

PRADEEP KUMAR JAIN

7, Central Lane,
Bengali Market,
New Delhi 110001

January 2, 2020

National Stock Exchange of India Ltd
"Exchange Plaza"
Bandra-Kurla Complex, Bandra (E),
Mumbai – 400 051

BSE Limited
Phiroze Jeejeebhoy Tower
Dalal Street,
Mumbai – 400 001

Parsvnath Developers Limited
Parsvnath Tower,
Near Shahdara Metro Station,
Shahdara,
Delhi-110032

Dear Sirs,

Scrip Code No.: PARSVNATH – EQ (NSE): 532780 (BSE)

Subject: Disclosure under Regulation 31(3) (a) & (b) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Please find enclosed the details of creation of encumbrance of shares, as required to be disclosed under Regulation 31(3) (a) & (b) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.

This is for your information and records.

Please acknowledge receipt.

Thanking You,

Yours faithfully



(Pradeep Kumar Jain)

Encl.: As above

Disclosure by the Promoter (s) to the Stock Exchanges and to the Target Company for encumbrance of shares/ invocation of encumbrance/ release of encumbrance, in terms of Regulation 31 (1) and 31 (2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulation, 2011

Name of the Target company (TC)	PARSVNATH DEVELOPERS LIMITED
Names of the stock exchanges where the shares of the target company are listed	NATIONAL STOCK EXCHANGE OF INDIA LTD AND BSE LIMITED
Date of Reporting	02.01.2020
Name of the Promoter or PAC on whose shares encumbrance has been created/released/invoked	PRADEEP KUMAR JAIN

Details of the creation/invocation/release of encumbrance:

Name of the promoter(s) or PACs with him	Promoter holding in the target company (1)		Promoter holding already encumbered (2)		Details of events pertaining to encumbrance (3)							Post event holding of encumbered shares { creation [(2)+(3)] /release [(2)-(3)] /invocation [(2)-(3)]}	
	Number	% of total share capital	Number	% of total share capital	Type of event (creation/ release/ invocation)	Date of creation/ release/invocation of encumbrance	Type of encumbrance (pledge/ lien/ non disposal undertaking/ others)	Reasons for encumbrance	Number	% of share capital	Name of the entity in whose favour shares encumbered	Number	% of total share capital
Pradeep Kumar Jain	11,75,54,683	27.01	7,87,29,877	18.09	Creation	31-12-2019	Pledge	As per the Annexure	1,50,00,000	3.45	Indiabulls Housing Finance Limited	9,37,29,877	21.54
Pradeep Kumar Jain & Sons (HUF)	8,96,32,571	20.60	5,66,38,160	13.01	-	-	-	-	-	-	-	5,66,38,160	13.01
Nutan Jain	4,48,55,111	10.31	-	0.00	-	-	-	-	-	-	-	-	0.00
Parasnath And Associates Pvt Ltd	4,71,86,992	10.84	4,44,44,000	10.21	-	-	-	-	-	-	-	4,44,44,000	10.21

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Pradeep Kumar Jain
Place : Delhi
Date : 02.01.2020

Disclosure for reasons for encumbrance

Annexure

Name of the Listed Company	PARSVNATH DEVELOPERS LIMITED	
Name of the recognised Stock Exchange(s) where the shares of the Company are Listed	NATIONAL STOCK EXCHANGE OF INDIA LIMITED AND BSE LIMITED	
Name of the promoter(s) / PAC's whose shares have been encumbered	<p><u>PRADEEP KUMAR JAIN</u></p> <p>Other Promoter(s) / PAC whose shares have been encumbered:</p> <ol style="list-style-type: none"> Pradeep Kumar Jain & Sons (HUF) Parasnath And Associates Private Limited 	
Total Promoter shareholding in the Listed Company	No. of shares	29,93,12,557
	% of total share capital	68.78%
Encumbered shares as % of Promoter shareholding	65.09%	
Whether encumbered share is 50% or more of Promoter shareholding	YES	
Whether encumbered share is 20% or more of Total Share Capital	YES	

Details of all the existing events / agreements pertaining to encumbrance

	Encumbrance 1	Encumbrance 2	Encumbrance 3	Encumbrance 4	Encumbrance 5	Encumbrance 6	Encumbrance 7	Encumbrance 8
	Date of creation of encumbrance: 31/03/2015	Date of creation of encumbrance: 06/12/2018*	Date of creation of encumbrance: 10/01/2019*	Date of creation of encumbrance: 31/12/2019	Date of creation of encumbrance: 31/12/2019	Date of creation of encumbrance: 31/12/2019	Date of creation of encumbrance: 31/12/2019	Date of creation of encumbrance: 31/12/2019
Type of encumbrance (pledge, lien, negative lien, non-disposal undertaking etc. or any other covenant, transaction, condition or arrangement in the nature of encumbrance)	Pledge	Pledge	Pledge	Pledge	Pledge	Pledge	Pledge	Pledge
No. and % of shares (to total share capital) encumbered (Pledged Shares)	3,66,50,000 (8.42%)	2,19,52,000 (5.04%)	2,01,27,877 (4.63%)	1,50,00,000 (3.45%) (The shares have been pledged as cross collateral security extended to various loans availed in tranches for the benefit of the entities as mentioned below under 'End use of money')				

