



UNAUDITED FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED DECEMBER 31, 2010

(₹ in Lacs)

Particulars	Consolidated					Standalone				
	Quarter ended		Nine months ended			Quarter ended		Nine months ended		
	31.12.2010 (Unaudited)	31.12.2009 (Unaudited)	31.12.2010 (Unaudited)	31.12.2009 (Unaudited)	31.03.2010 (Audited)	31.12.2010 (Unaudited)	31.12.2009 (Unaudited)	31.12.2010 (Unaudited)	31.12.2009 (Unaudited)	31.03.2010 (Audited)
1 Revenue										
a. Income from operations	21,983.31	30,364.71	66,815.66	58,594.61	94,073.50	21,356.59	21,287.31	53,403.51	46,771.79	77,114.42
b. Other Operating Income	452.22	164.08	1,123.11	780.81	1,141.70	405.65	139.00	921.80	717.88	1,030.43
Total	22,435.53	30,528.79	67,938.77	59,375.42	95,215.20	21,762.45	21,426.31	54,325.31	47,489.67	78,144.85
2 Expenditure										
a. Cost of construction/development	12,390.44	20,847.44	35,259.51	36,499.67	61,726.78	15,243.94	12,899.65	36,245.81	27,115.36	48,382.64
b. Employees cost	796.30	806.54	2,345.11	2,429.11	3,171.94	769.71	792.58	2,277.09	2,387.13	3,115.38
c. Depreciation	403.92	544.17	1,197.63	1,613.38	2,148.67	400.79	539.52	1,188.31	1,601.02	2,132.85
d. Other expenditure	1,843.60	551.23	4,651.28	2,981.04	4,126.25	1,017.46	773.05	3,191.25	2,353.32	3,314.82
Total	15,434.26	23,149.44	44,453.51	43,523.20	71,173.64	17,431.90	15,004.80	42,902.46	33,446.73	56,946.77
3 Profit from Operations before Other Income, Interest & Exceptional Items (1 - 2)	7,001.27	7,379.35	23,485.26	15,842.22	24,041.56	4,330.55	6,421.51	11,422.85	14,042.94	21,198.08
4 Other Income	299.75	251.64	822.97	3,356.16	3,603.00	254.37	238.32	747.95	3,335.43	3,572.71
5 Profit before Interest & Exceptional Items (3 + 4)	7,301.02	7,630.99	24,308.23	19,200.38	27,644.56	4,584.92	6,659.83	12,170.80	17,378.37	24,770.79
6 Interest	1,692.60	1,811.05	4,754.30	5,573.70	8,025.49	1,471.65	1,777.85	4,470.95	5,468.79	7,892.76
7 Profit after Interest but before Exceptional Items (5 - 6)	5,608.42	5,819.94	19,553.93	13,626.68	19,619.07	3,107.27	4,881.98	7,699.85	11,909.58	16,878.03
8 Exceptional Items										
9 Profit from Ordinary Activities before tax (7 + 8)	5,608.42	5,819.94	19,553.93	13,626.68	19,619.07	3,107.27	4,881.98	7,699.85	11,909.58	16,878.03
10 Tax expense	1,785.40	2,597.73	5,927.17	3,162.53	5,556.00	826.70	1,615.09	2,099.78	1,534.98	3,492.94
11 Net Profit from Ordinary Activities after tax (9 - 10)	3,823.02	2,882.21	13,626.76	10,464.15	14,063.07	2,280.57	3,266.89	5,600.07	10,374.60	13,385.09
12 Extraordinary Items	685.66	391.70	2,339.69	449.54	574.69	-	-	-	-	-
13 Minority Interest in Net Profit of Subsidiaries	3,137.36	2,490.51	11,296.87	10,014.61	13,486.38	2,280.57	3,266.89	5,600.07	10,374.60	13,385.09
14 Net Profit [(11) - (12+13)]	21,759.06	19,855.25	21,759.06	19,855.25	19,855.25	21,759.06	19,855.25	21,759.06	19,855.25	19,855.25
15 Paid-up Equity Share Capital [Face value ₹ 5 each (previous period/year ₹ 10 each)]										
16 Reserves (excluding revaluation reserves) Earnings per Share - Basic & Diluted (not annualised)										
a. Before Extraordinary Items (₹)	0.73	0.63	2.77	2.65	3.52	0.53	0.83	1.37	2.74	3.50
b. After Extraordinary Items (₹)	0.73	0.63	2.77	2.65	3.52	0.53	0.83	1.37	2.74	3.50
17 Public Shareholding										
a. Number of Shares (See note 3)	13,95,44,370	5,01,82,072	13,95,44,370	5,01,82,072	5,01,82,072	13,95,44,370	5,01,82,072	13,95,44,370	5,01,82,072	5,01,82,072
b. Percentage of Shareholding	32.07	23.27	32.07	23.27	23.27	32.07	23.27	32.07	23.27	23.27
18 Promoters and promoter group Shareholding										
a. Pledged/Encumbered										
- No. of Shares (See note 3)	24,75,94,962	12,59,29,883	24,75,94,962	12,59,29,883	12,33,14,075	24,75,94,962	12,59,29,883	24,75,94,962	12,59,29,883	12,33,14,075
- Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	83.75	84.88	83.75	84.88	83.11	83.75	84.88	83.75	84.88	83.11
- Percentage of Shares (as a % of the total share capital of the company)	56.89	63.43	56.89	63.43	62.11	56.89	63.43	56.89	63.43	62.11
b. Non-encumbered										
- No. of Shares (See note 3)	4,80,41,838	2,24,40,517	4,80,41,838	2,24,40,517	2,50,56,325	4,80,41,838	2,24,40,517	4,80,41,838	2,24,40,517	2,50,56,325
- Percentage of Shares (as a % of the total shareholding of promoter and promoter group)	16.25	15.12	16.25	15.12	16.89	16.25	15.12	16.25	15.12	16.89
- Percentage of Shares (as a % of the total share capital of the company)	11.04	11.30	11.04	11.30	12.62	11.04	11.30	11.04	11.30	12.62

