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 / HALF YEAR ENDED SEPTEMBER 30, 2009

(Rs. In Lacs)

	Particulars	Standalone					Consolidated				
		Quarter ended		Half-year ended		Year ended	Quarter ended		Half-year ended		Year ended
		30.09.2009 (Unaudited)	30.09.2008 (Unaudited)	30.09.2009 (Unaudited)	30.09.2008 (Unaudited)	31.03.2009 (Audited)	30.09.2009 (Unaudited)	30.09.2008 (Unaudited)	30.09.2009 (Unaudited)	30.09.2008 (Unaudited)	31.03.2009 (Audited)
1	**Revenue**										
	a. Income from operations	**14,758.52**	21,341.36	25,484.48	57,821.32	73,354.28	**16,846.95**	21,756.19	28,219.90	59,039.56	69,839.79
	b. Other Operating Income	438.04	350.34	578.87	612.53	1,050.04	459.73	390.46	616.73	749.21	1,223.12
	Total	**15,196.56**	**21,691.70**	**26,063.35**	**58,433.85**	**74,404.32**	**17,306.68**	**22,146.65**	**28,836.63**	**59,788.77**	**71,062.91**
2	**Expenditure**										
	a. Cost of construction/development	9,173.53	14,622.67	14,215.61	37,242.44	43,517.63	10,163.39	15,101.48	15,652.23	38,149.31	39,981.84
	b. Employees cost	793.15	1,179.59	1,594.55	2,409.72	4,204.45	806.00	1,205.44	1,622.57	2,443.45	4,286.78
	c. Depreciation	536.22	690.86	1,061.50	1,265.35	2,793.48	540.17	697.46	1,069.20	1,274.35	2,812.22
	d. Other expenditure	840.13	1,587.12	1,570.27	2,566.45	4,556.14	1,116.15	1,649.38	2,029.75	2,645.83	4,805.49
	Total	**11,343.03**	**18,080.24**	**18,441.93**	**43,483.96**	**55,071.70**	**12,625.71**	**18,653.76**	**20,373.75**	**44,512.94**	**51,886.33**
3	**Profit from Operations before Other Income, Interest & Exceptional Items (1 - 2)**	**3,853.53**	**3,611.46**	**7,621.42**	**14,949.89**	**19,332.62**	**4,680.97**	**3,492.89**	**8,462.88**	**15,275.83**	**19,176.58**
4	Other Income	2,761.96	489.16	3,097.11	921.67	1,857.52	2,769.59	489.17	3,106.51	921.68	1,858.25
5	**Profit before Interest & Exceptional Items (3 + 4)**	**6,615.49**	**4,100.62**	**10,718.53**	**15,871.56**	**21,190.14**	**7,450.56**	**3,982.06**	**11,569.39**	**16,197.51**	**21,034.83**
6	Interest	1,797.66	1,862.30	3,690.94	3,601.77	7,337.39	1,857.49	1,862.63	3,762.65	3,602.63	7,340.26
7	**Profit after Interest but before Exceptional Items (5 - 6)**	**4,817.83**	**2,238.32**	**7,027.59**	**12,269.79**	**13,852.75**	**5,593.07**	**2,119.43**	**7,806.74**	**12,594.88**	**13,694.57**
8	Exceptional Items	-	-	-	-	-	-	-	-	-	-
9	**Profit from Ordinary Activities before tax (7 + 8)**	**4,817.83**	**2,238.32**	**7,027.59**	**12,269.79**	**13,852.75**	**5,593.07**	**2,119.43**	**7,806.74**	**12,594.88**	**13,694.57**
10	Tax expense	**(897.12)**	(47.60)	(80.11)	2,854.40	2,548.39	(607.66)	(67.09)	224.80	3,012.43	**2,412.90**
11	**Net Profit from Ordinary Activities after tax (9 - 10)**	**5,714.95**	**2,285.92**	**7,107.70**	**9,415.39**	**11,304.36**	**6,200.73**	**2,186.52**	**7,581.94**	**9,582.45**	**11,281.67**
12	Extraordinary Items	-	-	-	-	-	-	-	-	-	-
13	Minority Interest in Net Profit of Subsidiaries	-	-	-	-	-	57.90	(4.05)	57.84	(4.82)	**(8.93)**
14	**Net Profit [(11) - (12+13)]**	**5,714.95**	**2,285.92**	**7,107.70**	**9,415.39**	**11,304.36**	**6,142.83**	**2,190.57**	**7,524.10**	**9,587.27**	**11,290.60**
15	**Paid-up Equity Share Capital** (Face value Rs. 10 each)	**18,469.62**	**18,469.62**	**18,469.62**	**18,469.62**	**18,469.62**	**18,469.62**	**18,469.62**	**18,469.62**	**18,469.62**	**18,469.62**
16	**Reserves (excluding revaluation reserves)**					173,493.96					181,800.43
17	**Earnings per Share - Basic & Diluted (not annualised)**										
	a. Before Extraordinary items (Rs.)	3.09	1.24	3.85	5.10	6.12	3.33	1.19	4.07	5.19	6.11
	b. After Extraordinary items (Rs.)	3.09	1.24	3.85	5.10	6.12	3.33	1.19	4.07	5.19	6.11
18	**Public Shareholding**										
	a. Number of shares	36,325,800	36,325,800	36,325,800	36,325,800	36,825,800	36,325,800	36,325,800	36,325,800	36,325,800	36,825,800
	b. Percentage of shareholding	19.67	19.67	19.67	19.67	19.94	19.67	19.67	19.67	19.67	19.94
19	**Promoters and promoter group Shareholding**										
	a. Pledged/Encumbered										
	- No. of shares	120,092,803	-	120,092,803	-	117,583,803	120,092,803	-	120,092,803	-	117,583,803
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	80.94	-	80.94	-	79.52	80.94	-	80.94	-	79.52
	- Percentage of shares (as a % of the total share capital of the company)	65.02	-	65.02	-	63.66	65.02	-	65.02	-	63.66
	b. Non-encumbered										
	- No. of shares	28,277,597	-	28,277,597	-	30,286,597	28,277,597	-	28,277,597	-	30,286,597
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	19.06	-	19.06	-	20.48	19.06	-	19.06	-	20.48
	- Percentage of shares (as a % of the total share capital of the company)	15.31	-	15.31	-	16.40	15.31	-	15.31	-	16.40

