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

AUDITED FINANCIAL RESULTS FOR THE QUARTER / YEAR ENDED MARCH 31, 2009

(Rs. in Lakhs)

	Particulars	Standalone				Consolidated			
		Quarter ended		Year ended		Quarter ended		Year ended	
		31.03.2009 (Audited)	31.03.2008 (Audited)	31.03.2009 (Audited)	31.03.2008 (Audited)	31.03.2009 (Audited)	31.03.2008 (Audited)	31.03.2009 (Audited)	31.03.2008 (Audited)
1	**Revenue**								
	a. Income from operations	6,958.59	52,649.03	73,354.28	172,625.27	1,747.99	50,182.33	69,839.79	177,132.50
	b. Other Operating Income	247.25	765.75	1,050.04	3,134.57	248.70	494.93	1,223.12	3,113.98
	Total	**7,205.84**	**53,414.78**	**74,404.32**	**175,759.84**	**1,996.69**	**50,677.26**	**71,062.91**	**180,246.48**
2	**Expenditure**								
	a. Cost of construction/development	1,562.70	33,779.02	43,517.63	106,435.86	(3,253.15)	31,191.46	39,981.84	107,621.78
	b. Employees cost	764.19	1,414.33	4,204.45	4,085.27	776.60	1,428.35	4,286.78	4,104.66
	c. Depreciation	763.92	824.41	2,793.48	2,378.41	768.81	827.98	2,812.22	2,391.35
	d. Other expenditure	1,326.88	1,053.71	4,556.14	3,766.22	1,452.75	1,099.97	4,805.49	3,960.80
	Total	**4,417.69**	**37,071.47**	**55,071.70**	**116,665.76**	**(254.99)**	**34,547.76**	**51,886.33**	**118,078.59**
3	**Profit from Operations before Interest & Exceptional Items (1 - 2)**	**2,788.15**	**16,343.31**	**19,332.62**	**59,094.08**	**2,251.68**	**16,129.50**	**19,176.58**	**62,167.89**
4	Other Income	411.83	607.17	1,857.52	3,464.60	412.56	608.51	1,858.25	3,465.94
5	**Profit before Interest & Exceptional Items (3 + 4)**	**3,199.98**	**16,950.48**	**21,190.14**	**62,558.68**	**2,664.24**	**16,738.01**	**21,034.83**	**65,633.83**
6	Interest	1,942.63	1,785.40	7,337.38	3,911.25	1,944.41	1,785.90	7,340.25	3,912.20
7	**Profit after Interest but before Exceptional Items (5 - 6)**	**1,257.35**	**15,165.08**	**13,852.76**	**58,647.43**	**719.83**	**14,952.11**	**13,694.58**	**61,721.63**
8	Exceptional Items	-	-	-	-	-	-	-	-
9	**Profit before tax (7 + 8)**	**1,257.35**	**15,165.08**	**13,852.76**	**58,647.43**	**719.83**	**14,952.11**	**13,694.58**	**61,721.63**
10	**Tax expense**	(97.84)	4,277.20	2,548.39	17,773.71	(440.36)	4,266.83	2,412.91	19,284.51
11	**Net Profit from Ordinary Activities after tax (9 - 10)**	**1,355.19**	**10,887.88**	**11,304.37**	**40,873.72**	**1,160.19**	**10,685.28**	**11,281.67**	**42,437.12**
12	Extraordinary Items	-	-	-	-	-	-	-	-
13	Minority Interest in Net Profit of Subsidiaries	-	-	-	-	(0.97)	(1.42)	(8.93)	(1.95)
14	**Net Profit [(11) - (12+13)]**	**1,355.19**	**10,887.88**	**11,304.37**	**40,873.72**	**1,161.16**	**10,686.70**	**11,290.60**	**42,439.07**
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**
16	**Reserves (excluding revaluation reserves)**			173,493.95	162,189.60			181,800.60	170,500.08
17	**Earnings per Share - Basic & Diluted (not annualised)**								
	a. Before Extraordinary Items (Rs.)	0.73	5.90	6.12	22.13	0.63	5.79	6.11	22.98
	b. After Extraordinary items (Rs.)	0.73	5.90	6.12	22.13	0.63	5.79	6.11	22.98
18	**Public Shareholding**								
	a. Number of shares	36,825,800	36,325,800	36,825,800	36,325,800	36,825,800	36,325,800	36,825,800	36,325,800
	b. Percentage of shareholding	19.94	19.67	19.94	19.67	19.94	19.67	19.94	19.67
19	**Promoters and promoter group Shareholding**								
	a. Pledged/Encumbered								
	- No. of shares	117,583,803		117,583,803		117,583,803		117,583,803	
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	79.52		79.52		79.52		79.52	
	- Percentage of shares (as a % of the total share capital of the company)	63.66		63.66		63.66		63.66	
	b. Non-encumbered								
	- No. of shares	30,286,597		30,286,597		30,286,597		30,286,597	
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	20.48		20.48		20.48		20.48	
	- Percentage of shares (as a % of the total share capital of the company)	16.40		16.40		16.40		16.40	

For and on behalf of the Board

Pradeep Kumar Jain
Chairman

New Delhi
20 June, 2009

Notes to the Audited Financial Results for the year ended March 31, 2009:

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 June 20, 2009.

2. The members of the Company at their Extra-ordinary General Meeting held on June 20, 2009, have approved the proposal of raising of additional long-term funds through further issuance of Securities including by way of Qualified Institutions Placement, for an amount up to an aggregate principal amount of Rs. 2,500 Crores.

3. 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.

4. 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.

5. For one of the consolidating entities executing a residential project 'Parsvnath La Tropicana' in Delhi, the floor area ratio (FAR) in relation to this project has increased vide Master Plan of Delhi (MPD), 2021, consequently the total saleable area of the said project has increased. Due to an increase in saleable area, the total estimated cost of the project has gone up resulting in decrease in percentage completion of the project. In accordance with the accounting policy for revenue recognition, the Company has applied revised percentage completion to the sale value and the resultant reversal of sales and cost of construction/development has been recognised during the year.

6. During the quarter ended March 31, 2009, the company has acquired the balance equity shares of the following subsidiary companies, thereby converting them into wholly owned subsidiary companies. The details are as under:

Name of the Company	Ownership interest in %
Parsvnath Film City Limited	100%
Parsvnath Telecom Private Limited	100%
Parsvnath Hotels Limited	100%
Parsvnath Retail Limited	100%
PDL Assets Limited	100%

7. Investors complaints pending as on December 31, 2008 were 4. The Company received 10 investors complaints during the quarter ended March 31, 2009, 14 complaints were resolved leaving balance of Nil complaint unresolved.

8. The standalone results of the Company are also available on its website www.parsvnath.com.

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
20 June, 2009