of financial statements for the year ended 31 Mar 2022
Note 22A

(Rs. in Million unless otherwise stated)										
Particulars of Loan	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022	As at 31 March 2021
Housing Development Finance Corporation Limited (Rs 280 million)	Repayment has been started from Dec'2017 by way of repayment through Designated Escrow Account. In March 21, an extension of tenure was granted by the Lender effective date from Jan 21 of 42 months and repayment will start from Jul 23 to Jun 24 monthly EMI of Rs 2 crs.carries interest rate of HDFC CPLR less 475 points which current is 10 % p.a.	General Corporate Purpose/Working Capital	Registered Mortgage of the project land admeasuring 89,151,-56 sqmtrs at S.No. 980/981, Mahale Farm, Off Mumbai-Agra Road, Nasik 422009 & Charge on entire sales receivables accruing from above mentioned property both present & future. Loan is further secured by personal guarantees of Mr Shrikant Paranjape, Mr Shashank Paranjape, Mr. Amit Paranjape and Mr. Rahul Paranjape, Pledge of 94,73,334 shares of PSCL held by PGNPL	Yes	Not Applicable	Not Applicable	5.45	Not Applicable	241.52	260.98
HDFC Ltd - Term Loan A/c 6230287263 (5.6Cr)	Repayment in 48 EMI's starting from 13th Month from the date of first disbursement (15th April 2021). interest rate of HDFC CPLR less 100 points which currently is 10. % p.a.	General Corporate Purpose/Working Capital	Registered Mortgage of the project land admeasuring 89,151,-56 sqmtrs at S.No. 980/981, Mahale Farm, Off Mumbai-Agra Road, Nasik 422009 & Charge on entire sales receivables accruing from above mentioned property both present & future.	Yes	Not Applicable	Not Applicable	5.45	Not Applicable	41.43	-
HDFC Ltd - Term Loan A/c 6230287287 (8.0 crs)	Repayment in 48 EMI's starting from 13th Month from the date of first disbursement (5th April 2021). interest rate of HDFC CPLR less 100 points which currently is 10. % p.a.	General Corporate Purpose/Working Capital	Registered Mortgage of the project land admeasuring 89,151,-56 sqmtrs at S.No. 980/981, Mahale Farm, Off Mumbai-Agra Road, Nasik 422009 & Charge on entire sales receivables accruing from above mentioned property both present & future.	Yes	Not Applicable	Not Applicable	6.05	Not Applicable	47.86	
Total: Term loans from Financial Institutions / Others									11,949.33	10,760.14
Less: Short Term Loans from Financial Institutions / Others (Refer Note 26)									6,037.09	7,553.47
Add / (Less) : Impact of Effective Interest Rate accounting / IND AS									(268.48)	(142.66)
Long term loans from Financial Institutions / others									5,643.76	3,064.01



(Rs. in Million unless otherwise stated)									
Particulars	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022
III) Debentures									
Superior Investment PTE Ltd. HDFC Investment Trust II (NCD issue of Rs 1750 Mn.)	As per terms of DTD dated 20 November 2014 debentures can be redeemed as follows :- 31 October 2017 - 28.57% - 500 Mn. 31 October 2018 - 31.43% - 550 Mn. 31 October 2019 - 40.00% - 700 Mn. As per the terms of the Fourth Supplemental DTD dated 14 November 2019 the repayment schedule was - 31 October 2020 - 20% - 350 Mn. 31 January 2021 - 30% - 525 Mn. 30 April 2021 - 50% - 875 Mn. As per the fifth supplemental DTD dated 22 October 2020 the entire NCD redemption will be due on or before 30 April 2021. As per the sixth Supplemental DTD dated 19/11/2021 the redemption of the NCD's will be due on or before 31st March 2022.	Amount to be utilised towards development including development rights for Projects at Warve and Wagholi	Tranche I - Development Rights of Land admeasuring 6.30 Acres situated at Mouje Varve Khurd, Taluka Bhor, District Pune detailed as follows :- Property No. - 1A (Gat No - Area): 96/1 - 02H 00R; 96/2 - 00H 46R; 97/1 - 00H 05R; 97/2 - 00H 03R Tranche II - a. All that piece and parcel of land situated at Mouje Varve Khurd, Taluka Bhor, District Pune Bearing nos:- (Gat No - Area): 94/1 - 00H 10R; 94/2 - 04H 18R b. All that piece and parcel of land situated at Mouje Varve Khurd, Taluka Bhor, District Pune Bearing nos:- (Gat No - Area): 108 - 00H 64R; 109 - 00H 14.5 R c. Development rights of land situated at Gat no 566, Mouje Goan, Wagholi, Taluka Haveli, District Pune admeasuring 12.35 Acres.	Yes	NA		33.57	NA	1,750.00
			Tranche III - All that piece and parcel of land situated at Mouje Varve Khurd, Taluka Bhor, District Pune Bearing nos:- (Gat No - Area): 88 - 0H 40.5 R; 105 - 0H 26.5 R; 125 - 1H 22 R; 81 - 1H 18.92 R Tranche IV - All that piece and parcel of land situated Hinjewadi, Taluka Mulshi Bearing nos: (Gat No. - Area): 113/2/1 - 0H 54 R; 113/2/2 - 0H 54 R b. All that piece and parcel of land situated Mouje Varve Khurd, Taluka Bhor, District Pune Bearing nos:- (Gat No - Area): 106 - 00H 24 R; 110 - 00H 98 R; 127 - 00H 21.66R 5. First and exclusive charge on the escrow account for the projects; and 6. Corporate Guarantee of Paranjape Griha Nirman Pvt. Ltd. (Holding Company)						



PARANAJAPE SCHEMES (CONSTRUCTION) LIMITED
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(Rs. in Million unless otherwise stated)										
Particulars	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022	As at 31 March 2021
IDBI Trusteeship Services Ltd (Piramal Enterprise Ltd - NCD - 3500 Mn.)	1. Scheduled repayment in 14 quarterly installments as per the below :- a. moratorium period up to first 6 quarters from the date of first disbursement i.e 30 October 2015 b. 05 January 2020 - 48 Mn. c. 05 April 2020 - 60 Mn. d. 05 July 2020 & 05 October 2020 - 257.30 Mn. each e. 05 January 2021 - 263.10 Mn. f. 05 April 2021, 05 July 2021, 05 October 2021 - 328.90 Mn. flexible to prepay, in parts or in full via internal accruals of the project without prepayment penalty Current rate of interest is 15.25% 2. Escrow repayment - all the project cash flows to be deposited in the designated escrow accounts and specific percentage from the same will be adjusted towards repayment of the loan, retention percentages as mentioned below:-	1. Rs 140 crs - Takeover of loan (TCFSL, ABFL, CBI) 2. Rs 125 crs - ICICI Pru exit from PSC Properties Pvt. Ltd. 3. Rs 100 crs - for exit of Indiareit Fund IV from versova project 4. Balanc efor working capital	1. By and under a Debenture Trust Deed dt. 26 October 2015 made by and between PSCL as company, FIPL as Mortgage 1, PSC Properties Pvt. Ltd as Mortgage 2, Kshiti Promoters and Developers as mortgage 3, PSC Pacific as mortgage 4, Shrikant Paranjape as promoter 1, Shashank paranjape as Promoter 2 and PGNPL as Promoter 3 and IDBI Trusteeship Services Ltd as debenture Trustee, has created a mortgage in respect of the below property in favour of IDBI Trusteeship Services Ltd :- c. the ownership rights of mortgage 4, in respect of the project - Xion mall & Multiplex and Anchor block and unsold units in the project and the receivables of the project d. the Development rights of mortgage 3, in respect of the project "Crystal Tower", unsold units in the project and the receivables of the project e. the Ownership rights and/or Development rights of the company in respect of the project Swapna Samrat, unsold units in the project and the receivables of the project	Yes	NA	Please refer the sheet delay	146.49	3,500.00	347.48	1,600.02
	Project Percentage Greencove 100% Pratham 100% Athashri C 100% Crystal Tower 100% Swapna Samrat 100% Xion 100% Mithila 100%									



Consolidated Notes forming part of financial statements for the year ended 31 Mar 2022

Note 22A

PARANIAPF SCHEMES (CONSTRUCTION) LIMITED

Particulars	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and If yes the amount guaranteed	As at 31 March 2022	As at 31 March 2021
Vistra ITCL (INDIA) Ltd (ASK Real Estate Special Opportunities Fund II & III - OCD - 1200 Mn.)	The Redemption Amount shall fall due and payable on 29 September 2022 or early maturity date and shall be paid to the Debenture Holders along with any other Debenture Outstandings, notwithstanding insufficiency of the Remainder Amounts, with respect to all outstanding Debentures not redeemed or converted to CCDs / Resultant Equity Shares. Currently Rate of interest - 10% p.a	Working capital requirement and general Corporate purpose	<p>1. first-ranking registered mortgage (including the assignment of all rights, titles and interest of the Company) of the Mortgaged Properties i.e Gloria Grand, Richmond Park, PSC House, 2 bungalows at Forest Trails, created by way of this Agreement, pari passu with the Security for PRSPL Debentures;</p> <p>2. hypothecation of Moveable Assets on a first-charge basis in terms of the relevant Deeds of Hypothecation, pari passu with the Security created for PRSPL Debentures;</p> <p>3. first-ranking pledge of the 31% of PSCL shares held by PGNPL ranking pari passu with the Security created for PRSPL Debentures;</p> <p>4. first-ranking pledge of the entire shareholding of PRSPL, ranking pari passu with the Security created for PRSPL Debentures;</p> <p>5. first-ranking pledge of the entire shareholding of Brickmix, Second Charge pledge on entire shareholding of Nalanda Shelter Pvt Ltd ranking pari passu with the Security created for PRSPL Debentures; and</p> <p>6. the Personal Guarantee of Mr Shrikant paranjape and Mr Shashank paranjape</p>	Yes	NA	NA	NA	1,200.00	1,200.00	1,200.00



Particulars	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	(Rs. in Million unless otherwise stated)	
								where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022
Vistra ITCL (INDIA) Ltd (ASK Real Estate Special Situations Fund VI - OCD - 200 Mn.)	The Redemption Amount shall fall due and payable on 28 December 2024 or early maturity date and shall be paid to the Debenture Holders along with any other Debenture Outstandings, notwithstanding insufficiency of the Remainder Amounts, with respect to all outstanding Debentures not redeemed or converted to CCDs / Resultant Equity Shares. Currently Rate of interest - 10% p.a	Construction Finance and sanctioning cost of project	1. first-ranking registered mortgage (including the assignment of all rights, titles and interest of the Company) of the Mortgaged Properties i.e Gloria Grand, pari passu with the Security for PRSPL Debentures; 2. hypothecation of Moveable Assets on a first-charge basis in terms of the relevant Deeds of Hypothecation, pari passu with the Security created for PRSPL Debentures; 3. first-ranking pledge of the 31% of PSCL shares held by PGNPL ranking pari passu with the Security created for PRSPL Debentures; 4. first-ranking pledge of the entire shareholding of PRSPL, ranking pari passu with the Security created for PRSPL Debentures;	Yes	NA	NA		200.00	200.00
			5. first-ranking pledge of the entire shareholding of Brickmix, Second Charge pledge on entire shareholding of Nalanda Shelter Pvt Ltd ranking pari passu with the Security created for PRSPL Debentures; and 6. the Personal Guarantee of Mr Shrikant paranjape and Mr Shashank paranjape.						



(Rs. in Million unless otherwise stated)									
Particulars	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022
KKR India Asset Finance Pvt. Ltd (Through their trustee - IDBI Trusteeship Services Ltd) (NCD - 992.90 Mn. Later revised to Rs 698.50 MN)	1. Five years, option to extend for one additional year (at discretion of the Lender) from first disbursement date - 30th November 2018. 2. All the sales proceeds of the 237 identified investor's apartment will be appropriated proportionately in the ratio to principal & redemption premium 3. Coupon rate - NIL	1. Partly towards repayment of the existing credit facility. 2. Towards construction cost of Tower 9,10,11 3. Balance towards any other cost.	1. First Charge by way of mortgage over the 237 investor identified apartment at Tower 9, 10 and 11 situated at our project Forest Trails, Bhugaon. 2. Corporate Guarantee of promoter - PSCL 3. Corporate Guarantee of PGNPL which shall be effective upon the merger of the project company into the Promoter 4. Exclusive charge by way of hypothecation on the cash flows from sale of the investor identified units.	Yes	NA	NA			441.25
Swamin Investment Fund I (Through their trustee - IDBI Trusteeship Services Ltd) (NCD - Rs 920 Mn)	1. Redemption of debentures along with IRR on or before 30 months from the date of first allotment - i.e 31st December 2021	Construction Finance for the purpose of Happiness Hub, Varve	• First Ranking mortgage over the: o Land parcel admeasuring a total of ~87,200 sq. m. spread across S. No. 94 and 96 (including sub-divisions) situated at village Varve Khurd, Taluka Bhor, Dist. Pune and all buildings and structure thereon both present & future o Additional Collateral (as detailed below) o Development Right/ FSI of the Project, if any (both present and future) o Undivided share on unsold inventory and all common structures/ construction of the Project • First Ranking Charge by way of hypothecation over the Project receivables including but not limited to all the current and non-current assets, bank accounts, documents, authorizations, insurance policies etc. pertaining to the Project belonging to the Issuer Entity. • Undertaking from Promoters to route all sales proceeds and other cashflow from RERA Account and to the Escrow Account (charged in favour of SWAMIH Investment Fund I)	Yes	NA	NA		920.00	250.00



Particulars	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	(Rs. In Million unless otherwise stated)	
									As at 31 March 2022	As at 31 March 2021
Swamih Investment Fund I (Through their trustee - IDBI Trusteeship Services Ltd) (NCD - Rs 800 MN)	1. Redemption of debentures along with IRR on or before 60 months from the date of first allotment - i.e 14/05/21	Construction Finance for the purpose of Blueridge - Tower 24-25	<ul style="list-style-type: none"> Personal Guarantee of Shrikant Paranjape and Shashank Paranjape 1. First ranking mortgage of Project land Blue Ridge Tower 24-25; structures, development rights/FSI and hypothecation of cash flows of Project 1* • First ranking charge by way of all the current and non-current assets of the Project including all project related assets including receivables(except Excluded Area), bank accounts, documents, authorizations pertaining to the Project Insurance policies etc. • Undertaking from Promoters to route all sales proceeds and other cashflow from RERA Account and to the Escrow Account (charged in favour of SWAMIH Investment Fund I • Personal Guarantee of Mr. Shashank Paranjape and Mr Shrikant Paranjape • Pledge of 4% equity shares of PSCL 	Yes	NA	NA		800.00	300.00	



