PARSVNATH DEVELOPERS LIMITED
Regd. & Corporate Office: 6th Floor, Arunachal Building, 19, Barakhamba Road,
New Delhi-110001

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED DECEMBER 31, 2008

(Rs. in Lakhs)

	Particulars	Standalone					Consolidated				
		Quarter ended		Nine Months ended		Year ended	Quarter ended		Nine Months ended		Year ended
		31.12.2008 (Unaudited)	31.12.2007 (Unaudited)	31.12.2008 (Unaudited)	31.12.2007 (Unaudited)	31.03.2008 (Audited)	31.12.2008 (Unaudited)	31.12.2007 (Unaudited)	31.12.2008 (Unaudited)	31.12.2007 (Unaudited)	31.03.2008 (Audited)
1	**Revenue**										
	a. Income from operations	8,574.37	45,636.90	66,395.69	119,976.24	172,625.27	9,052.24	46,530.66	68,091.80	126,950.17	177,132.50
	b. Other Operating Income	190.26	2,005.33	802.79	2,368.82	3,134.57	225.21	2,076.57	974.42	2,619.05	3,113.98
	Total	**8,764.63**	**47,642.23**	**67,198.48**	**122,345.06**	**175,759.84**	**9,277.45**	**48,607.23**	**69,066.22**	**129,569.22**	**180,246.48**
2	**Expenditure**										
	a. Cost of construction/development	4,712.49	28,379.14	41,954.93	72,656.84	106,435.86	5,085.68	28,941.24	43,234.99	76,430.32	107,621.78
	b. Employees cost	1,030.54	967.62	3,440.26	2,670.94	4,085.27	1,066.73	972.87	3,510.18	2,676.31	4,104.66
	c. Depreciation	764.21	614.49	2,029.56	1,554.00	2,378.41	769.06	617.69	2,043.41	1,563.37	2,391.35
	d. Other expenditure	662.81	1,023.05	3,229.26	2,712.51	3,766.22	706.91	1,130.37	3,352.74	2,860.83	3,960.80
	Total	**7,170.05**	**30,984.30**	**50,654.01**	**79,594.29**	**116,665.76**	**7,628.38**	**31,662.17**	**52,141.32**	**83,530.83**	**118,078.59**
3	**Profit from Operations before Other Income, Interest & Exceptional Items (1 - 2)**	**1,594.58**	**16,657.93**	**16,544.47**	**42,750.77**	**59,094.08**	**1,649.07**	**16,945.06**	**16,924.90**	**46,038.39**	**62,167.89**
4	Other Income	524.02	1,102.36	1,445.69	2,857.43	3,464.60	524.01	1,102.36	1,445.69	2,857.43	3,465.94
5	**Profit before Interest & Exceptional Items (3 + 4)**	**2,118.60**	**17,760.29**	**17,990.16**	**45,608.20**	**62,558.68**	**2,173.08**	**18,047.42**	**18,370.59**	**48,895.82**	**65,633.83**
6	Interest	1,792.98	830.76	5,394.75	2,125.85	3,911.25	1,793.21	830.89	5,395.84	2,126.30	3,912.20
7	**Profit after Interest but before Exceptional Items (5 - 6)**	**325.62**	**16,929.53**	**12,595.41**	**43,482.35**	**58,647.43**	**379.87**	**17,216.53**	**12,974.75**	**46,769.52**	**61,721.63**
8	Exceptional Items	-	-	-	-	-	-	-	-	-	-
9	**Profit from Ordinary Activities before tax (7 + 8)**	**325.62**	**16,929.53**	**12,595.41**	**43,482.35**	**58,647.43**	**379.87**	**17,216.53**	**12,974.75**	**46,769.52**	**61,721.63**
10	**Tax expense**	(208.17)	5,463.83	2,646.23	13,496.51	17,773.71	(159.16)	5,959.46	2,853.27	15,017.68	19,284.51
11	**Net Profit from Ordinary Activities after tax (9 - 10)**	**533.79**	**11,465.70**	**9,949.18**	**29,985.84**	**40,873.72**	**539.03**	**11,257.07**	**10,121.48**	**31,751.84**	**42,437.12**
12	Extraordinary Items	-	-	-	-	-	-	-	-	-	-
13	Minority Interest in Net Profit of Subsidiaries						(3.14)	(0.13)	(7.96)	**(0.53)**	**(1.95)**
14	**Net Profit [(11) - (12+13)]**	**533.79**	**11,465.70**	**9,949.18**	**29,985.84**	**40,873.72**	**542.17**	**11,257.20**	**10,129.44**	**31,752.37**	**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**	**18,469.62**	**18,469.62**
16	**Reserves (excluding revaluation reserves)**					162,189.60					170,500.08
17	**Earnings per Share - Basic & Diluted (not annualised)**										
	a. Before Extraordinary items (Rs.)	0.29	6.21	5.39	16.24	22.13	0.29	6.09	5.48	17.19	22.98
	b. After Extraordinary items (Rs.)	0.29	6.21	5.39	16.24	22.13	0.29	6.09	5.48	17.19	22.98
18	**Public Shareholding**										
	a. Number of shares	36,325,800	36,325,800	36,325,800	36,325,800	36,325,800	36,325,800	36,325,800	36,325,800	36,325,800	36,325,800
	b. Percentage of shareholding	19.67	19.67	19.67	19.67	19.67	19.67	19.67	19.67	19.67	19.67

For and on behalf of the Board

Pradeep Kumar Jain
Chairman

New Delhi
31 January, 2009

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Notes to the Unaudited Financial Results for the quarter / nine months ended December 31, 2008:

1. The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on January 30 and January 31, 2009 respectively.

2. 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.

3. 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 in Consolidated Financial Statements'.

4. Investors complaints pending as on September 30, 2008 was 1. The Company received 47 investors complaints during the quarter ended December 31, 2008, 44 complaints were resolved leaving balance of 4 complaints unresolved.

5. The statutory auditors have carried out a limited review of the unaudited financial results for the quarter ended December 31, 2008.

6. 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
31 January, 2009