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Specific details about the encumbrance	Name of the entity in whose favour shares encumbered (X)	IDBI TRUSTEESHIP SERVICES LIMITED	GLOBE FINCAP LIMITED	RELIGARE FINVEST LIMITED	INDIABULLS HOUSING FINANCE LIMITED	INDIABULLS HOUSING FINANCE LIMITED	INDIABULLS HOUSING FINANCE LIMITED	INDIABULLS HOUSING FINANCE LIMITED	INDIABULLS HOUSING FINANCE LIMITED
	Whether the entity X is a scheduled commercial bank, public financial institution, NBFC or housing finance company? If No, provide the nature of the business of the entity.	Debenture Trustee	NBFC	NBFC	NBFC	NBFC	NBFC	NBFC	NBFC
	Names of all other entities in the agreement	Parsvnath Developers Limited	Parsvnath Developers Limited	Parsvnath Developers Limited	<u>Wholly-owned subsidiaries of the Listed Companies -</u> 1. Primetime Realtors Private Limited. 2. Parsvnath Estate Developers Private Limited.	Parsvnath Developers Limited (Listed Company)	<u>Wholly-owned subsidiary of the Listed Company-</u> :-Parsvnath Estate Developers Private Limited <u>Other Entities-</u> 1. Prasadhi Developers Private Limited 2. Parikrama Infrastructure Private Limited.	<u>Listed Company-</u> Parsvnath Developers Limited <u>Wholly-owned subsidiary of the Listed Company-</u> 1. Primetime Realtors Private Limited 2. Farhad Realtors Private Limited <u>Group Companies-</u> 1. New Hind Enterprises Private Limited 2., Magic Promoters Private Limited <u>Other Entities-</u> 1. Springdale Realtors Private Limited 2. Prasadhi Developers Private Limited	1. Perfect Farms Pvt. Ltd 2. Dai Real Estates Pvt. Ltd

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								3. Parikrama Infrastructure Private Limited. 4. Emerald Buildwell Private Limited 5. Neelgagan Realtors Private Limited 6. Prastut Real Estate Private Limited	
	Whether the encumbrance is relating to any debt instruments viz. debenture, commercial paper, certificate of deposit etc.? If yes, provide details about the instrument, including credit rating	YES 1. Name of the issuer: Parsvnath Developers Limited 2. Details of the debt instrument: Non-Convertible Debentures 3. Whether the debt instrument is listed on stock exchanges?: No 4. Credit Rating of the debt instrument: Unrated 5. ISIN of the instrument: INE561H07163	NO	NO	NO	NO	NO	NO	NO
Security Cover / Asset Cover	Value of Pledged Shares on the date of event / agreement (A)	Rs. 67,98,57,500	Rs.15,80,54,400	Rs.16,10,23,016	Rs. 3,37,50,000	Rs. 3,37,50,000	Rs. 3,37,50,000	Rs. 3,37,50,000	Rs.3,37,50,000
	Amount involved (against which shares have been encumbered) (B)	Rs.3,55,00,00,000	Rs.5,00,00,000	Rs.35,66,68,946 <i>(Shares have been pledged as cross collateral security for 2 separate loans viz. Rs.28,70,00,000 and</i>	Rs.1,64,00,00,000	Rs.2,53,00,00,000	Rs.9,13,00,00,000	Rs.11,07,00,00,000	Rs.25,50,00,000

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				Rs.6,96,68,946 respectively, availed from Religare Finvest Ltd. by the Listed Company)					
	Ratio of A / B	0.19	3.16	0.45	0.021	0.013	0.004	0.003	0.132
End use of money	Borrowed amount to be utilized for what purpose— (a) Personal use by promoters and PACs (b) For the benefit of listed company Provide details including amount, purpose of raising money by listed company, schedule for utilization of amount, repayment schedule etc. (c) Any other reason (please specify)	Utilization: :- For the benefit of the Listed Company. Amount of money raised: :- Rs. 355,00,00,000/- Purpose: :- Towards payment of fees, cost, charges and expenses pertaining to the Issue. :- Rs. 23 cr. towards takeover of LRD facility of Rs 24 cr. from Oriental Bank of Commerce. :- Balance towards general corporate purposes Repayment: :- To be repaid in full by 31.03.2020	Utilization: :- For the benefit of the Listed Company. Amount of money borrowed: :- Rs. 5,00,00,000/- Purpose: :- General Corporate purpose Repayment: :- Under process of rollover	Utilization: :- For the benefit of the Listed Company. Amount of money borrowed: :- Rs. 35,66,68,946/- Purpose: :- Restructuring of existing exposure in LAS (Loan against Security) and converting into LAP (Loan against Property) Repayment: :- To be repaid in full by 15.01.2022	Utilization: :- For the benefit of Parsvnath Estate Developers Private Limited, wholly owned subsidiary of the Listed Company. Amount of money borrowed: :- Rs. 1,08,00,00,000/- Purpose: Construction and /or development of housing /residential projects in India. Repayment: :- To be repaid in full by 12.05.2022	Utilization: :- For the benefit of Parsvnath Estate Developers Private Limited, wholly owned subsidiary of the Listed Company. Amount of money borrowed: :- Rs. 6,49,90,00,000/- Purpose: To meet funding for construction and developments of residential / housing projects. Repayment: :- To be repaid in full by 04.05.2024	Utilization: :- For the benefit of the Listed Company. Amount of money borrowed: :- Rs. 6,49,90,00,000/- Purpose: To meet funding for construction and developments of residential / housing projects. Repayment: :- To be repaid in full by 04.05.2024	Utilization: :- For the benefit of Dai Real Estates Pvt. Ltd	

The date of creation of encumbrance has been taken as the date of loan.



(PRADEEP KUMAR JAIN)

Place: Delhi
Date: 02.01.2020