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(Rs. in Million unless otherwise stated)									
Particulars	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	As at 31 March 2022 As at 31 March 2021
Walton Street Blacksoil Real Estate Debt Fund II - Series A	Tenure - 48 months, morat for 24 months, repayment to start from 25th month from the date of first disbursement. ROI - 18% p.a	Construction Finance & refinancing	a first ranking charge, by way of mortgage on the Project Land and all the immovable properties of NDPL in connection with the Projects (including the leasehold and/or freehold rights), both present and future, in connection with the Projects, constructed area, unsold units and future receivables from sold units and unsold units of each of the Projects. Pledge of 100% NDPL share holding. Corporate Guarantee of PSCL. Personal Guarantee of Shrikant Paranjape and Shashank Paranjape	Yes	Not Applicable	Not Applicable	28.75	Not Applicable	526.39
Walton Street Blacksoil Real Estate Debt Fund II - Series B	Tenure - 48 months, morat for 24 months, repayment to start from 25th month from the date of first disbursement. ROI - 18% p.a	Construction Finance & refinancing	a first ranking charge, by way of mortgage on the Project Land and all the immovable properties of NDPL in connection with the Projects (including the leasehold and/or freehold rights), both present and future, in connection with the Projects, constructed area, unsold units and future receivables from sold units and unsold units of each of the Projects. Pledge of 100% NDPL share holding. Corporate Guarantee of PSCL. Personal Guarantee of Shrikant Paranjape and Shashank Paranjape	Yes	Not Applicable	Not Applicable	15.43	Not Applicable	333.47
Total: Debentures									5,337.83
Less: Short Term Debentures									4,991.27
Add: Impact of Effective Interest Rate accounting IND AS									3,215.00
Embedded Derivatives									3,535.31
Long term debentures									1,065.97
									24.31
									85.38
									3,188.80
									1,913.06



Particulars	Terms of Repayment	Purpose	Nature of Security	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	Interest	where loans have been guaranteed by Directors and if yes the amount guaranteed	(Rs. in Million unless otherwise stated)	
									As at 31 March 2022	As at 31 March 2021
Vehicle Loans from Banks										
HDFC Limited	The loans are repayable at equal 60 monthly installments starting from February 20. The Average Rate of Interest on all the Car loans was 10.50%.	Purchase of various vehicle	Hypothecation of Vehicle	Yes	NA		0.70	-	6.09	9.45
HDFC Limited	Vehicle Loan from HDFC Bank Limited obtained for Ertiga car is repayable in 60 equal monthly instalment of Rs. 17,222 starting from January 2017.	Vehicle Purchase	Hypothecation of Vehicle	Yes	NA		0.46	-	-	0.15
Yes Bank	60 equal monthly installments commencing from April 2018 Rate of Interest - 8.37%	Vehicle Purchase	Hypothecation of Vehicle	Yes	NA		0.22	-	2.57	4.18
Axis Bank	60 equal monthly installments commencing from April 2018 Rate of Interest - 8.41%	Vehicle Purchase	Hypothecation of Vehicle	Yes	NA		0.65	-	5.10	9.83
Total: Vehicle loans from Banks									13.76	23.61
Less: Short Term Vehicle Loans from Banks (Refer Note 27)									9.95	9.78
Long term vehicle Loans from Banks									3.81	13.83

Particulars	Terms of Repayment	(Rs. in Million unless otherwise stated)	
		As at 31 March 2022	As at 31 March 2021
Public Deposit	The Public Deposits have a Maturity period ranging from 1 year to 3 years and have rate of interest ranging from 10.5% to 12%	Unsecured	Unsecured
Less: Short Term Public Deposit (Refer Note 27)		250.37	385.02
Long Term Public Deposit		250.37	385.02

Particulars	Terms of Repayment	(Rs. in Million unless otherwise stated)	
		As at March 31, 2022	As at March 31, 2021
Loans and Advances from others - Unsecured	Tenure of Maturity more than 12 months	Unsecured	Unsecured
Loans and Advances from Others - Unsecured		581.69	571.40
Total		581.69	571.40



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes forming part of financial statements for the year ended 31 Mar 2022

NOTE 22A

(Rs. in Million)						
Particulars	Terms of Repayment and security	Purpose	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in repayment of borrowings	where loans have been guaranteed by Directors and if yes the amount guaranteed
Loans Repayable on demand - Over Draft from bank (Secured)						
Bank of Baroda - Over Draft	1. Secured against Fixed deposit 5 FD's of Rs 1.99 crs each/- 2. Tenure - 12 months from the date of sanction i.e 22 nd September 2020. 3. Rate of interest - 1% above the aggregate values of FD's. currently - 6.5% p.a	Working Capital	Yes	NA	NA	90.39
						90.03
Total Loans Repayable on demand - Over Draft from bank (Secured)						90.39
						90.03

(Rs. in Million)						
Particulars	Terms of Repayment	Purpose	Whether used for the purpose stated in the loan Agreement	If no, mention the purpose for which it is utilised	Period and amount of default as on the balance sheet date in	where loans have been guaranteed by Directors
Loans and Advances from Related Parties						
	The Inter Corporate Deposits taken are unsecured and repayable on demand. Rate of interest range upto 8%	Working Capital	Yes	NA	NA	-
Inter Corporate Deposits	The Inter Corporate Deposits taken are unsecured and repayable on demand. Rate of interest is 8%	Working Capital	Yes	NA	NA	-
						587.98
						702.34
Total Unsecured Inter Corporate Deposits						1,290.32
						1,276.02



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

Note 23 Leases where company is a lessee

(A) (ia) Changes in the carrying value of Right-of-use Assets (Rs. in Million)

Particulars	Category of ROU Asset			Total
	Asset Class 1 (Land and Building)	Asset Class 2 (Plant & Machinery)	Asset Class 3 (Office Equipments)	
Balance as at 01 April 2020	210.21			210.21
Additions	0.66			0.66
Deletion	-			-
Depreciation	(24.43)			(24.43)
Balance as at 31 March 2021	186.42	-	-	186.42
Additions	5.01	-	-	5.01
Deletion	(11.50)	-	-	(11.50)
Depreciation	(24.50)	-	-	(24.50)
Balance as at 31 March 2022	155.44	-	-	155.44

(ib) Changes in the Lease liabilities (Rs. in Million)

Particulars	Category of Lease liability			Total
	Asset Class 1 (Land and Building)	Asset Class 2 (Plant & Machinery)	Asset Class 3 (Office Equipments)	
Balance as at 01 April 2020	226.69			226.69
Additions (Interest Accrued)	33.38			33.38
Lease Payments	(44.03)			(44.03)
Balance as at 31 March 2021	216.03	-	-	216.03
Additions (Interest Accrued)	26.26	-	-	26.26
Cessation of Lease	(10.75)	-	-	(10.75)
Lease Payments	(38.59)	-	-	(38.59)
Balance as at 31 March 2022	192.95	-	-	192.95

(ii) Break-up of current and non-current lease liabilities

(Rs. in Million)

Particulars	As At 31 March 2022	As At 31 March 2021
Current Lease Liabilities	8.91	12.38
Non-current Lease Liabilities	184.05	203.64

(iii) Maturity analysis of lease liabilities (Rs. in Million)

Particulars	As At 31 March 2022	As At 31 March 2021
Less than one year	8.91	12.38
One to five years	16.45	28.33
More than five years	167.60	175.31
Total	192.95	216.03

As per Para B11 of Ind AS 107 Financial Instruments: Disclosure, In preparing the maturity analyse



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

Note 23 Leases where company is a lessee

(iv) Amounts recognised in statement of Profit and Loss account (Rs. in Million)

Particulars	For the Year Ended 31 March 2022	For the Year Ended 31 March 2021
Interest on Lease Liabilities	26.26	33.38
Variable lease payments (not included in the measurement of lease liabilities)	-	-
Income from subleasing	-	-
Low-value leases expensed.	-	-
Short-term leases expensed	-	-
Total	26.26	33.38

(v) Amounts recognised in statement of Cash Flows (Rs. in Million)

Particulars	For the Year Ended 31 March 2022	For the Year Ended 31 March 2021
Total Cash outflow for leases	38.59	44.03

(B) Where Company is a lessor:

(i) A lessee shall disclose nature of the lessor's leasing activities

(Rs. in Million)

Particulars	For the Year Ended 31	For the Year Ended 31
Lease Income (for Operating Leases)	264.59	125.69

(iii) Maturity analysis on lease payments receivable.(for operating leases)

(Rs. in Million)

Particulars	As At 31 March 2022	As At 31 March 2021
Less than one year	14.37	-
One to five years	15.60	-
More than five years	-	-
Total	29.97	-

As per Para B11 of Ind AS 107 Financial Instruments: Disclosure, In preparing the maturity analyse an entity uses its judgement to determine an appropriate number of time bands.



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

Note 24 - Other Financial Liabilities - Non-Current

(Rs. in Million)

Particulars	As at March 31, 2022	As at March 31, 2021
(a) Security Deposits	567.21	193.25
(b) Medical Deposits	20.72	20.62
(c) Lease Liabilities	-	-
(d) Maintenance Deposits	441.86	333.91
Total	1,029.79	547.78

Note 25 - Provisions - Non-Current

(Rs. in Million)

Particulars	As at March 31, 2022	As at March 31, 2021
Provision for Employee Benefits		
- Provision for Gratuity (Refer note 44)	15.43	95.58
- Provision for Compensated Absences	17.41	22.55
Total	32.84	118.13

Note 26 - Other Non Current Liabilities

(Rs. in Million)

Particulars	As at March 31, 2022	As at March 31, 2021
Prepaid income on security deposit recognized at amortized cost	13.89	292.28
Total	13.89	292.28



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements
Note 27 - Borrowings - Current

(Rs. in Million)		
Particulars	As at March 31, 2022	As at March 31, 2021
Secured Borrowings - At Amortised cost (Refer Note 22A)		
- From Banks - Secured	368.40	119.82
- From Financial Institutions/Others - Secured	6,037.09	7,553.47
Debentures		
14% Non-convertible Debentures - Secured (Superior Investment PTE Ltd. and HDFC Investment Trust II)	1,750.00	1,697.59
14.5% Non-convertible Debentures - Secured (Piramal Enterprise Ltd)	347.25	1,254.60
9,929 partly paid Non convertible redeemable debentures of Rs. 1,00,000 each - Secured (KKR India Asset Finance Pvt. Ltd)	667.75	583.12
10% Optionally Convertible Debentures (ASK Real Estate Special Opportunities Fund II & III)	200.00	-
Non-Convertible Debentures (Swamih Investment Fund I)	250.00	-
Vehicle Loans from Banks - Secured	9.95	9.78
Public Deposits - Unsecured	23.64	42.48
(a) Loans payable on demand		
From Banks - Over Draft	90.39	90.03
Unsecured Borrowings - At amortised cost:		
(a) Loans and Advances from Related Parties	587.98	573.68
(b) Public Deposits	226.73	342.54
(c) Inter Corporate Deposit	702.34	702.34
(d) Loans and Advances from others	-	6.34
Total	11,261.52	12,975.79

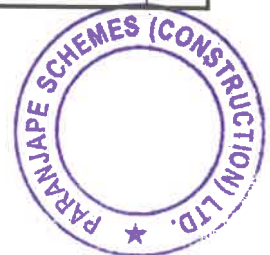


PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**Consolidated Notes to the Financial Statements****Note 28 - Trade Payables - Current**

(Rs. in Million)		
Particulars	As at March 31, 2022	As at March 31, 2021
A. Total outstanding dues of micro and small enterprises.	103.66	77.41
B. Total outstanding dues of creditors other than micro and small enterprises.	5,064.68	5,322.73
Total	5,168.34	5,400.14

NOTE 28A: Trade Payables MSME Disclosures

(Rs. in Million)		
Particulars	As at March 31, 2022	As at March 31, 2021
(a) Amount remaining unpaid to any supplier at the end of each accounting year:		
Principal	73.44	53.84
Interest	30.22	23.57
Total	103.66	77.41
(b) The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year.	-	-
(c) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act.	4.80	2.67
(d) The amount of interest accrued and remaining unpaid at the end of each accounting year.	30.22	23.57



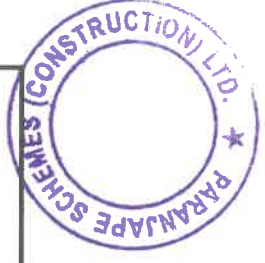
PARAMJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

Note 28 - Trade Payables - Current - continued
Trade Payables ageing schedule

(Rs. in Million)

31 March 2022	Particulars	Unbilled Dues	Payables Not Due	Current			
				Outstanding for following periods from due date of Payment			
				Less than 1 year	1-2 years	2-3 years	More than 3 years
	(i) MSME	-	-	57.25	14.50	8.14	23.78
	(ii) Disputed dues – MSME	-	-	-	-	-	-
	(iii) Others	-	-	987.98	422.59	189.96	3,464.14
	(iv) Disputed dues – Others	-	-	-	-	-	-
		-	-	1,045.23	437.09	198.10	3,487.92
							5,168.34

31 March 2021	Particulars	Unbilled Dues	Payables Not Due	Current			
				Outstanding for following periods from due date of Payment			
				Less than 1 year	1-2 years	2-3 years	More than 3 years
	(i) MSME	-	-	42.46	15.36	7.08	12.51
	(ii) Disputed dues – MSME	-	-	-	-	-	-
	(iii) Others	-	-	827.16	432.69	454.10	3,608.78
	(iv) Disputed dues – Others	-	-	-	-	-	-
		-	-	869.62	448.05	461.18	3,621.29
							5,400.14



