



Parsvnath Developers Ltd.

Committed to build a better world

AN ISO 9001, 14001 & OHSAS 18001 CERTIFIED COMPANY

PDL/SEC./SE/2012-13/

February 20, 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 Sirs,

Scrip Code No. : PARSVNATH – EQ (NSE); 532780 (BSE); 470013 (DSE)
Sub: Clauses 31 & 41 of the Listing Agreement

Pursuant to the provisions of Clause 31 read with Clause 41 of the Listing Agreement, please find enclosed 3 (three) certified copies of the Notice of Board Meeting and Un-audited Financial Results ("the Results") for the Quarter and Nine Months ended December 31, 2012, published in the Newspapers as under:

Nature of publication	Name of Newspaper
Notice of Board Meeting for considering and taking on record Un-audited Financial Results for the Quarter and Nine Months ended December 31, 2012	The Financial Express (English Edition)
- do -	Jansatta (Hindi Edition)
Un-audited Financial Results for the Quarter and Nine Months ended December 31, 2012	Business Standard (English Edition)
- do -	Business Standard (Hindi Edition)

The above is for your information and records.

Thanking you,

Yours faithfully,
For Parsvnath Developers Limited

(V. Mohan)
Sr. Vice President (Legal) &
Company Secretary

Encl.: As above

Corporate Office: 6th Floor, Arunachal Building, 19, Barakhamba Road, New Delhi-110 001

Ph. : +91-11-43686600, +91-11-43684800 Fax: +91-11-23315400 E-mail : mail@parsvnath.com, Visit us at: www.parsvnath.com

Regd. Office : Parsvnath Metro Tower, Near Shahdara Metro Station, Shahdara, Delhi - 110032 Ph. : +91-11-43050100, +91-11-43010500 Fax: +91-11-43050473
E-mail : mail@parsvnath.com, Visit us at: www.parsvnath.com

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THE FINANCIAL EXPRESS

THURSDAY | FEBRUARY 7 | 2013

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Parsvnath Developers Ltd.

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Regd. Office : Parsvnath Metro Tower, Near Shadara Metro Station, Shadara, Delhi - 110032

NOTICE

Notice is hereby given pursuant to Clause 41 of the Listing Agreement with the Stock Exchanges that a meeting of the Board of Directors of the Company is scheduled to be held on Thursday, February 14, 2013, *inter alia*, to consider and take on record the Un-audited Financial Results of the Company for the Quarter and Nine Months ended December 31, 2012.

For Parsvnath Developers Ltd.

Date : 06.02.2013
Place : Delhi

Sd/
(V. Mohan)
Sr. Vice President (Legal) & Company Secretary

CERTIFIED TRUE COPY
For Parsvnath Developers Ltd.

Company Secretary

जनसत्ता, दिल्ली; 7 फरवरी, 2013 11

**Parsvnath Developers Ltd.**
Committed to build a better world
AN ISO 9001, 14001 & OHSAS 18001 CERTIFIED COMPANY

Regd. Office : Parsvnath Metro Tower, Near Shahdara Metro Station, Shahdara, Delhi - 110032

सूचना

स्टॉक एक्सचेंज के सूचीबद्ध अनुबन्ध के अनुच्छेद 41 के अनुसार यह सूचित किया जाता है कि कम्पनी के निदेशक मण्डल की बैठक गुरुवार, फरवरी 14, 2013 को होगी जिसमें, अन्य विषयों के अतिरिक्त, दिसम्बर 31, 2012 को समाप्त हुई तिमाही एवम् नौ महीने के बिना-अंकेक्षित किए गये वित्तीय परिणामों का आकलन किया जाएगा।

पार्श्वनाथ डेवलपर्स लिमिटेड
कृते / -
(बी. मोहन)

दिनांक : 06.02.2013
स्थान : दिल्ली

वरिष्ठ उपाध्यक्ष (लीगल) एवं कंपनी सचिव

CERTIFIED TRUE COPY
For Parsvnath Developers Ltd.



