PARSVNATH DEVELOPERS LIMITED

Regd. Office: Parsvnath Metro Tower, Near Shahdara Metro Station, Shahdara, Delhi - 110 032
Corporate Office: 6th Floor, Arunachal Building, 19, Barakhamba Road, New Delhi - 110 001

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED DECEMBER 31, 2009

(Rs. In Lacs)

	Particulars	Standalone					Consolidated				
		Quarter ended		Nine months ended		Year ended	Quarter ended		Nine months ended		Year ended
		31.12.2009 (Unaudited)	31.12.2008 (Unaudited)	31.12.2009 (Unaudited)	31.12.2008 (Unaudited)	31.03.2009 (Audited)	31.12.2009 (Unaudited)	31.12.2008 (Unaudited)	31.12.2009 (Unaudited)	31.12.2008 (Unaudited)	31.03.2009 (Audited)
1	**Revenue**										
	a. Income from operations	21,126.90	8,574.37	46,611.38	66,395.69	73,354.28	30,363.56	9,052.24	58,583.46	68,091.80	69,839.79
	b. Other Operating Income	299.41	190.26	878.29	802.79	1,050.04	165.23	225.21	781.96	974.42	1,223.12
	Total	**21,426.31**	**8,764.63**	**47,489.67**	**67,198.48**	**74,404.32**	**30,528.79**	**9,277.45**	**59,365.42**	**69,066.22**	**71,062.91**
2	**Expenditure**										
	a. Cost of construction/development	12,899.65	4,712.49	27,115.26	41,954.93	43,517.63	20,847.44	5,085.68	36,499.67	43,234.99	39,981.84
	b. Employees cost	792.58	1,030.54	2,387.13	3,440.26	4,204.45	806.54	1,066.73	2,429.11	3,510.18	4,286.78
	c. Depreciation	539.52	764.21	1,601.02	2,029.56	2,793.48	544.17	769.06	1,613.38	2,043.41	2,812.22
	d. Other expenditure	773.05	662.81	2,343.32	3,229.26	4,556.14	951.29	706.91	2,981.04	3,352.74	4,805.49
	Total	**15,004.80**	**7,170.05**	**33,446.73**	**50,654.01**	**55,071.70**	**23,149.44**	**7,628.38**	**43,523.20**	**52,141.32**	**51,886.33**
3	**Profit from Operations before Other Income, Interest & Exceptional Items (1 - 2)**	**6,421.51**	**1,594.58**	**14,042.94**	**16,544.47**	**19,332.62**	**7,379.35**	**1,649.07**	**15,842.22**	**16,924.90**	**19,176.58**
4	Other Income	238.32	524.02	3,335.43	1,445.69	1,857.52	251.64	524.01	3,358.16	1,445.69	1,858.25
5	**Profit before Interest & Exceptional Items (3 + 4)**	**6,659.83**	**2,118.60**	**17,378.37**	**17,990.16**	**21,190.14**	**7,630.99**	**2,173.08**	**19,200.38**	**18,370.59**	**21,034.83**
6	Interest	1,777.85	1,792.98	5,468.79	5,394.75	7,337.39	1,811.05	1,793.21	5,573.70	5,395.84	7,340.26
7	**Profit after Interest but before Exceptional Items (5 - 6)**	**4,881.98**	**325.62**	**11,909.58**	**12,595.41**	**13,852.75**	**5,819.94**	**379.87**	**13,626.68**	**12,974.75**	**13,694.57**
8	Exceptional Items	-	-	-	-	-	-	-	-	-	-
9	**Profit from Ordinary Activities before tax (7 + 8)**	**4,881.98**	**325.62**	**11,909.58**	**12,595.41**	**13,852.75**	**5,819.94**	**379.87**	**13,626.68**	**12,974.75**	**13,694.57**
10	Tax expense	1,615.09	(208.17)	1,534.98	2,646.23	2,548.39	2,937.73	(159.16)	3,162.53	2,853.27	2,412.90
11	**Net Profit from Ordinary Activities after tax (9 - 10)**	**3,266.89**	**533.79**	**10,374.60**	**9,949.18**	**11,304.36**	**2,882.21**	**539.03**	**10,464.15**	**10,121.48**	**11,281.67**
12	Extraordinary Items	-	-	-	-	-	-	-	-	-	-
13	Minority Interest in Net Profit of Subsidiaries	-	-	-	-	-	391.70	(3.14)	449.54	(7.96)	(8.93)
14	**Net Profit [(11) - (12+13)]**	**3,266.89**	**533.79**	**10,374.60**	**9,949.18**	**11,304.36**	**2,490.51**	**542.17**	**10,014.61**	**10,129.44**	**11,290.60**
15	**Paid-up Equity Share Capital** (Face value Rs. 10 each)	**19,855.25**	**18,469.62**	**19,855.25**	**18,469.62**	**18,469.62**	**19,855.25**	**18,469.62**	**19,855.25**	**18,469.62**	**18,469.62**
16	**Reserves (excluding revaluation reserves)**					1,73,493.96					1,81,800.43
17	**Earnings per Share - Basic & Diluted (not annualised)**										
	a. Before Extraordinary items (Rs.)	1.65	0.29	5.49	5.39	6.12	1.26	0.29	5.30	5.48	6.11
	b. After Extraordinary items (Rs.)	1.65	0.29	5.49	5.39	6.12	1.26	0.29	5.30	5.48	6.11
18	**Public Shareholding**										
	a. Number of shares	5,01,82,072	3,63,25,800	5,01,82,072	3,63,25,800	3,68,25,800	5,01,82,072	3,63,25,800	5,01,82,072	3,63,25,800	3,68,25,800
	b. Percentage of shareholding	25.27	19.67	25.27	19.67	19.94	25.27	19.67	25.27	19.67	19.94
19	**Promoters and promoter group Shareholding**										
	a. Pledged/Encumbered										
	- No. of shares	12,59,29,883		12,59,29,883		11,75,83,803	12,59,29,883		12,59,29,883		11,75,83,803
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	84.88		84.88		79.52	84.88		84.88		79.52
	- Percentage of shares (as a % of the total share capital of the company)	63.42		63.42		63.66	63.42		63.42		63.66
	b. Non-encumbered										
	- No. of shares	2,24,40,517		2,24,40,517		3,02,86,597	2,24,40,517		2,24,40,517		3,02,86,597
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	15.12		15.12		20.48	15.12		15.12		20.48
	- Percentage of shares (as a % of the total share capital of the company)	11.30		11.30		16.40	11.30		11.30		16.40