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

NOTE 29 - Other Financial Liabilities - Current

Particulars	(Rs. in Million)	
	As at March 31, 2022	As at March 31, 2021
(a) Interest Accrued on Borrowings	2,080.78	1,986.15
(b) Other Payables	-	-
(i) Security Deposits	34.48	54.73
(ii) Book Bank Overdraft	6.59	7.51
(iii) Salary payable	135.90	140.69
(iv) Others	39.70	84.07
(vi) Commission payable to Director	260.80	174.00
(vii) Advance from LLP and payable to partners on dissolved partnership	226.94	199.54
(c) Liability towards minority stakeholders of Flagship Infrastructure Limited	1,144.10	1,147.95
(d) Other Liabilities	7.74	3.24
Total	3,937.03	3,797.88

Note 30 - Provisions - Current

Particulars	(Rs. in Million)	
	As at March 31, 2022	As at March 31, 2021
(a) Provision for Employee Benefits - Gratuity (Refer note 44)	88.86	3.90
(b) Provision for Compensated absences	3.37	4.55
Total	92.23	8.45

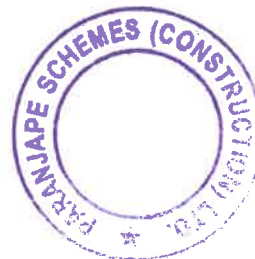
Note 31 - Other Current Liabilities

Particulars	(Rs. in Million)	
	As at March 31, 2022	As at March 31, 2021
(i) Advances received from Customers	11,813.42	10,254.71
(ii) Statutory Dues	603.60	507.61
(iii) Other Payables	20.21	10.91
(iv) Security Deposits	11.55	10.42
Total	12,448.78	10,783.65



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements
Note 32 - Revenue from Operations

(Rs. in Million)		
Particulars	For the Year Ended March 31, 2022	For the Year Ended March 31, 2021
(a) Operating Revenues		
(i) Sale of Constructed Properties	4,066.73	1,609.00
(ii) Income from Hotel business	173.45	83.04
(iii) Others	17.51	20.21
(b) Other Operating Revenues		
(i) Rental Income	267.72	127.45
(ii) Developers Remuneration/Management Consultancy Fees	139.10	114.04
(iii) Township maintenance Income	79.39	81.55
(iv) Others	0.54	0.35
Total	4,744.44	2,035.64



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements
Note 33 - Other Income

(Rs. in Million)		
Particulars	For the Year Ended March 31, 2022	For the Year Ended March 31, 2021
(a) Interest Income earned on financial assets		
(i) On Inter Corporate Deposits , Loans and Debentures	19.34	25.49
(ii) Others	29.17	34.06
	48.51	59.55
(b) Dividend on Current Investments carried at FVTPL *	0.02	0.10
(c) Other Non-operating Income		
(i) Profit on Sale of Property, Plant and Equipment	62.96	40.34
(ii) Profit on Sale of Financial Assets carried at fair value through profit and loss	0.40	-
(iii) Foreign Exchange Gain - (net)	3.09	-
(iv) Liabilities no longer required written back	4.53	0.63
(v) Allowances for Doubtful Advances written back	12.38	-
(vi) Gain on valuation of debentures	143.15	112.41
(vii) Profit from financial assets carried at deemed cost (Partnership firms)	-	-
(viii) Interest on Income Tax Refund	-	0.81
(ix) Excess provision written back	49.76	82.41
(x) Miscellaneous Income	32.98	40.14
	309.25	276.74
Total (a+b+c)	357.78	336.39

* FVTPL of investments represent fair valuation changes in mutual funds as at reporting dates, which have not been recognized separately in financial statements.



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED

Consolidated Notes to the Financial Statements

Note 34 - Cost of Land, Development Rights and Constructed Properties

(Rs. in Million)		
Particulars	For the Year Ended March 31, 2022	For the Year Ended March 31, 2021
(a) Opening Stock		
(i) Raw Material	90.63	248.54
(ii) Work-in-Progress	19,947.87	17,989.42
Less: PSC Realtors Private Limited *	(513.93)	-
Less: PSC Properties **	(114.32)	-
(iii) Constructed Units	2,781.29	2,646.27
(A)	22,191.54	20,884.23
(b) Add: Expenses incurred during the year		
(i) Construction and Development expenses	1,693.39	2,378.54
(ii) Interest on Borrowings and Bank Charges	1,021.99	1,212.09
(iii) Land and Land related expenses	2,686.45	539.61
(B)	5,401.83	4,130.24
Less: Work in progress transferred through Business Transfer Agreement	(613.52)	(602.28)
Less: Work in progress transferred to Investment Property	-	(65.20)
Less: Work in progress transferred to Subsidiary Company	(4.86)	-
Less: Constructed Units transferred to Investment Property	-	(94.46)
(c) Less : Closing Stock		
(i) Raw Material	(245.95)	(90.63)
(ii) Work-in-Progress	(21,513.59)	(19,947.88)
(iii) Constructed Units	(2,296.58)	(2,781.29)
Less: Adjustment for valuation of constructed units at NRV	21.56	-
(C)	(24,034.56)	(22,819.80)
Total (A+B+C)	2,940.43	1,432.73



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

Note 35 - Employee Benefits Expenses			(Rs. in Million)	
Particulars	For the Year Ended March 31, 2022	For the Year Ended March 31, 2021		
(a) Salaries and Wages	355.22	306.43		
(b) Contributions to Provident and Other Funds (Refer note 44)	25.54	21.70		
(c) Gratuity expenses (Refer note 44)	17.17	17.18		
(d) Staff Welfare Expenses	12.86	8.48		
Total	410.79	353.79		

Note 36 - Finance Cost			(Rs. in Million)	
Particulars	For the Year Ended March 31, 2022	For the Year Ended March 31, 2021		
(a) Interest Expense for financial liabilities carried at amortised cost				
(i) On Term Loans, Debentures and vehicle loans	1,829.24	1,889.77		
(ii) On Cash Credit Facilities	-	-		
(iii) Interest on Inter Corporate Deposits and other financial liabilities	128.07	108.14		
(iv) On Others				
Others - Interest on delayed/deferred payment of Income Tax	21.91	23.24		
(b) Finance charges payable under finance leases	25.79	33.03		
(c) Interest expenses on measuring Security Deposit at amortised cost	40.34	29.36		
Less:				
(i) Interest and Other Financial Expenses capitalised as the part of Cost of Inventory	(979.76)	(1,212.09)		
Total	1,065.59	871.45		

Note 37 - Depreciation and Amortisation Expense			(Rs. in Million)	
Particulars	For the Year Ended March 31, 2022	For the Year Ended March 31, 2021		
a) Depreciation on Property, Plant and Equipments	116.71	115.64		
b) Amortisation on Right to use Assets	24.50	24.43		
c) Amortisation on Intangible Assets	1.35	0.84		
d) Depreciation on Investment Properties	9.11	0.69		
Total	151.67	141.60		



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

Note 38 - Other Expenses

	(Rs. in Million)	
Particulars	For the Year Ended March 31, 2022	For the Year Ended March 31, 2021
(a) Power and Fuel	44.99	37.56
(b) Rent	18.55	21.18
(c) Repairs and Maintenance		
- Repairs to Building	2.29	1.95
- Repairs to Machinery	0.57	0.35
- Repairs to Others	35.97	38.85
(d) Insurance	3.04	7.80
(e) Rates and taxes	68.21	90.65
(f) Maintenance for Completed Sites / Township	70.47	79.75
(g) Brokerage and Commission	55.09	33.05
(h) Advertisement and Business Promotion Expenses	148.84	260.42
(i) Travel and Conveyance	18.69	13.50
(j) Postage and Telephone	6.31	5.28
(k) Printing and Stationery	3.02	2.53
(l) Auditors Remuneration (refer note 38A)	6.00	4.60
(m) Legal and Professional charges	112.60	71.73
(n) Net Loss on Foreign Currency Transactions and Translation	-	1.70
(o) Net Loss on sale/disposal of Property, Plant and Equipment	-	0.02
(p) Bad debts written off	0.43	0.89
(q) Allowance for Doubtful Debts	55.07	57.89
(r) Allowance for Doubtful Advances and Deposits	-	193.30
(s) Allowance for Doubtful Land Advances	23.88	265.07
(t) Royalty Expenses	-	0.10
(u) Share of Loss from financial assets valued at deemed cost (partnership firms)	(0.07)	(71.62)
(w) Adjustment for valuation of Constructed Units	15.19	14.91
(x) Compensation Paid	25.39	17.42
(y) Loss on 10% Optionally Convertible Debentures	426.20	221.87
(z) Loss on 9,929 partly paid Non convertible redeemable debentures	128.98	144.58
(aa) Allowances for Doubtful Advance for Project Construction	0.36	-
(ab) Facilities canteen and other charges	10.73	10.49
(ac) Consumption of Raw material and consumables of hotel	29.71	13.01
(ad) Impairment of Assets	260.68	-
(ae) Miscellaneous Expenses	58.51	48.56
Total	1,629.70	1,587.39

Note 38A.: Payments made to statutory Auditors (Net of taxes)

	(Rs. in Million)	
Particulars	For the Year Ended March 31, 2022	For the Year Ended March 31, 2021
Statutory audit	6.00	4.60
Other services	-	-
- Limited Review	0.70	0.70
Total	6.70	5.30



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

39 The consolidated financial statements represents the consolidated accounts of the Group, which consists of financials statements of its following subsidiaries and joint ventures and share of profit/(loss) of the group in its associates.

Sr. No.	Name of the entity	Country of Incorporation	% holding / profit sharing as at	
			March 31, 2022	March 31, 2021
I	Subsidiaries			
1	Blueridge Golfclub Private Limited	India	100.00%	100.00%
2	Paranjape Premises Private Limited	India	99.90%	99.90%
3	Athashri Homes Private Limited	India	99.80%	99.80%
4	Linker Shelter Private Limited (Note iii below)	India	99.80%	99.80%
5	PSC Holdings Limited	Mauritius	100.00%	100.00%
6	Lavim Developers Private Limited	India	100.00%	100.00%
7	Peer Realty Private Limited	India	70.00%	70.00%
8	M/S Paranjape Schemes Bangalore *	India	70.00%	70.00%
9	M/S Paranjape Schemes Shelters *	India	90.00%	90.00%
10	M/S Gloria Associates *	India	60.00%	60.00%
11	M/S Kshitij Promoters & Developers *	India	65.00%	65.00%
12	M/S PSC Pacific *	India	75.00%	75.00%
13	M/S Athashri Aastha *	India	100.00%	100.00%
14	PSC Realtors Private Limited ***	India	NA	70.00%
15	PSC Properties Private Limited	India	100.00%	100.00%
16	PSC Global Inc. (Refer Note ii)	USA	100.00%	100.00%
17	Pristine Homes LLC	USA	85.00%	85.00%
18	Nova Developers Private Limited	India	90.00%	90.00%
19	Paranjape Spaces and Services Pvt Ltd. **	India	100.00%	NA
II	Joint Ventures and Associates			
1	La Casa Shelters LLP	India	50.00%	50.00%
2	Kaleidoscope Developers Private Limited	India	50.00%	50.00%
3	PSC Realtors Private Limited ***	India	35.00%	NA

* Partnership Firms with majority control are considered as subsidiaries

** During the year ended March 31, 2022, the Group acquired 10,000 shares (100% holding) of Paranjape Spaces and Services Private Limited

*** During the year ended March 31, 2022, group sold its 7,000 shares held in PSC Realtors Private limited and hence, it becomes groups associate company from subsidiary.



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

Rs. in Million

40	Particulars	As at 31 March 2022	As at 31 March 2021
(a)	Contingent Liabilities Contingent Liabilities : (to the extent not provided for)		
	i. Claims against the Group not acknowledged as debts*	414.05	2,490.77
	ii. Corporate guarantees given on behalf of group companies under the same management	5,655	10,262.48
	iii. Interest on Non Convertible Debentures **	692.22	682.59
(b)	Capital and other commitments Capital Commitments	3.08	3.08
	other commitments Commitments in respect of non cancellable leases	294.99	524.60
<p>* In the opinion of the management the above claims are not sustainable and the Group does not expect any outflow of economic resources in respect of above claims and therefore no provision is made in respect thereof.</p> <p>** The Group has issued 1,750 Listed Non-Convertible Debentures amounting to Rs 1,750 Million. As per the Debenture Subscription Agreement, HDFC Investment Trust II and Superior Investments PTE Limited are entitled to receive IRR upto 20.60% p.a. on the Debenture Subscription amount only if the said "projects" generate surplus funds. The difference between the coupon rate i.e. 14% p.a. and the IRR upto 20.60 % p.a. of Rs.692.22 Mn upto 30 April 2021 considering the lender has not accrued the coupon interest post date (March 31,2021- 682.59 Mn) has not been provided and is disclosed in contingent liability as the projects are still in the construction phase and accordingly has not generated surplus funds.</p> <p>The Group has received demand orders from the Income-tax authorities in connection with Assessment years 2020-21 and 2021-22 amounting to INR 1,962.71 Mn and INR 139.16 Mn respectively. The demand orders are primarily on account of :</p> <p>(i) treating advance payments from customers as income due to deduction of withholding taxes (ii) disallowance of delayed remittance of statutory dues and (iii) expenditure pertaining to exempt income.</p> <p>The management has appealed with the Commissioner of Income-tax Appeals against the above demand orders and feels that there is a strong merit in the appeal judgement conclusion in favour of the Group.</p>			



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED**Consolidated Notes to the Financial Statements**

- 41 Business Transfer Agreement between Paranjape Schemes (Construction) Limited (PSCL) and Nova Developers Private Limited (Nova).**
During FY 2020-21 two projects namely 'Orion 15-16-17' and 'The Grooves' of PSCL (collectively referred to as Project Undertaking) were transferred to Nova wide Business Transfer Agreement (BTA) with effect from 31st March 2021.

Below are the terms :

As per BTA, PSCL would sell, transfer, assign and otherwise absolutely convey the Project Undertaking unto and in favour of the Purchaser (Nova) and Nova would accordingly acquire, purchase and/or accept the same as on and from the Effective Date (28 March 2021, as stated in BTA), free from all liens, charges, equities and other encumbrances, the Project Undertaking as a going concern for the lump sum consideration of Rs. 1,050 Mn (Rupees one hundred and five crores only) payable by the Nova to PSCL. Project Undertaking" would mean the business which is carried on by PSCL in relation to the Projects as on the Execution Date, on a going concern basis, together with all its assets, liabilities, contracts, employees, approvals, and pending claims/litigations.