PARSVNATH DEVELOPERS LIMITED
Regd. Office: Parsvnath Metro Tower, Near Shahdara Metro Station, Shahdara, Delhi - 110 032
Corporate Office: 6th Floor, Anunachi Building, 19, Banihamba Road, New Delhi - 110 001



UNAUDITED FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED DECEMBER 31, 2010

Notes to the Unaudited Financial Results:

- 1 The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on February 14, 2011. The Statutory Auditors have also carried out a limited review of these financial results.
- 2 During the quarter, the Company has raised a sum of ₹ 26,952.26 Lacs through Qualified Institutions Placement (QIP) and has allotted 1,90,38,113 equity shares of ₹ 10 each at a premium of ₹ 131.57 per share to various Qualified Institutional Buyers on 12th October, 2010. In accordance with Chapter VIII of SEBI (Issue of Capital And Disclosure Requirements) Regulations, 2009, the Company has fully utilised the aforesaid amount for repayment of loans, development of ongoing projects and general corporate purposes, as envisaged in the QIP document.
- 3 The Equity Shares of the Company having face value of ₹ 10/- each have been sub-divided into 2 Equity Shares having face value of ₹ 5/- each fully paid up as on the record date i.e. October 19, 2010. The number of shares of the corresponding reporting period / year mentioned hereinabove are the number of shares as they stood on the said reporting period / year.
- 4 In accordance with Accounting Standard AS-20 on 'Earnings Per Share', the Earning Per Share (Basic & Diluted) of all the reporting periods / year has been adjusted for increase in number of shares as a result of sub-division of equity shares.
- 5 During the period under review, Parsvnath Promoters and Developers Private Limited (Formerly known as Luba Real Estate Private Limited) has become a subsidiary of the Company.
- 6 Pursuant to the Investment Agreement dated December 21, 2010, entered into with Parsvnath Buildwell Private Limited (PBPL) and two overseas investors managed by SJM-Apollo, an international real estate equity fund, and the Development Rights Agreement dated December 28, 2010, the Company has transferred and assigned its development rights in respect of one of its projects to PBPL (the Joint Venture Entity).
- 7 Other income of the corresponding nine months of the previous year includes ₹ 2,483.98 Lacs being 'Profit on sale of investments'.
- 8 The Tax Expense of the corresponding nine months of the previous year is net of Income tax provision written back of ₹ 1,986.01 Lacs.
- 9 There are no separate reportable segments pursuant to Accounting Standard AS-17 'Segment Reporting' prescribed by the Companies (Accounting Standards) Rules, 2006. Hence no disclosure is required under AS-17.
- 10 The Consolidated Financial Results have been prepared in accordance with Accounting Standards AS-21 'Consolidated Financial Statements', AS-27 'Financial Reporting of Interests in Joint Ventures' and AS-23 'Accounting for Investments in Associates'.
- 11 Investors complaints pending as on September 30, 2010 were 2. The Company received 19 investors complaints during the quarter ended December 31, 2010. 19 complaints were resolved leaving balance of 2 complaints unresolved.
- 12 Figures for the previous period / year have been regrouped, wherever necessary, for the purpose of comparison.

For and on behalf of the Board


Pradeep Kumar Jain
Chairman

New Delhi
14th February, 2011

