Parsvnath
committed to build a better world

PDL/SEC./ SE/2013-14/

August 14, 2013

National Stock Exchange of India Limited
"Exchange Plaza"
Bandra-Kurla Complex, Bandra (E),
Mumbai – 400 051

BSE Limited
Phiroze Jeejeebhoy Tower
Dalal Street,
Mumbai – 400 001

Delhi Stock Exchange Limited
DSE House,
3/1, Asaf Ali Road,
New Delhi – 110002

Dear Sir,

Scrip Code : PARSVNATH – EQ (NSE) : 532780 (BSE):470013 (DSE)

Sub: Un-audited Financial Results for the Quarter ended June 30, 2013 and Limited Review Report thereon

Pursuant to the provisions of Clause 41 of the Listing Agreement with the Stock Exchange, please find enclosed the Un-audited Financial Results of the Company for the Quarter ended June 30, 2013, as reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held today i.e. August 14, 2013 alongwith the 'Limited Review Report' thereon issued by M/s Deloitte Haskins & Sells, Chartered Accountants, Statutory Auditors of the Company.

This is for your information and records.

Please acknowledge the receipt.

Thanking You,

Yours faithfully
For Parsvnath Developers Ltd.

(V. Mohan)
Company Secretary

Parsvnath Developers Limited
Corporate Office : 6th Floor, Arunachal Building, 19, Barakhamba Road, New Delhi-110001, Ph. : 011-43686600, 43684800, Fax : 011-23315400
Registered Office: Parsvnath Metro Tower, Near Shahdara Metro Station, Shahdara, Delhi - 110032, Ph. : 011-43050100, 43010500, Fax : 011-43050473
E-mail : mail@parsvnath.com, Visit us at: www.parsvnath.com

Deloitte
Haskins & Sells

Chartered Accountants
7th Floor, Building 10, Tower B
DLF Cyber City Complex
DLF City Phase-II
Gurgaon - 122 002, Haryana
India

Tel : + 91 (124) 679 2000
Fax : + 91 (124) 679 2012

INDEPENDENT AUDITORS' REPORT
TO THE BOARD OF DIRECTORS OF
PARSVNATH DEVELOPERS LIMITED

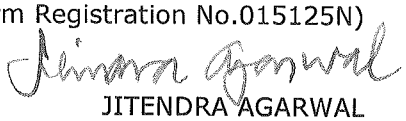
1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of **PARSVNATH DEVELOPERS LIMITED** ("the Company") for the Quarter ended 30 June, 2013 ("the Statement"), being submitted by the Company pursuant to Clause 41 of the Listing Agreements with the Stock Exchanges, except for the disclosures in Part II - Select Information referred to in paragraph 4 below. This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on the Statement based on our review.

2. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

3. Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the Accounting Standards referred to in Section 211 (3C) of the Companies Act, 1956 and other recognised accounting practices and policies, has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreements with the stock exchanges, including the manner in which it is to be disclosed, or that it contains any material misstatement.

4. Further, we also report that we have traced the number of shares as well as the percentage of shareholding in respect of the aggregate amount of public shareholding and the number of shares as well as the percentage of shares pledged/encumbered and non-encumbered in respect of the aggregate amount of promoters and promoter group shareholding in terms of Clause 35 of the Listing Agreements and the particulars relating to investor complaints disclosed in Part II - Select Information for the Quarter Ended 30 June, 2013 of the Statement, from the details furnished by the Management/Registrars.

For **DELOITTE HASKINS & SELLS**
Chartered Accountants
(Firm Registration No.015125N)



JITENDRA AGARWAL
Partner
(Membership No. 87104)

New Delhi, 14 August, 2013

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

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UNAUDITED CONSOLIDATED AND STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2013

(₹ In Lacs)