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 October 14, 2009.

2 During the quarter, the Company, pursuant to a Share Purchase and Supplemental Securityholder's Agreement entered into with its subsidiary Parsvnath Landmark Developers Pvt. Ltd. (PLDPL), Banrod Investments and Sterling Pathway (Red Fort Capital managed funds), offloaded 1,60,101 equity shares (equivalent to 4% of equity shares of PLDPL) to Sterling Pathway for a consideration of Rs. 2,499.99 Lacs. Simultaneously, PDL has been allotted an equal number of Equity shares by PLDPL.

3 The Company has raised a sum of Rs. 16,800.73 Lacs through Qualified Institutional Placement (QIP) and has issued and allotted 1,38,56,272 equity shares of Rs. 10 each at a premium of Rs. 111.25 per share to various Qualified Institutional Buyers on 7th October, 2009 in accordance with Chapter VIII of SEBI (Issue of Capital And Disclosure Requirements) Regulations, 2009.

4 Tax expenses are net of Income Tax provision written back of Rs. 1,986.01 Lacs pursuant to amendment of the provisions of Section 80 IB (10) of the Income Tax Act, 1961 by the Finance (No. 2) Act, 2009.

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 June 30, 2009 were Nil. The Company received 10 investors complaints during the quarter ended September 30, 2009, 10 complaints were resolved leaving balance of Nil complaint unresolved.

8 The statutory auditors have carried out a limited review of the unaudited financial results for the quarter ended September 30, 2009.

9 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
14 October, 2009