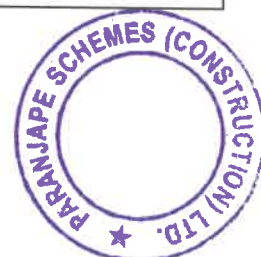
The transaction set out in the Agreement was an outright slump sale of the Project Undertaking as per section 50B of the Income tax Act, 1961 by PSCL to Nova, on a going concern basis without separate values being assigned to the assets for arriving at the sale consideration. Though, for the purposes of levying stamp duty etc, values may be determined but they don't affect the transaction as the sale value is for the undertaking as a whole, for the Consideration with effect from the Effective Date, with the intent that the Nova may carry on the Project Undertaking as a going concern from the Effective Date; and complete the Projects of its own thereafter.

The purchase and sale of the Project Undertaking pursuant to this Agreement became effective from 31 March 2021 (i.e post receipt of waiver letter from Nova for compliance of conditions precedent) and (i) any benefit accruing to PSCL arising from the Project Undertaking at any time after 31 March 2021 would be held by PSCL in trust for Nova, and transferred to Nova, and (ii) any liability accruing to PSCL arising from the Project Undertaking at any time whether relating to the period prior to or after 31 March 2021, for any reason whatsoever, would be to the account of Nova.

Brief snapshot of the agreement (including assets given, consideration receivable and capital gain thereon) :

(Rs. in Million)			
Particulars	Orion 15-16-17	The Grooves	Total
Inventory	532.61	69.67	602.28
Advances to Supplier	23.07	0.23	23.30
Deposit with M.S.E.D.C.L.	3.09	-	3.09
Total external assets as on March 31,2021 (A)	558.77	69.89	628.66
Trade Payables	99.86	6.03	105.89
Advance Received from Customer	439.39	40.99	480.38
Total external liabilities as on March 31,2021 (B)	539.25	47.01	586.27
Net assets acquired (C=A-B)	19.52	22.88	42.39
			-
			42.39
Consideration receivable (D)	723.34	326.66	1,050.00
Net gain / (loss) out of transfer (E=D-C)	703.82	303.78	1,007.61

Consideration receivable and Net gain are eliminated in consolidation financials through capital reserve and net impact in consolidation is Nil, as Nova became 90% subsidiary of PSCL in 2020-21.



42 The Maharashtra Government of India announced lockdown due to pandemic of Covid 19 from 02 April 2021 till June 2021. As a consequence, the Group had to close down all its business operations and functions which resulted in all the work relating to accounts department closed down totally. All this happened during the peak times of finalization of accounts of the Group. After the lockdown was lifted partially, the Group too started functioning, albeit with around 10% attendance. This seriously affected the work of finalization of accounts and audit thereof. Considering the loss of time and other practical difficulties, the Group applied for and obtained extension of time to hold its Annual General Meeting (AGM) on or before 31 December 2021. However, due to difficulties in finalizing the accounts of its US based subsidiaries, the Group could not finalize its consolidated accounts on or before 31 December 2021 thereby it did not hold its Annual General Meeting for FY 2020-21 on or before 31 December 2021.

Accordingly, the Group has not complied with the below:

- a) Regulation 52 of the Securities and Exchange Board of India (SEBI) (Listing Obligations and Disclosure) Requirements 2015 in connection with the declaration of audited annual results for the year ended March 31, 2021, unaudited half yearly results for the half year ended September 30, 2021, unaudited financial results for the quarter and year to date period ended December 31, 2021, audited annual results for the year ended March 31, 2022 within the prescribed (and extended, as applicable) statutory timelines.
- b) Section 96 of the Act in relation to delay in conducting the Annual General Meeting ('AGM') within the prescribed (extended) timelines for the year ended March 31, 2020, March 31, 2021 and March 31, 2022. The Group has not yet filed any condonation the relevant authorities in connection with the delay in conducting AGM and filing the Annual return for the year ended March 31, 2020 and March 31, 2021 within prescribed timelines.

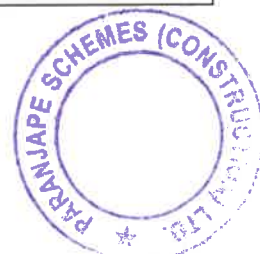
43 The Group has incurred a loss of INR 1,483.86 million during the year and accumulated deficit in statement of profit and loss as at March 31, 2022 aggregates to INR 6,053.22 million as of March 31, 2022. Though, this cast material uncertainty on going concern, the financial statements have been prepared on going concern basis due to following:

1. The Group has assessed the cash flow projections for the ongoing business activities (real-estate projects) and basis the same, the Group would be able to continue as a going concern for the next 12 months;
 2. The management has taken up the below steps for the purpose of ensuring that the working capital requirements of the Group are met for the next 12 months:
 - a) Scale up the operational activities in order to ensure the projects are completed with the timelines reported including realignment of lender relations for certain projects in order to provide adequate funds for accelerating the operations of the specific project(s);
 - b) Negotiations with the existing lenders and prospective lenders for extended funding
 - c) Contracted / Proposed and Possible transactions for the sale of the surplus Floor Space Index ('FSI') available in the townships where the construction activities have been committed and are in progress earning significant cash inflows for the subsidiary project entities resulting in the repayment of the amounts advanced to such subsidiaries.
 - d) Laying emphasis on the customer relationships and aiming for higher customer advances for the ongoing projects;
- The cash flows resulting from the above steps would be adequate to meet the annual working capital cycle requirements.

Based on above assessment, the management has a reasonable expectation that the Group would have adequate resources to continue its operational existence for the foreseeable future, accordingly, the financial statements of the Group have been prepared on going concern basis.

Further, subsequent to the reporting date, the Group could not comply with the requirements of the financial covenant of the Sixth Debenture Trust Deed with Superior Investment PTE Ltd. and HDFC Investment Trust II ('the Lenders') which has resulted into an event of default and entitled the lender to recover the whole of the debt including interest. However, there has been no action taken by the Lenders as a result of the non-adherence to the financial covenants. The Group has submitted a revised plan for repayment of the dues with the Lenders. The plan is under discussion with the Lenders and the management believes that there would be no adverse impact on the financial position of the Group as a result of the said event.

Based on above assessment, the management has a reasonable expectation that the Group would have adequate resources to continue its operational existence for the foreseeable future, accordingly, the financial statements of the Group have been prepared on going basis.



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

44 Employee benefits

(A) Defined Contribution Plans

(Rs. in Million)

During the year, the Group has recognized the following amounts in the Statement of Profit and Loss (Refer note 35)	As At 31 March 2022	As At 31 March 2021
Employers' Contribution to Provident Fund	24.05	20.27
Employee State Insurance Contribution (ESIC)	1.10	0.84
Labour Welfare fund	0.03	0.49
Others	0.36	0.09
	25.54	21.69

The above amounts represent contributions payable to these plans by the Group at rates specified in the rules of the plans.

(B) Defined benefit plans

a) Gratuity payable to employees

The defined benefit plan comprises of Gratuity. The defined benefit plan is fully funded.

Under the plan, gratuity is payable to all the eligible employees at the rate of 15 days salary for each year of service, without any payment ceiling. The formula to calculate daily salary is $1/26 \times \text{Monthly salary} \times \text{number of years of completed service}$.

These plans typically expose the Group to actuarial risks such as future salary and escalation Risk, Asset Liability Matching Risk, Discount Risk and Asset risk.

Future Salary and Escalation risk: Since price inflation and salary growth are linked economically, they are combined for disclosure purposes. Rising salaries will often result in higher future defined benefit payments resulting in a higher present value of liabilities especially unexpected salary increases provided at management's discretion may lead to uncertainties in estimating this increasing risk.

Asset Liability Matching Risk: Risk which arises if there is a mismatch in the duration of the assets relative to the liabilities. By matching duration with the defined benefit liabilities, the Group is successfully able to neutralize valuation swings caused by interest rate movements. Hence companies are encouraged to adopt asset-liability management.

Discount Risk: Variations in the discount rate used to compute the present value of the liabilities may seem small, but in practice can have a significant impact on the defined benefit liabilities.

Asset Risk: All plan assets are maintained in a trust fund managed partly by a public sector insurer viz; LIC of India and partly managed by private sector insurer viz; SBI Life Insurance Group Limited.

The Group has opted for a traditional fund where in all assets are invested primarily in risk averse markets. The Group has no control over the management of funds but this option provides a high level of safety for the total corpus. A single account is maintained for both the investment and claim settlement and hence 100% liquidity is ensured. Also interest rate and inflation risk are taken care of.

In respect of the plan, the most recent actuarial valuation of the plan assets and the present value of defined benefit obligation were carried out as at 31 March 2022 by an independent actuary. The present value of the defined benefit obligation, and the related current service cost and past service cost, were measured using the Projected Unit Credit method.



44 Employee benefits

i) Changes in the present value of defined benefit obligation

(Rs. in Million)

	As At 31 March 2022	As At 31 March 2021
Present value of obligation at the beginning of the year	109.45	104.50
Transfer In / (Out)*	0.14	-
Interest cost	7.39	7.02
Past service cost	-	-
Current service cost	10.10	10.75
Curtailements	-	-
Settlements	-	-
Liability transferred out - Demerged Undertakings	-	-
Benefits paid	(5.77)	(7.92)
Actuarial (gain)/ loss on obligations	(9.63)	(4.90)
Present value of obligation at the end of the year**	111.70	109.45

*23 employees has been transferred to Lavim Developers Pvt Ltd and 32 employees has been transferred to Nova Developers Pvt Ltd.

**Included in provision for employee benefits (Refer note 25 and 30)

ii) Expense recognized in the Statement of Profit and Loss

(Rs. in Million)

	For the year ended 31 March 2022	For the year ended 31 March 2021
Current service cost	10.10	10.75
Past service cost	-	-
Net interest (Income)/ Expense	6.86	6.01
Mortality charges	0.42	-
Transfer In / (Out)	(0.22)	0.43
Total expenses recognized in the Statement Profit and Loss*	17.17	17.18

*Included in Employee benefits expense (Refer Note 35).

iii) Expenses recognised in Other Comprehensive Income

(Rs. in Million)

	For the year ended 31 March 2022	For the year ended 31 March 2021
Return on Plan Assets (excluding amounts included in net interest expense)	(0.01)	(0.01)
Actuarial Gains / (Losses) arising from changes in Financial Assumptions	0.46	0.10
Actuarial Gains / (Losses) arising from experience adjustments	8.91	4.70
Components of defined benefit costs recognised in of Other Comprehensive Income*	9.36	4.80
*Actuarial (gain)/loss of is included in other comprehensive income.		
Total Amount recognised in Profit & Loss	26.52	21.98

The Current Service cost and the net interest expense for the year ended are included in the 'Employee Benefits expense' line item in the statement of profit and loss.

The remeasurement of the net defined liability is included in other comprehensive income.



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

44 Employee benefits

iv) Change in fair value of assets during the year

(Rs. in Million)

	As At 31 March 2022	As At 31 March 2021
Plan Assets at beginning of the period, at Fair Value*	10.21	16.19
Interest Income	0.58	0.90
Expected Return on Plan Assets(excluding amounts included in net interest expense)	0.01	(0.01)
Assets Transferred In/Acquisitions	-	-
Benefits Paid	(5.42)	(7.44)
Mortality Charges and Taxes	(0.43)	(0.46)
Contributions from the employer	1.53	1.04
Plan assets at the end of the year	6.49	10.21

*In the financial year ended 31 March 2016, all the employees of Gloria Associates transferred to Pranjape Schemes (Construction) Limited (hereinafter referred to as 'PSCL', but the amount of funded assets for these employees has not been transferred to PSCL till date and not considered in the Actuarial Report. However PSCL has recognized the amount of the funded assets in its books of accounts as on 31 March 2016 amounting to Rs. 1.16 Mn.

v) Assets and liabilities recognized in the Balance Sheet:

(Rs. in Million)

	As At 31 March 2022	As At 31 March 2021
Present value of unfunded obligation as at the end of the year	(110.85)	(109.69)
Fair value of the plan assets at the end of period	6.49	10.21
Surplus / (Deficit)	(104.36)	(99.48)
Net asset / (liability) recognised in balance sheet*	(104.36)	(99.48)

*Included in provision for employee benefits (Refer note 25 and 30)

(Rs. in Million)

vi) Actuarial assumptions	As At 31 March 2022	As At 31 March 2021
Discount rate (per annum)	6.45%	6.83%
Rate of increase in Salary	5.72%	6.29%
Expected Rate of return on plan assets	2.58%	6.90%
Retirement age (in years)	60.00	60.00
Average attained age (in years)	40.63	40.63
Average past year of services (in years)	8.93	8.93
Average remaining working lives of employees (years)	15.01	15.01
Attrition rate	3.00%	4.13%

Notes:

- The rate used to discount post-employment benefit obligations is determined by reference to market yields at the end of the reporting period on government bonds.
- The estimates of future salary increases considered in the actuarial valuation take account of inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.



44 Employee benefits

(Rs. in Million)

vii) Expected contribution to the fund in the next year	As At 31 March 2022	As At 31 March 2021
Gratuity	1.43	1.46

viii) A quantitative sensitivity analysis for significant assumption as at 31 March 2022 is as shown below:

Sensitivity analysis is performed by varying a single parameter while keeping all the other parameters unchanged. Sensitivity analysis fails to focus on the interrelationship between underlying parameters. Hence, the results may vary if two or more variables are changed simultaneously. The method used does not indicate anything about the likelihood of change in any parameter and the extent of the change if any.

