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 ENDED JUNE 30, 2009

(Rs. in Lakhs)

	Particulars	Standalone			Consolidated		
		Quarter ended		Year ended	Quarter ended		Year ended
		30.06.2009 (Unaudited)	30.06.2008 (Unaudited)	31.03.2009 (Audited)	30.06.2009 (Unaudited)	30.06.2008 (Unaudited)	31.03.2009 (Audited)
1	**Revenue**						
	a. Income from operations	10,725.96	36,479.96	73,354.28	11,372.95	37,283.37	69,839.79
	b. Other Operating Income	140.83	262.19	1,050.04	157.00	358.75	1,223.12
	Total	**10,866.79**	**36,742.15**	**74,404.32**	**11,529.95**	**37,642.12**	**71,062.91**
2	**Expenditure**						
	a. Cost of construction/development	5,042.08	22,619.77	43,517.63	5,488.84	23,047.83	39,981.84
	b. Employees cost	801.40	1,230.13	4,204.45	816.57	1,238.01	4,286.78
	c. Depreciation	525.28	574.49	2,793.48	529.03	576.89	2,812.22
	d. Other expenditure	730.14	979.33	4,556.14	913.60	996.45	4,805.49
	Total	**7,098.90**	**25,403.72**	**55,071.70**	**7,748.04**	**25,859.18**	**51,886.33**
3	**Profit from Operations before Interest & Exceptional Items (1 - 2)**	**3,767.89**	**11,338.43**	**19,332.62**	**3,781.91**	**11,782.94**	**19,176.58**
4	Other Income	335.15	432.51	1,857.52	336.92	432.51	1,858.25
5	**Profit before Interest & Exceptional Items (3 + 4)**	**4,103.04**	**11,770.94**	**21,190.14**	**4,118.83**	**12,215.45**	**21,034.83**
6	Interest	1,893.28	1,739.47	7,337.38	1,905.16	1,740.00	7,340.26
7	**Profit after Interest but before Exceptional Items (5 - 6)**	**2,209.76**	**10,031.47**	**13,852.76**	**2,213.67**	**10,475.45**	**13,694.57**
8	Exceptional Items	-	-	-	-	-	-
9	**Profit before tax (7 + 8)**	**2,209.76**	**10,031.47**	**13,852.76**	**2,213.67**	**10,475.45**	**13,694.57**
10	Tax expense	817.01	2,902.00	2,548.39	832.46	3,079.52	2,412.90
11	**Net Profit from Ordinary Activities after tax (9 - 10)**	**1,392.75**	**7,129.47**	**11,304.37**	**1,381.21**	**7,395.93**	**11,281.67**
12	Extraordinary Items	-	-	-	-	-	-
13	Minority Interest in Net Profit of Subsidiaries	-	-	-	(0.06)	(0.77)	(8.93)
14	**Net Profit [(11) - (12+13)]**	**1,392.75**	**7,129.47**	**11,304.37**	**1,381.27**	**7,396.70**	**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**
16	**Reserves (excluding revaluation reserves)**			173,493.95			181,800.43
17	**Earnings per Share - Basic & Diluted (not annualised)**						
	a. Before Extraordinary items (Rs.)	0.75	3.86	6.12	0.75	4.00	6.11
	b. After Extraordinary items (Rs.)	0.75	3.86	6.12	0.75	4.00	6.11
18	**Public Shareholding**						
	a. Number of shares	36,325,800	36,325,800	36,825,800	36,325,800	36,325,800	36,825,800
	b. Percentage of shareholding	19.67	19.67	19.94	19.67	19.67	19.94
19	**Promoters and promoter group Shareholding**						
	a. Pledged/Encumbered						
	- No. of shares	103,654,803	84,520,803	117,583,803	103,654,803	84,520,803	117,583,803
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	69.86	56.97	79.52	69.86	56.97	79.52
	- Percentage of shares (as a % of the total share capital of the company)	56.12	45.76	63.66	56.12	45.76	63.66
	b. Non-encumbered						
	- No. of shares	44,715,597	63,849,597	30,286,597	44,715,597	63,849,597	30,286,597
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	30.14	43.03	20.48	30.14	43.03	20.48
	- Percentage of shares (as a % of the total share capital of the company)	24.21	34.57	16.40	24.21	34.57	16.40

For and on behalf of the Board

Pradeep Kumar Jain
Chairman

New Delhi
30 July, 2009

Notes to the Unaudited Financial Results for the quarter ended June 30, 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 July 30, 2009.

2. During the quarter ended 30th June, 2009, one of the subsidiary company M/s Parsvnath Landmark Developers Pvt. Ltd. raised funds of Rs. 90 Crores by way of allotment of shares to two overseas entities viz., Sterling Pathway and Banrod Investments Limited under the FDI route besides issuing fully & compulsorily convertible debentures to Banrod Investments Limited. This has resulted in dilution of the Company's shareholding in the said subsidiary from 100% to 82%.

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. Investors complaints pending as on March 31, 2009 were Nil. The Company received 4 investors complaints during the quarter ended June 30, 2009, 4 complaints were resolved leaving balance of Nil complaint unresolved.

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

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

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 July, 2009