Company Secretary



Corp. Office: 6th Floor, Anurachal Building, 19, Barakhamba Road, New Delhi-110001 Ph. : +91-11-43686600, 43694800 Fax: +91-11-23315400 E-mail: mail@parsvnath.com, investors@parsvnath.com Visit us at: www.parsvnath.com
 Regd. Office : Parsvnath Metro Tower, Near Shahdara Metro Station, Shahdara, Delhi - 110032 Ph. : +91-11-43050100, 43010500 Fax: +91-11-43050473

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UNAUDITED CONSOLIDATED AND STANDALONE FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED DECEMBER 31, 2012

Particulars	Consolidated						Standalone					
	Quarter ended		Nine months ended		Previous Year ended	Quarter ended		Nine months ended		Previous Year ended		
	30.09.2012 (Unaudited)	31.12.2011 (Unaudited)	31.12.2012 (Unaudited)	31.12.2011 (Unaudited)	31.03.2012 (Audited)	30.09.2012 (Unaudited)	31.12.2011 (Unaudited)	31.12.2012 (Unaudited)	31.12.2011 (Unaudited)	31.03.2012 (Audited)		
PART - I	(₹ in Lacs)											
1 Income from operations	14,567.87	23,593.73	67,997.35	10,667.70	89,756.11	10,032.90	18,446.79	30,674.76	18,446.79	63,928.34		
a. Income from operations	201.80	180.39	802.74	114.02	765.07	114.58	190.39	364.73	190.39	741.35		
b. Other Operating Income	14,366.07	23,413.34	67,194.61	10,553.68	88,991.04	9,918.32	18,256.40	30,310.03	18,256.40	63,187.00		
2 Expenses	3,163.51	15,281.09	10,367.99	2,865.51	25,313.06	1,035.07	15,422.29	9,802.42	20,245.68	25,124.43		
a. Cost of land/development rights	3,467.09	3,463.59	9,537.39	1,723.44	17,180.63	1,510.89	4,590.40	4,590.40	5,933.32	10,775.01		
b. Cost of material consumed	2,795.89	2,378.34	7,633.37	1,431.93	15,416.51	1,086.01	1,596.17	4,016.04	9,617.71	11,860.25		
c. Contract cost, labour and other charges	41.84	20.26	142.92	41.84	343.90	20.26	20.26	41.84	142.92	343.90		
d. Purchases of stock-in-trade	(6,968.52)	(5,541.14)	(20,285.62)	(6,771.83)	(25,675.25)	(4,561.13)	(10,449.12)	(21,566.90)	(15,412.17)	(24,327.56)		
e. Changes in inventories of finished goods and work in progress	1,115.33	1,129.52	3,944.26	1,057.61	4,777.08	1,076.97	1,153.70	3,228.20	3,325.68	4,641.19		
f. Employee benefits expense	329.00	372.99	944.21	302.83	1,544.94	284.11	986.99	865.97	1,093.29	1,409.48		
g. Depreciation and amortisation expense	2,237.97	2,425.32	8,102.55	1,479.20	10,954.46	1,843.30	1,893.46	5,226.75	5,609.29	7,861.95		
h. Other expenses	4,182.11	12,897.99	16,021.02	2,130.33	48,855.35	2,253.22	11,436.32	6,202.72	30,592.72	37,198.95		
3 Profit from operations before other income and finance cost (1 - 2)	10,587.56	9,023.69	10,926.13	8,651.19	40,665.83	7,892.26	7,200.86	24,856.77	20,996.69	26,971.03		
4 Other income	589.93	518.16	1,817.92	826.12	7,600.23	826.12	816.39	970.66	2,575.30	9,299.24		
5 Profit before finance cost (3 + 4)	11,176.49	9,541.85	11,436.81	9,477.31	48,266.06	8,718.65	8,117.52	27,432.07	25,786.27	36,259.27		
6 Finance costs	7,934.45	6,739.59	23,351.96	6,337.74	23,264.29	5,450.74	5,154.67	16,026.30	16,886.47	22,146.32		
7 Profit before tax (5 - 6)	3,242.04	2,802.26	4,084.85	3,139.57	25,001.77	3,267.91	3,016.85	9,405.77	8,899.80	14,082.95		
8 Tax expense	1,305.43	975.57	3,559.69	1,187.16	13,238.16	1,139.26	1,269.98	3,486.65	3,395.55	11,510.33		
9 Net Profit after tax (7-8)	1,936.61	1,826.69	2,477.36	1,952.39	11,763.61	2,128.65	1,746.87	5,919.11	5,504.25	2,572.62		
10 Share of profit/(loss) of associates	0.54	(0.27)	0.89	(19.64)	(18.65)	0.89	-	-	-	-		
11 Minority interest	106.30	32.79	223.26	814.64	1,267.38	-	-	-	-	-		
12 Net Profit after taxes, minority interest and share of profit/(loss) of associates (9+10-11)	1,630.85	1,793.63	2,254.69	1,952.39	5,608.80	2,120.63	1,746.87	5,919.11	5,304.25	2,572.62		
13 Paid-up equity share capital (Face value Rs. 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	21,759.06	21,759.06		
14 Reserves excluding Revaluation Reserves	0.42	0.52	1.78	0.45	2.45	0.49	0.40	1.36	1.22	0.99		
15 Earnings per share (Rs.) Basic & Diluted (not annualised)												
PART - II												
A PARTICULARS OF SHAREHOLDING												
1 Public shareholding	12,36,94,170	12,32,43,270	12,47,64,660	12,36,94,170	12,46,74,660	12,32,43,270	12,47,64,660	12,36,94,170	12,47,64,660	12,46,74,660		
- Number of shares	28.42	28.32	28.57	28.42	28.65	28.42	28.42	28.42	28.67	28.65		
2 Promoters and Promoter Group Shareholding	29,06,10,285	28,54,76,185	28,42,61,528	29,06,10,285	28,44,69,528	29,06,10,285	28,42,61,528	29,06,10,285	28,42,61,528	28,44,69,528		
a. Pledged/Encumbered	93.30	91.52	91.57	93.30	91.61	93.30	91.57	93.30	91.57	91.61		
- Number of shares	66.78	65.80	65.32	66.78	65.37	66.78	65.32	66.78	65.32	65.37		
- Percentage of shares as a % of the total shareholding of promoter and promoter group	2.06,76,715	2,64,61,715	2,61,54,982	2,06,76,715	2,60,36,982	2,06,76,715	2,61,54,982	2,06,76,715	2,61,54,982	2,60,36,982		
- Percentage of shares as a % of the total share capital of the company	6.70	8.48	8.43	6.70	8.39	6.70	8.43	6.70	8.43	8.39		
b. Non-encumbered	4.80	6.08	6.01	4.80	5.98	6.08	6.01	4.80	6.01	5.98		
- No. of shares												
- Percentage of shares as a % of the total shareholding of promoter and promoter group												
- Percentage of shares as a % of the total share capital of the company												
B INVESTOR COMPLAINTS												
Pending at the beginning of the quarter	NIL											
Disposed during the quarter	6											
Remaining unresolved at the end of the quarter	NIL											