A) Impact of change in Discount rate when base assumption is decreased / increased by 100 basis point

(Rs. in Million)	
Discount rate	Present Value of Obligation
6.20%	117.99
8.20%	100.64

B) Impact of change in Salary Increase rate when base assumption is decreased / increased by 100 basis point

(Rs. in Million)	
Discount rate	Present Value of Obligation
5.00%	100.96
7.00%	117.32

C) Impact of change in Withdrawal rate when base assumption is decreased / increased by 100 basis point

(Rs. in Million)	
Discount rate	Present Value of Obligation
1.00%	107.43
3.00%	109.04

ix) Maturity profile of defined benefit obligation

(Rs. in Million)

Year-end	As At 31 March 2022
2023	24.64
2024	3.27
2025	4.47
2026	11.02
2027	8.04
2028-2032	74.10



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED

Consolidated Notes to the Financial Statements

45 Segment Reporting

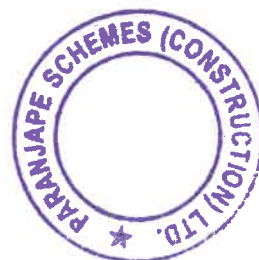
Information reported to the chief operating decision maker (CODM) for the purposes of resource allocation and assessment of segment performance focuses on the types of goods or services delivered or provided. The Group is engaged in development of real estate property, operating in India, which in the context of Indian Accounting Standard 108 'Segment Information' represents single reportable business segment. The revenues, total expenses and net profit as per the Statement of profit and loss represents the revenue, total expenses and the net profit of the sole reportable segment. This is the measure reported to the chief operating decision maker for the purposes of resource allocation and assessment of segment performance.

For management purposes, the Group is into one reportable segment that is real estate development. The Managing Director and the Chairman are the Chief operating decision makers of the Group who monitor the operating results of the Group for the purpose of making decisions about resource allocation and performance assessment. Group's performance as a single segment is evaluated and measured consistently with profit or loss in the standalone financial statements. Also, the Group's financing (including finance cost and finance income) and income tax are managed on a Group basis.



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

46	Related Party Transaction
Details of related parties:	
Names of Related Parties	Description of relationship
Paranjape Griha Nirman Private Limited	Holding Company
Krishna Shelter Private Limited Niketan Shelter Private Limited Prism Services Property Solutions Private Limited Advent Project & Consultancy Services Private Limited PSC Infracon Private Limited	Fellow Subsidiaries
Kranti Developers Private Limited Brickmix Developers Pvt. Ltd. Aquisys Properties Man-Mandir Shelter Private Limited Eximia Developers LLP Athashri Foundation Kreative Shelter Private Limited Luke Builders Private Limited Krishirsagar Shelter Private Limited Krishna Murari Shelter Private Limited Lutomex Developers Private Limited Magnet Shelters Private Limited Nalanda Shelter Private Limited Neon Shelter Private Limited Nexus Shelter Private Limited Paranjape Estate & Development Company Private Limited Paranjape Properties and Investment Private Limited Megavision Exports Private Limited Leonardo Shelter Private Limited Blue Ridge Educational Institute Sanis Estate Private Limited (Strike off on 22.10.2021) ARYS Construction Private Limited Paranjape Realty Spaces Private Limited Shree Bal Land Development Private Limited Multivision Trading Company Private Limited Shopping Glory Private limited Richa realtors Provate limited Spice of Life Hotels Private Limited	Entities over which the Groups key management personnel or their relatives may have significant influence (with whom the Company has transactions)
Mr. Shrikant Paranjape - Chairman Mr. Shashank Paranjape - Managing Director	Key Management Personnel
Smt. Pushpa Purushottam Paranjape Mrs.Varsha Shrikant Paranjape Mrs.Meenal Shashank Paranjape Mr.Rahul Shrikant Paranjape Mr.Amit Shashank Paranjape Mr. Sahil Shrikant Paranjape Mr. Yash Shashank Paranjape Ms. Nandita R. Paranjape Ms. Rama A Paranjape Ms. Shreya A. Mantri	Relatives of Key Management Personnel
Paranjape Purushottam Vishnu HUF	Where 'Karta' of HUF is director



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

46	Related Party Transaction
	Details of related parties:
	Dr.Pratibha Gurudatta Deshpande
	Director (removed due to casual vacancy, Form DIR 12 yet to be approved by Register of Companies)
	Padma Gokhale
	Independent Director
	Rajesh Hukeri
	Independent Director
	Kaleidoscope Developers Private Limited
	Joint Venture and Associate
	La Casa Shelter LLP
	PSC Realtors Private Limited (from FY 2021-22)
	Futsal United
	Partnership Firm where relative of Director of PSCL is a Partner
	Hempadma Construction
	Partnership Firm where Director of PSCL is a Partner
	Prefered Builders and Promotors Realty Limited
	Private Company where Director of PSCL is a Director
	Chitpavan Foundation
	Zlife Systems Private Limited
	Private Company where relative of a Director of PSCL is a Director
	Reifein Investments Services Pvt. Ltd.
	Plutus Fund Advisors Private Limited
	Gloria Associates Employees Group Gratuity Cum Life Assurance Scheme
	Matrix Developers Pvt. Ltd. Employees Group Gratuity Cum Life assurance Schemes.
	FIPL Employees Gratuity Fund.
	Paranjape Schemes Yuthika Employees Group Gratuity Cum Life Assurance Scheme
	Linker Shelters Pvt. Ltd. Employees Group Gratuity & Life Assurance Scheme
	Paranjape Schemes Construction Limited Employees Group Gratuity& Life Assurance Scheme



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

Rs.In Millions

Nature	Name of the Company / Individual	Nature of transactions	As at March 31, 2022	As at March 31, 2021
46	Related Party (continued)			
02 Outstanding Balances				
	Paranjape Griha Nirman Private Limited	Rent Payable	1.71	0.83
		Royalty Payable	0.10	0.10
Fellow Subsidiary (Year ended in which transactions have taken place)	Krisha Shelter Private Limited	Rent Deposits Given	4.95	4.95
		Rent Payable	32.30	18.98
	Prism Services Property Solutions Private Limited	Trade Payable	21.77	21.33
		Rent Receivable	4.06	3.18
	Advent Project & Consultancy Services Private Limited	Trade Payable	47.46	49.89
		Rent Receivable and other Misc Services	2.29	1.76
	PSC Infracon Private Limited	Interest Receivable on loan Given	1.40	2.80
		Advance Given to Creditors	44.26	48.30
		loan Given	1.00	19.00
		Loan taken	31.50	31.50
		Interest Payable on Loan Taken	8.61	7.00
		Trade Payable	62.29	50.11
	Niketan Shelters Private Limited	Capital Account	44.87	37.00
Key management Personnel	Mr. Shrikant P. Paranjape	Loan Taken	248.26	213.02
		Payable against excess amount received	0.56	0.56
		Reimbursement of expenses	0.28	-
		Payable towards travel expenses	0.01	0.01
		Credit card balance	0.03	0.03
		Land Advance given	17.50	17.50
		Commission payable towards Guarantee given	23.63	23.63
		Remuneration payable	132.46	89.06
	Mr. Shashank P. Paranjape	Payable towards travel expenses	0.01	0.01
		Payable towards Land	30.28	35.78
		Loan Taken	199.92	152.13
		Remuneration payable	132.46	89.06
		Receivable against sale of flat	8.56	8.56
		Reimbursement of Expenses payable	0.10	0.10
		Advance from customers	-	18.50
		Commission payable towards Guarantee given	23.63	23.63
		Land Advance given	72.28	72.28
		Amount payable	0.41	0.41
Entities over which key management personnel or their relatives exercise significant influence (Year ended in which transactions have taken place)	Paranjape Estate & Development Company Private Limited	Capital Account	(0.01)	(0.01)
		Current Account	19.02	19.02
	Athashri Foundation	Reimbursement of Expenses incurred by the Company on behalf of others	0.02	0.02
	Aquisys Properties	Land Advance given	5.00	5.00
	Spice of Life Hotels Private Limited	Deposit taken	0.50	0.50
		Inter Corporate Deposit given	23.31	-
		Interest Receivable on loan Given	-	23.31
		Trade Receivables	-	0.63
	Paranjape Realty Spaces Private Limited	Trade Payable	0.07	0.10
		Advance received against contract	57.82	57.82
		Loan Given	5.02	-
		Interest Receivable on loan Given	0.12	-
		Corporate Gaurantee Given	1,479.00	1,479.00
		Reimbursement of Expenses incurred by the Company on behalf of others	0.79	0.79
	Kreative Shelter Private Limited	Advance Given for land	16.70	16.70
	Magnet Shelters Private Limited	loan Given	-	0.01
		Interest Receivable on loan Given	0.00	0.01
	Paranjape Properties and Investment Private Limited	Inter Corporate Deposit Taken	507.80	477.37
		Interest Payable on Inter Corporate Deposit Taken	380.26	312.50
		Loan given	302.92	182.55
		Interest receivable on loan	23.57	383.79
	Krishna Murari Shelter Private Limited	Interest Receivable on loan Given	0.00	-
	Lutomex Developers Private Limited	Interest Receivable on loan Given	0.01	0.07
		loan Given	-	0.08
	Kranti developers Private Limited	Advance Given for Land	119.36	119.36



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

Rs.In Millions

Nature	Name of the Company / Individual	Nature of transactions	As at March 31, 2022	As at March 31, 2021
46	Related Party (continued)			
02 Outstanding Balances				
	Krishirsagar Shelter Private Limited	Interest Receivable on Loan given	0.00	0.02
		Expenses recoverable	0.00	0.00
		Loan Given	-	0.02
	Luke Builder Private Limited	Payable towards Purchase of Shares-Menthol Developers Private Limited	0.05	0.05
		Interest receivable on ICD given	0.08	0.08
	Shopping Glory Pvt Ltd	Trade Receivables	0.00	-
		Reimbursement of Expenses incurred by Company on behalf of others	0.07	0.07
	Futsal United	Deposit received	11.02	9.92
		Trade Payable	3.83	-
		Advance Given to Suppliers	2.53	3.00
	Hempadma Construction	Advance received against flat	23.25	35.00
		Advance received against flat at Vibhavari	2.00	2.00
		Loan Taken	21.00	21.00
		Interest Payable on loan Taken	6.30	4.97
		Land Advance received	-	11.00
	Nexus Shelter Private Limited	loan Given	-	0.01
		Interest Receivable on loan Given	0.00	0.01
	Blue Ridge Educational Institute	Expenses Recoverable payable	0.06	0.06
		Trade Payables	2.20	-
		Trade Receivables	3.91	3.91
		Deposit taken	341.96	303.93
	ARYS Construction Private Limited	Loan Taken	7.50	-
		Interest Payable on Loan Taken	0.50	-
	Reifen Investment Services Pvt Ltd	Inter Corporate Deposit Taken	8.35	-
		Interest Payable on Inter Corporate Deposit	1.75	-
		Investment in Optionally Conv.Debentures	24.40	-
	Richa realtors Provate Limited	Cost of Work In Progress	172.63	-
	Nalanda Shelter Private Limited	Trade Receivables	-	-
		Investment in Optionally Conv.Debentures	1,237.18	1,094.03
		Interest receivable on Optionally	0.22	0.14
		Deposit taken against Corporate Guarantee	165.00	165.00
Paranjape Purushottam Vishnu HUF	Mrs.Varsha Shrikant Paranjape	Payable towards purchase of Land	80.64	70.16
		Advance received against flat and land	36.00	36.00
		Land Advance given	9.95	9.87
	Mrs.Meenal Shashank Paranjape	Payable towards purchase of Land	41.88	41.88
		Land Advance given	9.58	0.08
	Mr.Amit Shashank Paranjape	Reimbursement of Expenses Receivable	-	0.07
		Payable towards travel expenses	0.02	0.02
		Receivable towards purchase of flat	0.01	0.01
		Advance received towards booking of flat	-	28.01
		Advance given	0.03	0.03
		Inter Corporate Deposit Taken from Amit Paranjape	-	2.65
		Remuneration payable	1.10	1.56
	Mr.Rahul Shrikant Paranjape	Remuneration payable	1.32	1.56
		Advance received towards booking of flat	-	28.01
		Reimbursement of expenses payable	0.03	0.03
		Advance given	0.01	0.01
	Mr.Sahil Shrikant Paranjape	Remuneration payable	1.10	1.56
		Advance received towards booking of flat	-	28.01
		Trade Receivables	0.01	0.01
		Payable towards land purchase	0.01	0.01
		Payable towards land purchase	54.49	54.49
	Mr. Yash Shashank Paranjape	Receivables on account of Land purchase	63.66	63.66
		Reimbursement of expenses receivable	0.02	0.17
		Advance to suppliers	0.34	0.34
		Remuneration payable	1.32	1.56
	Paranjape Purushottam Vishnu HUF	Amount receivable	-	-



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

				Rs.In Millions	
Nature	Name of the Company / Individual	Nature of transactions	As at March 31, 2022	As at March 31, 2021	
46	Related Party (continued)				
02 Outstanding Balances					
Joint Ventures	Kaleidoscope Developers Private Limited	Investment in Capital	0.10	0.10	
		Corporate Guarantee Given	2,220.00	2,220.00	
		Land Advance given	532.55	526.82	
	La Casa Shelters LLP	Investment in Capital	0.01	0.01	
		Current Account in Partnership Firm -	(178.69)	(182.88)	
		Royalty Income	0.04	0.04	
		Trade Payable	0.65	0.09	
		Receivable on account of barter flat sale	1.51	1.51	
Associate	PSC Realtors Private Limited	Management Consultancy Charges Receivable	22.08	9.70	
		Investment in Capital	997.38	NA	
		Royalty Receivable	0.08	NA	
		Loan Given	185.00	NA	
		Interest Receivable On loan given	0.21	NA	
		Management Consultancy Charges Payable	0.20	NA	

Terms and conditions of transactions with related parties

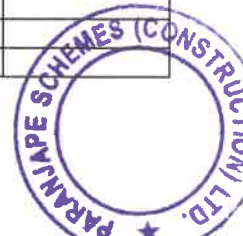
The transactions with related parties are made on terms equivalent to those that prevail on arms' length. Outstanding balances at the year-end are unsecured and interest free except for borrowings and settlement occurs. There have been guarantees provided or received for related parties receivables or payables. For the year ended 31 March 2022, the Company has recorded aggregate expected credit loss of Rs.209.30 towards loans given and interest receivable relating to amount owed by related parties (31 March 2021: 250.54). This assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates.



