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

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER / HALF YEAR ENDED SEPTEMBER 30, 2008

(Rs. in Lakhs)

	Particulars	Standalone					Consolidated				
		Quarter ended		Half-year ended		Year ended	Quarter ended		Half-year ended		Year ended
		30.09.2008 (Unaudited)	30.09.2007 (Unaudited)	30.09.2008 (Unaudited)	30.09.2007 (Unaudited)	31.03.2008 (Audited)	30.09.2008 (Unaudited)	30.09.2007 (Unaudited)	30.09.2008 (Unaudited)	30.09.2007 (Unaudited)	31.03.2008 (Audited)
1	**Revenue**										
	a. Income from operations	21,341.36	39,723.63	57,821.32	74,339.34	1,72,625.27	21,756.19	40,071.66	59,039.56	80,419.51	1,77,132.50
	b. Other Operating Income	350.34	229.14	612.53	363.49	3,134.57	390.46	379.74	749.21	542.48	3,113.98
	Total	**21,691.70**	**39,952.77**	**58,433.85**	**74,702.83**	**1,75,759.84**	**22,146.65**	**40,451.40**	**59,788.77**	**80,961.99**	**1,80,246.48**
2	**Expenditure**										
	a. Cost of construction/development	14,622.67	21,620.69	37,242.44	43,249.01	1,06,435.86	15,101.48	21,874.18	38,149.31	46,460.39	1,07,621.78
	b. Employees cost	1,179.59	1,022.99	2,409.72	1,738.09	4,085.27	1,205.44	1,022.94	2,443.45	1,738.21	4,104.66
	c. Depreciation	690.86	454.62	1,265.35	939.51	2,378.41	697.46	457.75	1,274.35	945.68	2,391.35
	d. Other expenditure	1,587.12	1,788.26	2,566.45	2,682.76	3,766.22	1,649.38	1,793.32	2,645.83	2,723.76	3,960.80
	Total	**18,080.24**	**24,886.56**	**43,483.96**	**48,609.37**	**1,16,665.76**	**18,653.76**	**25,148.19**	**44,512.94**	**51,868.04**	**1,18,078.59**
3	**Profit from Operations before Other Income, Interest & Exceptional Items (1 - 2)**	**3,611.46**	**15,068.21**	**14,949.89**	**26,093.46**	**59,094.08**	**3,492.89**	**18,303.21**	**15,275.83**	**29,093.95**	**62,167.89**
4	Other Income	489.16	819.20	921.67	1,755.07	3,464.60	489.17	819.20	921.68	1,755.07	3,465.94
5	**Profit before Interest & Exceptional Items (3 + 4)**	**4,100.62**	**15,885.41**	**15,871.56**	**27,848.53**	**62,558.68**	**3,982.06**	**19,122.41**	**16,197.51**	**30,849.02**	**68,633.83**
6	Interest	1,862.30	967.24	3,601.77	1,295.71	3,911.25	1,862.63	967.28	3,602.63	1,296.03	3,912.20
7	**Profit after Interest but before Exceptional Items (5 - 6)**	**2,238.32**	**14,918.17**	**12,269.79**	**26,552.82**	**58,647.43**	**2,119.43**	**15,155.13**	**12,594.88**	**29,552.99**	**61,721.63**
8	Exceptional Items	-	-	-	-	-	-	-	-	-	-
9	**Profit from Ordinary Activities before tax (7 + 8)**	**2,238.32**	**14,918.17**	**12,269.79**	**26,552.82**	**58,647.43**	**2,119.43**	**15,155.13**	**12,594.88**	**29,552.99**	**61,721.63**
10	**Tax expense**	(47.60)	4,844.28	2,854.40	8,032.68	17,773.71	(67.09)	4,877.87	3,012.43	9,058.22	19,284.51
11	**Net Profit from Ordinary Activities after tax (9 - 10)**	**2,285.92**	**10,073.89**	**9,415.39**	**18,520.14**	**40,873.72**	**2,186.52**	**10,277.26**	**9,582.45**	**20,494.77**	**42,437.12**
12	Extraordinary Items	-	-		-	-	-	-	-	-	-
13	Minority Interest in Net Profit of Subsidiaries	-	-		-	-	(4.05)	-	(4.82)	(0.40)	(1.95)
14	**Net Profit [(11) - (12+13)]**	**2,285.92**	**10,073.89**	**9,415.39**	**18,520.14**	**40,873.72**	**2,190.57**	**10,277.26**	**9,587.27**	**20,495.17**	**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)**					1,62,189.60					1,70,500.08
17	**Earnings per Share - Basic & Diluted (not annualised)**										
	a. Before Extraordinary Items (Rs.)	1.24	5.45	5.10	10.03	22.13	1.18	5.56	5.19	11.10	22.98
	b. After Extraordinary items (Rs.)	1.24	5.45	5.10	10.03	22.13	1.19	5.56	5.19	11.10	22.98
18	**Public Shareholding**										
	a. Number of shares	3,63,25,800	3,63,25,800	3,63,25,800	3,63,25,800	3,63,25,800	3,63,25,800	3,63,25,800	3,63,25,800	3,63,25,800	3,63,25,800
	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 Jain
Chairman

New Delhi
31 October, 2008

Notes to the Unaudited Financial Results for the quarter/half - year ended September 30, 2008:

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 September 30, 2008.

2. The details of funds raised by the Company through IPO and utilisation of such funds are given below:

Particulars	Amount (Rs. In Lakhs)
Funds raised through Initial Public Offer	99,714.00
Funds raised through Green Shoe Option	9,263.40
Total funds raised	**108,977.40**
Utilisation	
Expenditure on development and construction of Projects	77,736.43
Repayment of debts/borrowings availed by the company from banks and financial institutions	17,396.49
IPO expenses including Advertisement	4,581.08
Expenses for post listing & General Corporate purposes	9,263.40
Total funds utilised up to 30.09.2008	**108,977.40**
Balance as at 30.09.2008	**Nil**

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 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'.

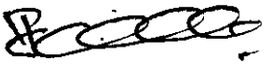
5. During the quarter ended September 30, 2008, Nanocity Haryana Infrastructure Limited has become an Associate company.

6. Investors complaints pending as on June 30, 2008 was 1. The Company received 15 investors complaints during the quarter ended September 30, 2008, 15 complaints were resolved leaving balance of 1 complaint unresolved.

7. The statutory auditors have carried out a limited review of the unaudited financial results for the quarter ended September 30, 2008.

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 Jain
Chairman

New Delhi
31 October, 2008