	Particulars	Consolidated				Standalone			
		Quarter ended			Year ended	Quarter ended			Year ended
		30.06.2013 (Unaudited)	31.03.2013 (Unaudited) Refer Note 4	30.06.2012 (Unaudited)	31.03.2013 (Audited)	30.06.2013 (Unaudited)	31.03.2013 (Unaudited) Refer Note 4	30.06.2012 (Unaudited)	31.03.2013 (Audited)
PART I									
1	**Income from operations**								
	a. Income from operations	18,667.09	17,924.35	16,121.51	63,403.03	11,776.39	14,676.41	9,974.16	45,351.17
	b. Other operating income	219.24	263.58	218.86	860.83	145.93	130.12	156.13	514.85
	Total income from operations	**18,886.33**	**18,187.93**	**16,340.37**	**64,263.86**	**11,922.32**	**14,806.53**	**10,130.29**	**45,866.02**
2	**Expenses**								
	a. Cost of land/ development rights	1,630.96	1,451.85	6,087.68	12,319.84	1,372.27	1,169.49	5,901.84	10,971.91
	b. Cost of material consumed	2,606.03	3,591.25	2,949.19	13,178.64	1,252.52	1,959.82	1,356.07	6,550.22
	c. Contract cost, labour and other charges	3,346.95	2,812.37	2,664.70	10,645.74	2,179.52	1,624.63	1,498.10	5,640.67
	d. Purchases of stock-in-trade	-	-	-	41.84	-	-	-	41.84
	e. Changes in inventories of finished goods and work in progress	(4,582.89)	(5,094.16)	(10,240.92)	(29,844.75)	(3,791.64)	(1,203.28)	(10,235.94)	(22,772.18)
	f. Employee benefits expense	1,162.40	969.24	1,149.40	4,363.50	1,101.32	911.12	1,093.62	4,139.32
	g. Depreciation and amortisation expense	299.74	322.57	324.86	1,266.78	276.94	296.50	299.03	1,162.47
	h. Other expenses	3,342.93	2,332.20	2,961.80	10,434.75	1,732.68	1,671.83	1,904.25	6,898.58
	Total expenses	**7,806.12**	**6,385.32**	**5,896.71**	**22,406.34**	**4,123.61**	**6,430.11**	**1,816.97**	**12,632.83**
3	**Profit from operations before other income and finance cost (1 - 2)**	**11,080.21**	**11,802.61**	**10,443.66**	**41,857.52**	**7,798.71**	**8,376.42**	**8,313.32**	**33,233.19**
4	Other income	500.37	873.86	710.83	2,691.78	866.53	1,171.47	930.79	3,746.77
5	**Profit before finance cost (3 + 4)**	**11,580.58**	**12,676.47**	**11,154.49**	**44,549.30**	**8,665.24**	**9,547.89**	**9,244.11**	**36,979.96**
6	Finance costs	8,571.56	8,951.01	7,761.61	31,386.66	5,922.29	5,798.21	6,237.82	23,824.51
7	**Profit before tax (5 -6)**	**3,009.02**	**3,725.46**	**3,392.88**	**13,162.64**	**2,742.95**	**3,749.68**	**3,006.29**	**13,155.45**
8	Tax expense	1,293.70	2,350.09	1,278.68	5,909.77	1,084.78	2,301.42	1,160.20	5,788.08
9	**Net Profit after tax (7-8)**	**1,715.32**	**1,375.37**	**2,114.20**	**7,252.87**	**1,658.17**	**1,448.26**	**1,846.09**	**7,367.37**
10	Share of profit/(loss) of associates	0.24	1.19	0.56	2.02	-	-	-	-
11	Minority interest	159.98	(108.00)	99.33	130.42	-	-	-	-
12	**Net Profit after taxes, minority interest and share of profit/(loss) of associates (9+10-11)**	**1,555.58**	**1,484.56**	**2,015.43**	**7,124.47**	**1,658.17**	**1,448.26**	**1,846.09**	**7,367.37**
13	**Paid-up equity share capital** (Face value ₹ 5 each)	**21,759.06**	**21,759.06**	**21,759.06**	**21,759.06**	**21,759.06**	**21,759.06**	**21,759.06**	**21,759.06**
14	**Reserves excluding Revaluation Reserves**			-	2,50,693.46			-	2,44,036.22
15	Earnings per share (₹)- Basic & Diluted **(not annualised)**	0.36	0.34	0.46	1.64	0.38	0.33	0.42	1.69

Parsvnath Developers Ltd. New Delhi

Haskins & Sells Chartered Accountants

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UNAUDITED CONSOLIDATED AND STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2013

PART II

A	**PARTICULARS OF SHAREHOLDING**								
1	Public shareholding								
	- Number of shares	11,75,64,735	12,17,58,047	12,32,43,270	12,17,58,047	11,75,64,735	12,17,58,047	12,32,43,270	12,17,58,047
	- Percentage of shareholding	27.02	27.98	28.32	27.98	27.02	27.98	28.32	27.98
2	Promoters and Promoter Group Shareholding								
	a. Pledged/Encumbered								
	- Number of shares	29,44,85,957	28,84,34,543	27,19,83,400	28,84,34,543	29,44,85,957	28,84,34,543	27,19,83,400	28,84,34,543
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	92.72	92.03	87.19	92.03	92.72	92.03	87.19	92.03
	- Percentage of shares (as a % of the total share capital of the company)	67.67	66.28	62.50	66.28	67.67	66.28	62.50	66.28
	b. Non-encumbered								
	- No. of shares	2,31,30,478	2,49,88,580	3,99,54,500	2,49,88,580	2,31,30,478	2,49,88,580	3,99,54,500	2,49,88,580
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	7.28	7.97	12.81	7.97	7.28	7.97	12.81	7.97
	- Percentage of shares (as a % of the total share capital of the company)	5.31	5.74	9.18	5.74	5.31	5.74	9.18	5.74

	Particulars	Quarter ended 30.06.2013
B	**INVESTOR COMPLAINTS**	
	Pending at the beginning of the quarter	NIL
	Received during the quarter	8
	Disposed of during the quarter	7
	Remaining unresolved at the end of the quarter	1

Notes to 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 August 14, 2013. The Statutory Auditors have also carried out a limited review of these financial results.

2 There are no separate reportable segments pursuant to Accounting Standard AS-17 'Segment Reporting' prescribed by The Companies (Accounting Standards) Rules, 2006. 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'.

4 The figures for the preceding quarter ended March 31, 2013 are the balancing figures between audited figures in respect of the full financial year and the year to date figures upto the third quarter.

5 Figures for the previous period/ year have been regrouped, wherever necessary, for the purpose of comparison.

Parsvnath Developers Ltd. New Delhi

Haskins & Sells Chartered Accountants

New Delhi
14 August, 2013

For and on behalf of the Board

Pradeep Kumar Jain
Chairman