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

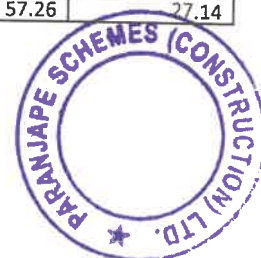
(Rs. in Million)

(Rs. in million)				
Nature	Name of the Company / Individual	Nature of transactions	For the year ended March 31, 2022	For the year ended March 31, 2021
46 Related Party Transaction				
01 Transactions during the year:				
Holding Company	Paranjape Griha Nirman Private Limited	Royalty Income	-	0.01
		Royalty Expense	-	0.10
		Rent Paid	0.90	0.90
Fellow Subsidiary (Year ended in which transactions have taken place)	Krisha Shelter Private Limited	Rent Paid	12.73	12.73
	Prism Services Property Solutions Private Limited	Rent Received	0.76	0.76
		Security Charges	7.74	6.30
		Purchase and other services	1.10	0.67
	Advent Project & Consultancy Services Private Limited	Purchase and other services	11.83	10.14
		Rent Received	0.45	0.90
	PSC Infracon Private Limited	Interest on loan given	0.55	0.38
		Interest on loan taken	2.21	2.21
		Receipt of loan given	18.00	-
		Repayment of Loan Taken	-	14.04
		Purchases & Other Services	72.73	9.04
	Niketan Shelters Private Limited			
		Profit / Loss during the year	-	(1.03)
		Additions to capital	-	0.53
Key management Personnel	Mr. Shrikant P. Paranjape	Loan Taken	58.05	27.50
		Managerial Remuneration	50.00	22.63
		Loan Repaid	22.81	21.20
		Reimbursement of Expenses incurred by Company	0.28	-
	Mr. Shashank P. Paranjape	Loan Repaid	0.41	25.38
		Loan Taken	48.20	16.00
		Managerial Remuneration	50.00	22.63
		Reimbursement Of Expenses incurred by others on behalf of Co	0.98	0.10
Entities over which key management personnel or their relatives exercise significant influence (Year ended in which transactions have taken place)	Paranjape Estate & Development Company	Loan Repaid	-	2.99
		Interest On Inter Corporate Deposit Taken	-	0.12
		Purchases & Other Services	-	0.27
		Capital Withdrawal	-	48.07
		Capital Introduced	11.65	
		Loan Repayment Received	-	46.65
		Interest on Inter Corporate Deposit given	-	3.43
		Reimbursement of Expenses	0.06	0.14
	Kranti developers Private Limited	Advance Given towards purchase of Land	-	0.10
	Kreative Shelter Private Limited	Expenses incurred by the Group on behalf on others	-	-
	Lutomex Developers Private Limited	Interest on Inter Corporate Deposit given	0.01	0.01
		Expenses incurred by the Group on behalf on others	-	-
	Blue Ridge Educational Institute	Rent Received	18.62	19.73
		Deposit Given	31.97	100.00
		Deposit received	70.00	
		Township Maintenance & Water Charges	1.97	1.73
		Expenses incurred by Firm on behalf on others	-	-
	Krishna Murari Shelter Private Limited	Expenses incurred by the Group on behalf of others	-	-
		Loan Repayment Received	-	0.01
		Interest received on loan given	-	-
		Land Loan repayment received	-	9.82
	Krishirsagar Shelter Pvt Ltd	Interest received on loan given	0.00	-
		Loan repaid	0.02	
		Purchases & Other Services	1.50	
		Sale of PSC Realtors shares	0.07	
	ARYS Construction Private Limited	Loan Taken	7.50	
		Interest on loan taken	0.53	
Reifen Investment Services Pvt Ltd	Inter Corporate Deposit Taken	8.35		
	Interest on Inter Corporate Deposit Taken	0.58		
	Investment in Optionally Conv. Debentures	24.40		



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

					(Rs. in Million)
Nature	Name of the Company / Individual	Nature of transactions	For the year ended March 31, 2022	For the year ended March 31, 2021	
46	Related Party Transaction				
01 Transactions during the year:					
Relatives of Key Management Personnel (Year ended in which transactions have taken place)	Luke Builder Private Limited	Interest on Inter Corporate Deposit given	-	0.78	
		Repayment received of ICD given	-	10.05	
		Expenses incurred by the Group on behalf of others	-	-	
	Magnet Shelter Private Limited	Interest received on loan given	0.00	-	
		Repayment received of loan given	0.01		
		Paranjape Realty Spaces Private Limited	Advances received against contract	-	-
	Expenses incurred by Firm on behalf on others		-	0.79	
	Loan Given		5.02		
	Interest received on loan given		0.13		
	Sale of Shares of Paranjape Schemes Construction		-	-	
	Nalanda Shelter Private Limited	Inter Corporate Deposit Taken	-	-	
		Investment in Optionally convertible debentures	-	56.40	
		Advance Given towards purchase of Land	-	-	
		Interest received on loan given	0.09	0.09	
		Interest on Inter Corporate Deposit taken	-	-	
	Paranjape Properties and Investment Private Limited	Inter Corporate Deposit Repaid	2.05	2.05	
		Inter Corporate Deposit Taken	1.90	1.90	
		Inter Corporate Deposit Given	46.70	164.38	
		Interest On Inter Corporate Deposit Taken	68.64	38.21	
		Interest on Inter Corporate Deposits Given	14.32	17.78	
		Purchase of Nova Shares	-	0.10	
		Loan given during the year	73.67	20.85	
		Loans Repayment received	-	29.48	
		Interest received on loan given	2.88	1.60	
	Futsal United	Deposit received	1.10	4.20	
		Rental Income	-	0.01	
		Purchase & Other Services	89.86	7.48	
		Deposit repaid	-	4.96	
	Athashri Foundation	Payment of Taxes	0.02	0.02	
		Maintanance receivable	-	0.05	
	Shopping Glory Private Limited	Reimbursement Of Expenses incurred by the	-	-	
	Mr. Amit Shashank Paranjape	Foreign Travel Expenses	-	-	
		Remuneration	3.58	2.87	
		Reimbursement of Expenses incurred by Company on behalf of others	0.23	0.06	
		Advance received towards booking of flat	-	28.01	
		Sale of flat	28.22		
		Inter Corporate Deposit Taken	-	5.65	
		Repayment of Inter Corporate Deposit Taken	2.35	3.00	
		Mr. Rahul Shrikant Paranjape	Remuneration	3.58	2.87
			Reimbursement of Expenses incurred by Company on behalf of others	-	-
			Advance received towards booking of flat	-	28.01
	Sale of flat		28.22		
	Mr. Sahil Shrikant Paranjape	Remuneration	3.58	2.87	
		Advance received towards booking of flat	-	28.01	
		Sale of flat	28.22		
		Reimbursement of Expenses incurred by Company on behalf of others	-	-	
Mr. Yash Shashank Paranjape		-	-		
	Reimbursement of Expenses incurred by Others on behalf of company	0.02	1.65		
	Remuneration	3.58	2.87		
	Advance received against flat	-	36.00		
	Sale of Shop at Woodland	40.20	11.03		
	Purchase of Land	57.26	27.14		



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

(Rs. in Million)

Nature	Name of the Company / Individual	Nature of transactions	For the year ended March 31, 2022	For the year ended March 31, 2021
46 Related Party Transaction				
01 Transactions during the year:				
	Meenal S Paranjape	Advance received against flat	-	36.00
		Sale of Shop at Woodland	40.20	11.03
		Purchase of Land	57.26	27.14
Joint Ventures	Kaleidoscope Developers Private Limited			
		Expense incurred on behalf of others	3.44	-
		Land Advance given	5.73	2.16
	La Casa Shelters LLP	Purchases & Other Services	-	0.08
		Royalty Income	-	0.04
		Management Consultancy charges received	16.52	14.63
		Amount paid to LLP	4.04	48.95
		Amount received from LLP	8.90	82.29
		Reimbursement of Expenses paid by others on behalf of PSC Pacific	-	-
		Share of Profit/(Loss) from LLP	8.91	54.64
Associate Company	PSC Realtors Private Limited	Loan Given	185.00	NA
		Interest on Loan Given	0.24	NA
		Sale of Shares	0.07	NA
Partnership Firm where Director of PSCL is a Partner	Hempadma Construction	Unsecured Loan	-	-
		Advance received against flat	-	35.00
		Advance received against flat at Vibhavari	-	2.00
		Land Advance received	-	11.00
		Repayment of advance received	11.75	
		Land Advance paid back	11.00	-



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements

47 Earnings/ Loss per share

Basic earnings /(loss) per share amounts are calculated by dividing the profit/loss for the year attributable to equity holders by the weighted average number of equity shares outstanding during the year.

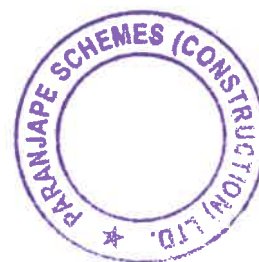
Diluted earnings /(loss) per share amounts are calculated by dividing the profit/loss attributable to equity holders (after adjusting for interest on the convertible debentures) by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares.

The following reflects the income and share data used in the basic and diluted EPS computations:

		(Rs. in Million)	
		31 March 2022	31 March 2021
Loss attributable to equity holders	A	(1,405.32)	(1,710.67)
Add: Interest on convertible debentures		-	-
Loss attributable to equity holders adjusted for the effect of dilution	B	(1,405.32)	(1,710.67)
Weighted average number of equity shares for basic EPS	C	94.74	94.74
Effect of dilution:			
Convertible debentures		6.67	6.67
Weighted average number of equity shares adjusted for the effect of dilution	D	101.41	101.41
Basic loss per share (INR)	A/C	(14.83)	(18.06)
Diluted loss per share (INR)	B/D	(14.83)	(18.06)

The Group has Convertible debentures as potential equity shares

Since conversion of above mentioned potential equity shares (Convertible debentures) would decrease loss per share from continuing ordinary activities, these are anti-dilutive in nature and thus the effects of anti-dilutive potential equity shares are ignored in calculating diluted earning per share.



Note 48: Details as per Form AOC I as required by Section 129(3) of the Companies Act, 2013
Subsidiaries :

Sr. No.	Name of the Subsidiary	Reporting Currency	Share Capital	Reserves and Surplus	Total Assets	Total Liabilities	Investments	Turnover (Excluding Other Income)	Profit before Tax	Provision for Tax	Profit After Tax	Proposed Dividend	% of Shareholding
			Rs in Million	Rs in Million	Rs in Million	Rs in Million	Rs in Million	Rs in Million	Rs in Million	Rs in Million	Rs in Million	Rs in Million	
1	Athashri Homes Private Limited	INR	0.10	(78.15)	519.17	597.24	0.01	10.40	(13.21)	(0.07)	(13.14)	-	99.80%
2	Lavim Developers Private Limited	INR	400.10	(298.17)	1,325.31	1,223.38	0.03	48.81	(24.85)	(8.12)	(16.73)	-	100.00%
3	Linker Shelter Private Limited	INR	0.10	(2,492.39)	1,708.31	4,200.86	-	141.19	(130.68)	(0.82)	(129.85)	-	99.80%
4	Blueridge Golf club Private Limited	INR	0.50	(10.05)	28.00	37.55	-	2.45	(5.02)	0.49	(5.50)	-	100.00%
5	Paranjape Premises Private Limited	INR	1.47	104.96	853.11	746.68	0.50	123.70	76.86	27.53	49.33	-	99.90%
6	PSC Properties Private Limited	INR	0.56	(2,123.28)	474.08	2,596.80	-	-	(1.50)	0.74	(2.23)	-	100.00%
7	Peer Realty Private Limited	INR	0.10	(33.16)	1,732.01	1,782.88	-	-	(30.22)	(7.41)	(22.81)	-	70.00%
8	PSC Holdings Limited	USD	1.03	11.03	68.96	56.91	-	-	0.78	-	0.78	-	100.00%
9	Pristine Homes LLC	USD	68.97	(137.11)	1,079.44	1,151.97	-	-	(29.20)	-	(29.20)	-	85.00%
11	PSC Global Inc	USD	396.60	(54.20)	526.04	183.64	59.61	-	(6.05)	-	(6.05)	-	100.00%
12	Nova Developers Pvt Ltd	INR	0.10	(17.24)	2,548.46	2,567.38	0.00	-	(23.59)	(5.66)	(17.93)	-	90.00%
13	Paranjape Spaces and Services Pvt Ltd.	INR	0.10	(0.05)	716.88	716.83	-	-	(0.03)	-	(0.03)	-	100.00%
14	Athashri Aastha	INR	(5.48)	1.07	12.48	16.89	-	16.59	1.61	0.54	1.07	-	100.00%
15	Gloria Associates	INR	(2.66)	0.24	10.03	6.38	-	-	0.46	0.04	0.42	-	60.00%
16	Kshitij Promoters & Developers	INR	(247.37)	108.85	115.90	228.89	-	562.59	274.75	107.29	167.46	-	65.00%
17	Paranjape Schemes Bangalore	INR	146.46	(18.35)	694.01	611.29	-	11.18	(26.28)	(0.27)	(26.01)	-	70.00%
18	Paranjape Schemes Shelters	INR	10.29	(0.02)	10.51	0.11	-	-	(0.02)	-	(0.02)	-	90.00%
19	PSC Pacific	INR	639.16	(315.33)	344.54	921.36	-	189.29	(350.72)	70.05	(420.77)	-	75.00%
Total			1,410.14	(5,351.36)	12,767.24	17,647.04	60.14	1,106.20	(286.90)	184.33	(471.23)	-	

Joint Ventures / Associates

Sr. No.	Name of the Joint Venture	Latest Audited Balance Sheet Date	Share of Joint Ventures / Associates held by the Company on the year				Description of how there is a significant influence	Reason why the Joint Venture is not consolidated	Net worth attributable to shareholding as per Latest Balance Sheet	Profit / (Loss) for the year	
			Number	Amount of Investment in Joint Ventures	Extent of holding	%				Considered in Consolidation Rs in Million	Not Considered in Consolidation Rs in Million
1	Kaleidoscope Developers Private Limited	31-Mar-22		0.10	50%		NA	NA	(689.46)	-	(4.12)
2	La Casa Shelters LLP	31-Mar-22		0.01	50%		NA	NA	(81.24)	8.91	8.91
3	PSC Realtors Private limited	31-Mar-22		1,000.50	35%		NA	NA	506.86	3.12	5.80
Total			-	1,000.61					(263.84)	12.03	10.59