For and on behalf of the Board

Pradeep Kumar Jain
Chairman

New Delhi
30 January, 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 January 30, 2010.

2 The statutory auditors have carried out a limited review of the unaudited financial results for the quarter ended December 31, 2009.

3 During the quarter, the Company has raised Rs. 16,800.73 Lacs through Qualified Institutional Placement (QIP) and allotted 1,38,56,272 equity shares of face value of Rs. 10 each at a premium of Rs. 111.25 per share on 7th October, 2009. The Company has fully utilised the aforesaid amount to repayment of loans, development of ongoing projects and general corporate purposes, as envisaged in the QIP document.

4 Pursuant to the Agreements dated December 09, 2009, entered into with Hessa Realtors Private Limited (HRPL) and two overseas Investors managed by SUN- Apollo, an international real estate private equity fund, the Company has transferred and assigned part of its development rights in respect of one of its projects to HRPL (the Joint Venture Company).

5 There is no reportable segment pursuant to Accounting Standard AS-17 'Segment Reporting' issued by the Institute of Chartered Accountants of India. Hence no disclosure is required under AS -17.

6 The consolidated financial results have been prepared in accordance with AS 21 - Accounting Standards on Consolidated Financial Statements, AS 27 - Financial Reporting of Interests in Joint Ventures and AS 23 - Accounting for Investments in Associates in Consolidated Financial Statements.

7 Investors complaints pending as on September 30, 2009 were Nil. The Company received 18 investors complaints during the quarter ended December 31, 2009, 15 complaints were resolved leaving balance of 3 complaints unresolved.

8 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
30 January, 2010