49 Ratios

S No.	Ratio	Formula	Particulars		March 31, 2022		March 31, 2021		Ratio as on		Variation	Reason (If variation is more than 25%)
(a)	Current Ratio	Current Assets / Current Liabilities	Numerator Current Assets= Inventories + Current Investment + Trade Receivable + Cash & Cash Equivalents + Other Current Assets + Contract Assets + Assets held for Sale	Denominator Current Liability= Short term borrowings + Trade Payables + Other financial Liability+ Current tax (Liabilities)+ Provisions + Other Current Liability	Numerator 28,779.19	Denominator 33,298.81	Numerator 26,205.96	Denominator 33,254.99	31 March 2022 0.86	31 March 2021 0.79	9.67%	
(b)	Debt-Equity Ratio	Debt / Equity	Debt= long term borrowing and current maturities of long-term borrowings and redeemable preference shares treated as financial liability	Equity= Equity + Reserve and Surplus	20,857.78	(8,049.79)	19,151.58	(6,236.89)	(2.59)	(3.07)	-15.62%	
(c)	Debt Service Coverage Ratio	Net Operating Income / Debt Service	Net Operating Income= Net profit after taxes + Non-cash operating expenses + finance cost	Debt Service = Interest & Lease Payments + Principal Repayments	133.35	5,339.41	(1,002.00)	3,176.26	0.02	(0.12)	-107.92%	It is on account of improvement in operating income during current year as compared to previous year.
(d)	Return on Equity Ratio	Profit after tax less pref. Dividend x 100 / Shareholder's Equity	Net Income= Net Profit after taxes - Preference Dividend	Shareholder's Equity	(1,405.31)	(8,049.79)	(1,710.69)	(6,236.89)	0.17	0.27	-36.35%	It is on account of improvement in operating income during current year as compared to previous year.
(e)	Inventory Turnover Ratio	Cost of Goods Sold / Average Inventory	Cost of Goods Sold	(Opening Inventory + Closing Inventory)/2	2,940.43	23,113.05	1,432.73	21,852.01	0.13	0.07	94.04%	Increase in operation during the current year results in higher COGS.
(f)	Trade Receivables Turnover Ratio	Net Credit Sales / Average Trade Receivables	Net Credit Sales	(Opening Trade Receivables + Closing Trade Receivable)/2	4,066.73	324.14	1,609.00	367.73	12.55	4.38	186.74%	It is on account of increase in Sales and better collection during the year
(g)	Trade Payables Turnover Ratio	Net Credit Purchases / Average Trade Payables	Net Credit Purchases	(Opening Trade Payables + Closing Trade Payables)/2	1,693.39	5,284.24	2,378.54	5,145.84	0.32	0.46	-30.67%	Increase in operation during the current year
(h)	Net Capital Turnover Ratio	Revenue / Average Working Capital	Revenue	Average Working Capital= Average of Current assets - Current liabilities	4,744.44	(4,519.62)	2,035.64	(7,049.04)	(1.05)	(0.29)	263.51%	Increase in operation during the current year results in higher revenue
(i)	Net Profit Ratio	Net Profit / Net Sales	Net Profit	Net Sales	(1,405.31)	4,066.73	(1,710.69)	1,609.00	(0.35)	(1.06)	-67.50%	It is on account of increase in Sales and better earnings during the year.
(j)	Return on Capital Employed	EBIT / Capital Employed	EBIT= Earnings before interest and taxes	Capital Employed= Total Assets - Current Liability	(30.35)	(4,519.62)	(1,143.48)	(7,049.04)	0.01	0.16	-95.86%	On account of increase in operations results in better EBIT in current year.
(k)	Return on Investment	Net Profit / Net Investment	Net Profit	Net Investment= Net Equity	(1,405.31)	(8,049.79)	(1,710.69)	(6,236.89)	0.17	0.27	-36.35%	Realtors has become associate from subsidiary and hence its net worth is not included in current year.

Note 50 - Financial Instrument:

50.1 Capital Management:

For the purpose of the Group's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders. The primary objective of the Group's capital management is to maximize the shareholder value and to ensure the Group's ability to continue as a going concern.

The Group has not distributed any dividend to its shareholders. The Group monitors gearing ratio i.e. total debt in proportion to its overall financing structure, i.e. equity and debt. Total debt comprises of borrowing which has been detailed in notes 22 and 26 offset by cash and bank balances. The Company's finance committee reviews the capital structure of the Group on an ongoing basis. As part of this review, the committee considers the cost of capital and the risks associated with each class of capital.

Gearing Ratio:

Particulars	As at March 31, 2022	As at March 31,
Equity Share Capital	947.33	947.33
Other Equity	(8,806.27)	(7,287.76)
Total Equity Capital (i)	(7,858.94)	(6,340.43)
Borrowings	20,857.78	19,151.58
Less : Cash and Cash Equivalents (including book bank overdraft and mutual fund investments)	(1,066.75)	(401.82)
Less: Other bank balances	(540.65)	(251.97)
Net Debt (ii)	19,250.38	18,497.79
Overall financing (iii) = (i) + (ii)	11,391.44	12,157.36
Gearing ratio (ii)/ (iii)	1.69	1.52

No changes were made in the objectives, policies or processes for managing capital during the years ended 31 March 2022 and 31 March 2021.

50.2 Financial instruments by category

A) Accounting classification and fair values

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

B) Measurement of fair value

The fair values of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The following methods and assumptions were used to estimate the fair values:

Fair value of investments, cash & cash equivalents, other balances with banks, loans, Trade receivables and other financial assets, trade payables other current liabilities, short term loans from related parties/others approximate their carrying amounts largely due to maturities of these instruments. short term maturities of other instruments.



C) Fair value hierarchy

The following is the hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

- Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3 - Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

The following table presents fair value hierarchy of assets and liabilities measured at fair value on a recurring basis:
50.2 Financial instruments by category (continued)

Particulars	(Rs. in Million)			
	Carrying amount as at		Fair value amount as at	
	31 March 2022	31 March 2021	31 March 2022	31 March 2021
Fair value measurement hierarchy of assets				
Financial assets measured at fair value through Statement of Profit & Loss				
Level 1 (Quoted price in active markets)				
Current Assets				
Investments in mutual funds and others measured as FVTPL	1,237.19	1,094.04	1,237.19	1,094.04
There have been no transfers between Level 1 and Level 2 during the period				
Financial assets measured at amortised cost				
Non - Current Assets				
(i) Investments	1,034.93	2.13	1,034.93	2.13
(ii) Loans	401.32	143.92	401.32	143.92
(iii) Others Financial Assets	256.77	243.50	256.77	243.50
Current Assets				
(i) Investments	-	-	-	-
(ii) Trade Receivables	309.44	338.83	309.44	338.83
(iii) Cash and Cash Equivalents	1,066.75	401.82	1,066.75	401.82
(iv) Other Balances with Banks	540.65	251.97	540.65	251.97
(v) Loans	91.84	18.29	91.84	18.29
(vi) Other Financial Assets	243.59	869.48	243.59	869.48
Fair value measurement hierarchy for liabilities:				
Financial liabilities measured at amortised cost				
Non - Current Liabilities				
(i) Borrowings	9,596.26	6,175.79	9,596.26	6,175.79
(ii) Other financial liabilities	1,029.79	547.78	1,029.79	547.78
Current Liabilities				
(i) Short Term Borrowings	11,261.52	12,975.79	11,261.52	12,975.79
(ii) Trade Payables	5,168.34	5,400.14	5,168.34	5,400.14
(iii) Other Financial Liabilities	3,937.03	3,797.88	3,937.03	3,797.88



Financial Instrument:

50.3 Financial Risk Management Framework:

The Group's Corporate Treasury function provides services to the business, co-ordinates access to domestic markets, monitors and manages the financial risks relating to the operations of the Group through internal risk reports/ discussions which analyse exposures by degree and magnitude of risks. The Corporate treasury function reports periodically to the Finance Committee, an independent body that monitors risks and policies implemented to mitigate risk exposures. These risks market risk including interest rate risk, credit risk and liquidity risk.

The Group does not enter into or trade financial instruments including derivative financial instruments , for speculative purposes.

i) Credit Risk: Credit risk is the risk of financial loss arising from counterparty failure to repay or service debt according to the contractual terms or obligations. The Group has adopted a policy of only dealing with creditworthy counterparties and obtaining sufficient collateral, as a means of mitigating the risk of financial loss from defaults. Credit risk encompasses of both, the direct risk of default and the risk of deterioration of creditworthiness as well as concentration of risks. The Group uses publicly available information, its own trading records and information supplied by the customers.

Financial instruments that are subject to concentrations of credit risk principally consist of investment in debentures, loans (including interest receivable), trade receivables, advances for land purchase, etc.. For credit risk concentration of trade receivables Refer Note 8, 11, 14 and 18 to the financial statements. In addition, the Group is exposed to credit risk in relation to financial guarantees given to banks provided by the Group. The Group's maximum exposure in this respect is the maximum amount the Group could have to pay if the guarantee is called on (See note 40 (iii)). As at March 31, 2022, an amount of Rs. Nil Mn (as at March 31, 2021: Rs. Nil Mn) has been recognised as financial liabilities. These financial guarantees have been issued to banks for the loans granted to the subsidiaries/ joint ventures of the Group.

ii) Market risk

Market risk is the risk of loss of future earnings, fair values or future cash flows that may result from adverse changes in market rates and prices (such as interest rates and foreign currency exchange rates) or in the price of market risk-sensitive instruments as a result of such adverse changes in market rates and prices. Market risk is attributable to all market risk-sensitive financial instruments, all foreign currency receivables and payables and all short-term and long-term debt. The Group is exposed to market risk primarily related to foreign exchange rate risk and interest rate risk.

A)(a) Foreign currency risk

The Group is subject to risk of changes in foreign currency values that impact cost of investments and loan given primarily with group entities respect to

USD. The Group's business model incorporates assumptions on currency risks and ensures any exposure is covered through the normal business operations. Group unhedged exposure to foreign currency risk at the end of the reporting period is nil.

b) Sensitivity - Sensitivity analysis is not performed as the unhedged foreign currency exposure of the Group is not significant

B)(a) Interest rate risk Management:

The Group is exposed to interest rate risk because the Group borrows funds at both fixed and floating interest rates. The risk is managed by the Group by maintaining an appropriate mix between fixed and floating rate borrowings. The Group's exposures to interest rates on financial assets and financial liabilities are detailed in the liquidity risk management section of this note.

b) Interest rate risk exposure

The exposure of the Group's borrowing to interest rate changes at the end of the reporting period are as follows

Particulars	As At 31 March 2022	As At 31 March 2021
Variable rate borrowings	12,203.14	11,265.41
Fixed Rate borrowings	8,654.64	7,886.17
Total Borrowings	20,857.78	19,151.58



Financial Instrument:

c) Cash Sensitivity Analysis for variable rate instruments

The sensitivity analysis below has been determined based on the exposure to interest rates at the end of the reporting period. For floating rate liabilities, the analysis is prepared assuming that the amount of the liability as at the end of the reporting period was outstanding for the whole year. A 100 basis point increase or decrease is used when reporting interest rate risk internally to key management personnel and represents Management's assessment of the reasonably possible change in interest rates. This analysis assumes that all other variables, in particular foreign currency exchange rates, remain constant.

Particulars	(Rs. in Million)	
	Impact on profit/(loss) -	
	As At 31 March 2022	As At 31 March 2021
Interest rates – increase by 100 basis points *	(122.03)	(112.65)
Interest rates – decrease by 100 basis points *	122.03	112.65

* Holding all other variables constant

iii) Liquidity risk management:

Ultimate responsibility for liquidity risk management rests with the board of directors, which has established an appropriate liquidity risk management framework for the management of the Group's short term, medium term and long term funding and management requirements. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements. The Group manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

The following tables detail the Group's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the group can be required to pay. The tables include both interest and principal cash flows. To the extent that interest flows are floating rate, the undiscounted amount is derived from interest rate curves at the end of the reporting period. The contractual maturity is based on the earliest date on which the Group may be required to pay.

The table below summarises the maturity profile, of the Group's financial liabilities based on contractual undiscounted payments

Particulars	Carrying value	On demand	(Rs. in Million)	
			Less than 1 year (or applicable operating cycle)	1 to 5 years (or beyond one)
As At 31 March 2022				
Borrowings	20,857.78	2,080.78	9,654.08	9,122.92
Trade and other payables	5,168.34	-	5,168.34	-
Other financial liabilities	4,966.82	-	3,752.98	1,213.84
Total	30,992.94	2,080.78	18,575.41	10,336.76
As At 31 March 2021				
Borrowings	19,151.58	1,986.15	11,260.86	5,904.57
Trade and other payables	5,400.14	-	5,400.14	-
Other financial liabilities	4,561.78	-	3,810.36	751.42
Total	29,113.50	1,986.15	20,471.36	6,655.99

The amounts included above for financial guarantee contracts are the maximum amounts the Company could be forced to settle under the arrangement for the full guaranteed amount if that amount is claimed by the Counterparty to the Guarantee. Based on expectations at the end of the reporting period, the Company considers that it is more likely than not that such an amount will not be payable under the arrangement. However, this estimate is subject to change depending on the probability of counterparty claiming under the guarantee which is a function of the likelihood that the financial receivables held by the counterparty which are guaranteed suffer credit losses.



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED
Consolidated Notes to the Financial Statements
Additional Information to the Financial Statements

Financial Instrument:

50.4 Fair Value measurements

This note provides information about how the Group determines fair values (in particular, the valuation techniques and inputs used) of various financial assets and financial liabilities measured on a recurring basis:

The following table presents fair value hierarchy of assets and liabilities measured at fair value on a recurring basis:
As at 31 March 2022

Particulars	As At 31 March 2022	Fair value measurement As at end of the reporting period using		
		Level 1	Level 2	Level 3
Assets				
In Equity Instruments of Structured Entities	2.14	-	-	2.14
Investments in mutual fund	0.01	-	0.01	-
Nalanda Shelters Private Limited	1,237.18	-	1,237.18	-

The following table presents fair value hierarchy of assets and liabilities measured at fair value on a recurring basis.

Particulars	As At 31 March 2021	Fair value measurement at end of the reporting period using		
		Level 1	Level 2	Level 3
Assets				
In Equity Instruments of Structured Entities	2.12	-	-	2.12
Investments in mutual fund	0.01	-	0.01	-
Nalanda Shelters Private Limited	1,094.03	-	1,094.03	-

Note 1: Investment in structured entities comprise of investments made in equity shares of some lenders in accordance with the debt covenants. As per past trends and Management estimates, the said investments are recovered at cost. Hence for valuation purposes cost approximates the fair value.

Note 2: At the end of the reporting period, there are no significant concentrations of credit risk for financial assets designated at FVTPL. The carrying amount reflected above represents the Group's maximum exposure to credit risk for such Financial Assets.

50.5 Fair Value of financial assets and financial liabilities that are not measured at fair value (but fair value disclosures are required):

The carrying amounts of the following financial assets and financial liabilities are reasonable approximation of their fair values. Accordingly the fair values of such financial assets and financial liabilities have not been disclosed separately.

a. Financial assets

- (i) Investments
- (ii) Loans
- (iii) Trade Receivables
- (iv) Cash and Cash Equivalents
- (v) Other bank balances
- (vi) Loans
- (vii) Others Financial Assets

b. Financial liabilities

- (i) Trade payables
- (ii) Payables
- (iii) Borrowings
- (iv) Other financial liabilities

Fair value hierarchy

All financial instruments for which fair value is recognised or disclosed are categorised within the fair value hierarchy described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1: Quoted (unadjusted) price is active market for identical assets or liabilities.

Level 2: Valuation technique for which the lowest level input that has a significant effect on the fair value measurement are observed, either directly or indirectly.

Level 3: Valuation technique for which the lowest level input has a significant effect on the fair value measurement is not based on observable market data.

Discount rates used in determining fair value

The interest rate used to discount estimated future cash flows, where applicable, are based on the incremental borrowing rate of the borrower which in case of financial liabilities is the weighted average cost of borrowing of the Group and in case of financial assets is the average market rate of similar credit rated instrument.

The Group maintain policies and procedure to value financial assets or financial liabilities using the best and most relevant data available. In addition, the Group internally reviews valuation, including independent price validation for certain instruments.

Fair value of financial assets and liabilities is the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique.



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED

Note S1 : Additional information as required by Paragraph 2 of the General Instructions for Preparation of Consolidated to Financial Statements
Schedule III to the Companies Act, 2013

Name of the entity	(Rs. in Million)		(Rs. in Million)		(Rs. in Million)		(Rs. in Million)	
	As at March 31, 2022		As at March 31, 2021		For the year ended March 31, 2022		For the year ended March 31, 2021	
	Net Assets (Total Assets less Total Liabilities)		Net Assets (Total Assets less Total Liabilities)		Share in Profit or loss		Share in Profit or loss	
	As % of Total	Amount	As % of Total	Amount	As % of Total	Amount	As % of Total	Amount
Parent								
Paranjape Schemes (Construction) Limited	36%	(2,902.74)	30%	(1,840.67)	74%	(1,036.94)	82%	(1,398.41)
Subsidiaries								
Indian								
Athashri Aastha	0%	1.07	0%	2.08	0%	1.07	0%	2.08
Athashri Homes Private Limited	1%	(84.59)	1%	(71.65)	1%	(19.68)	1%	(17.43)
Blueridge Golfclub Private Limited	0%	(10.05)	0%	(6.13)	0%	(3.92)	0%	(5.04)
Gloria Associates	0%	0.24	0%	(0.07)	0%	0.42	0%	(0.06)
Kshitij Promoters & Developers	-1%	114.85	0%	(0.97)	-12%	173.46	0%	3.11
Lavim Developers Private Limited	3%	(267.54)	4%	(236.69)	-1%	7.30	0%	(0.62)
Linker Shelter Private Limited	29%	(2,331.04)	35%	(2,200.63)	9%	(130.07)	10%	(178.79)
Paranjape Premises Private Limited	-1%	75.84	-1%	50.80	-2%	24.94	-4%	64.97
Peer Realty Private Limited	0%	(29.90)	1%	(32.19)	1%	(15.35)	0%	(7.22)
Paranjape Schemes Bangalore	0%	(18.35)	0%	(2.06)	2%	(26.01)	0%	(3.18)
Paranjape Schemes Shelters	0%	(0.02)	0%	(0.02)	0%	(0.02)	0%	(0.02)
PSC Pacific	4%	(309.48)	2%	(152.86)	29%	(409.83)	11%	(196.59)
PSC Properties Private Limited	25%	(1,975.20)	30%	(1,887.90)	1%	(18.96)	1%	(25.56)
PSC Realtors Private Limited	0%	-	-2%	116.55	0%	-	-1%	10.05
Nova Developers Private Limited	0%	(8.94)	0%	(1.05)	1%	(9.72)	-	(0.90)
Paranjape Spaces and Services Pvt Ltd.	0%	(0.05)	0%	-	0%	(0.03)	0%	-
Foreign								
PSC Holdings Limited	0%	9.78	0%	8.12	0%	(0.47)	0%	(0.77)
PSC Global Inc	1%	(51.03)	0%	(11.11)	0%	(2.88)	0%	(2.70)
Pristine Homes LLC	1%	(71.80)	1%	(73.99)	2%	(29.20)	0%	(7.04)
Minority Interests in all Subsidiaries	2%	(190.85)	-2%	103.54	-6%	78.55	-3%	53.55
Indian								
La Casa Shelters LLP	0%	-	0%	-	-1%	8.91	0%	(0.01)
PSC Realtors Private Limited	-	-	-	-	0%	3.12	-	-
Kaleidoscope Developers Private Limited	0%	-	0%	-	0%	-	0%	(0.10)
Total	100%	(8,049.79)	100%	(6,236.89)	100%	(1,405.32)	100%	(1,710.68)



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED

Note 51 : Additional information as required by Paragraph 2 of the General Instructions for Preparation of Consolidated to Financial Statements Schedule Companies Act, 2013 (continued)

Name of the entity	(Rs. in Million)		(Rs. in Million)		(Rs. in Million)		(Rs. in Million)	
	For the year ended March 31, 2022		For the year ended March 31, 2021		For the year ended March 31, 2022		For the year ended March 31, 2021	
	Share in other comprehensive income		Share in other comprehensive income		Share in total comprehensive income		Share in total comprehensive income	
	As % of Total	Amount	As % of Total	Amount	As % of Total	Amount	As % of Total	Amount
Parent								
Paranjape Schemes (Construction) Limited	-16189%	6.67	62%	3.47	73%	(1,030.27)	82%	(1,394.95)
Subsidiaries								
Indian								
Athashri Aastha	0%	-	0%	-	0%	1.07	0%	2.08
Athashri Homes Private Limited	-4%	0.00	0%	0.02	1%	(19.68)	1%	(17.41)
Blueridge Golfclub Private Limited	0%	-	0%	-	0%	(3.92)	0%	(5.04)
Gloria Associates	0%	-	0%	-	0%	0.42	0%	(0.06)
Kshitij Promoters & Developers	0%	-	0%	-	-12%	173.46	0%	3.11
Lavim Developers Private Limited	40%	(0.02)	0%	-	-1%	7.29	0%	(0.62)
Linker Shelter Private Limited	-368%	0.15	3%	0.19	9%	(129.92)	10%	(178.60)
Paranjape Premises Private Limited	68%	(0.03)	0%	-	-2%	24.91	-4%	64.97
Peer Realty Private Limited	501%	(0.21)	-2%	(0.09)	1%	(15.55)	0%	(7.31)
Paranjape Schemes Bangalore	0%	-	0%	-	2%	(26.01)	0%	(3.18)
Paranjape Schemes Shelters	238%	(0.10)	0%	-	0%	(0.12)	0%	(0.02)
PSC Pacific	-785%	0.32	-2%	(0.13)	29%	(409.50)	12%	(196.73)
PSC Properties Private Limited	-66%	0.03	0%	0.01	1%	(18.94)	1%	(25.56)
PSC Realtors Private Limited	0%	-	0%	-	0%	-	-1%	10.05
Nova Developers Private Limited	-66%	0.03	0%	0.01	1%	(9.69)	0%	(0.89)
Paranjape Spaces and Services Pvt Ltd.	0%	-			0%	(0.03)	0%	-
Foreign							0%	
PSC Holdings Limited	-857%	0.35	-2%	(0.13)	0%	(0.12)	0%	(0.89)
PSC Global Inc	81738%	(33.68)	-332%	(18.59)	3%	(36.56)	1%	(21.29)
Pristine Homes LLC	-64149%	26.43	372%	20.84	0%	(2.76)	-1%	13.79
Minority Interests in all Subsidiaries	0%	-	0%	-	-6%	78.55	-3%	53.55
Indian								
La Casa Shelters LLP	0%	-	0%	-	-1%	8.91	0%	(0.01)
PSC Realtors Private Limited					0%	3.12		
Kaleidoscope Developers Private Limited	0%	-	0%	-		-	0%	(0.10)
Total	100%	(0.04)	100%	5.60	100.00%	(1,405.35)	100%	(1,705.09)



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED

Consolidated Notes forming part of financial statements for the year ended 31 March 2022

52 Other Disclosures**52A Undisclosed Income**

The Group does not have any undisclosed income which is not recorded in the books of account that has been surrendered or disclosed as income during the year (previous year) in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

52B Details of Crypto Currency or Virtual Currency

The Group has not traded or invested in Crypto currency or Virtual Currency during the financial year.

52C Assets Pledged as Security

The carrying amounts of assets pledged as security for current and non-current borrowings are:

Particulars	Notes	As At 31 March	As At 31 March
		2022	2021
Current assets			
Inventories		16,360.07	16,005.75
Trade receivables		94.42	113.11
Cash and cash equivalents		540.35	323.97
Loans		-	-
Total Current assets pledged as security		<u>16,994.84</u>	<u>16,442.82</u>
Non-Current assets			
Freehold land, Buildings and Investment Properties		1,022.22	1,022.22
Furniture, fittings and equipment acquired under finance lease		-	-
Total Non-Current assets pledged as security		<u>1,022.22</u>	<u>1,022.22</u>
Total Assets pledged as security *		<u>18,017.06</u>	<u>17,465.04</u>

* Please refer note 22A forming part of the Financial Statements for the terms and conditions of the loans sanctioned and

52D Title deeds of Immovable Properties not held in the name of the Group

The Group does not have any immovable property whose title deeds are not held in the name of the Group.



52E Disclosure whether the Group has revalued the Property, Plant and Equipment (including Right-of- Use Assets)

The Group has not revalued the Property, Plant and Equipment (including Right-of-Use Assets).

52F Details of Benami Property Held

The Group does not have any Benami Property, where any proceeding has been initiated or pending against the Group for holding any Benami Property.

52G Reconciliation of quarterly returns or statements of current assets filed with banks or financial institutions

The Group is not required to submit reconciliation of quarterly returns or statements of current assets filed with banks or financial institutions because no requirement from banks or financial institutions.

52H Wilful Defaulter

The Group has not been declared a wilful defaulter (as defined by RBI Circular).

52I Relationship with Struck off Companies u/s 248 of the Companies Act, 2013 or u/s 560 of Companies Act, 1956

The Group has following transactions with companies struck off u/s 248 of Companies Act, 2013 or u/s 560 of Companies

Particulars	Relationship	Amount
Shivshakati Real Infra Pvt Ltd	Trade Payable	(0.01)
Vertex Safety Products Pvt. Ltd.	Trade Payable	(0.03)

52J Registration of charges or satisfaction with Registrar of Companies

The Group does not have any charges or satisfaction which is yet to be registered with Register of Companies beyond the

52K Compliance with number of layers of companies

Provisions for compliance with number of layers of companies is not applicable.

52L Utilisation of Borrowed Funds:

(i) The Group has not advanced or loaned or invested funds to any person(s) or entity(ies), including foreign entities (intermediaries) with the understanding that the intermediary shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Group (ultimate intermediaries) or

(b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

(ii) The Group has not received any funds from any person(s) or entity(ies), including foreign entities (intermediaries) with the understanding (whether recorded in writing or otherwise) that the Group shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate intermediaries) or

(b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

52M Corporate Social Responsibility

The Corporate Social Responsibility Policy (CSR) provisions specified under section 135 of the Companies Act, 2013 are applicable as one of the conditions are satisfying to the subsidiary company (Paranjape Premises Private Limited -PPPL) for the F.Y. 2021-22. The subsidiary has not complied with the provisions of section 135 of the Companies Act, 2013 during the current year. The subsidiary needs to spend of at least two percent (Rs.0.89 Million) of the average net profits (Rs.44.56 Million) made during such immediately preceding three financial years. The subsidiary has not expended this amount towards CSR and also has not transferred the unspent amount to a Fund Specified in Schedule VII to the Companies Act,2013 within a period of 6 months of the expiry of the F.Y 2021-22-20 as per the requirement of Section 135(5), which is non-compliance of the provisions of the said section.



PARANJAPE SCHEMES (CONSTRUCTION) LIMITED

Notes forming part of financial statements for the year ended 31 March 2022

53 Commitments

Particulars	(Rs. in Million)	
	As At 31 March 2022	As At 31 March 2021
Estimated Amount of contracts remaining to be executed on capital account	-	-
- Uncalled liability on shares and other investments partly paid	-	-
- Other commitments (in respect of non cancellable leases)	294.99	524.60
	294.99	524.60

54 The Code on Social Security 2020

The Code on Social Security 2020 ('the Code') relating to employee benefits, during the employment and post-employment, has received Presidential assent on September 28, 2020. The Code has been published in the Gazette of India. Further, the Ministry of Labour and Employment has released draft rules for the Code on November 13, 2020. However, the effective date from which the changes are applicable is yet to be notified and rules for quantifying the financial impact are also not yet issued.

The Company will assess the impact of the Code and will give appropriate impact in the financial statements in the period in which, the Code becomes effective and the related rules to determine the financial impact are published.

55 Previous year figures have been regrouped / reclassified to confirm presentation as per Ind AS and as required by Schedule III of the Act.

As per our report of even date

For M S K A & Associates

Chartered Accountants

ICAI Firm Registration No. :- 105047W

Nitin Manohar Juman

Partner

Membership No. 111700

**For and on behalf of the Board of Directors****Shrikant P. Paranjape**

Chairman

DIN - 00131917

Mahesh Singhi

Company Secretary

M.No. F7066

Shashank P. Paranjape

Managing Director

DIN - 00131956

Kamalesh Dutta

Chief Financial Officer

Place: Pune

Date: May 15, 2023

Place: Pune

Date: May 15, 2023