Notes to the Unaudited Financial Results :

- The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on February 14, 2013. The Statutory Auditors have also carried out a limited review of these financial results.
- 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.
- 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.
- During the quarter ended December 31, 2012 the Company has acquired 51% shareholding in Social Promoters and Developers Private Limited (SPDL). Consequently, SPDL has become a subsidiary of the Company. Further, the entire business of real estate development in Parsvnath Developers (ADP), an Association of Persons between the Company and HB Estate Developers Limited has been transferred as going concern to SPDL on December 31, 2012 and the ADP is being wound up.
- Pursuant to the notification No. 447/E dated February 28, 2011 and Notification No. 653/E dated March 30, 2011 issued by the Ministry of Corporate Affairs and Circular No. CIR/CPD/L/4/2012 dated April 16, 2012 by Securities and Exchange Board of India, the Company has prepared its financial statements as per revised Schedule VI to the Companies Act, 1956. Accordingly, the previous period figures have also been regrouped/rearranged wherever required to align the financial statements in the revised format.

For and on behalf of the Board
 Sd/-
 Pradeep Kumar Jain
 Chairman

Place : New Delhi
 Date : February 14, 2013



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 For Parsvnath Developers Ltd.

Company Secretary



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UNAUDITED CONSOLIDATED AND STANDALONE FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED DECEMBER 31, 2012

Particulars	Consolidated					Standalone				
	Quarter ended		Nine months ended		Previous Year ended	Quarter ended		Nine months ended		Previous Year ended
	30.09.2012 (Unaudited)	31.12.2011 (Unaudited)	31.12.2012 (Unaudited)	31.12.2011 (Unaudited)	31.03.2012 (Audited)	30.09.2012 (Unaudited)	31.12.2011 (Unaudited)	31.12.2012 (Unaudited)	31.12.2011 (Unaudited)	31.03.2012 (Audited)
PART - I										
1. Income from operations	14,577.87	23,583.73	45,478.68	67,997.35	89,758.11	10,032.90	19,446.79	30,614.76	50,948.66	63,828.34
a. Income from operations	201.80	189.39	597.25	602.74	765.07	114.58	190.39	384.73	602.73	741.35
b. Other Operating Income	14,376.07	23,394.34	44,881.43	67,394.61	88,993.04	9,918.32	19,256.40	30,230.03	50,345.93	63,087.00
2. Expenses	3,163.51	15,291.69	10,867.99	20,315.23	25,313.08	1,035.07	15,422.29	9,802.42	20,245.88	25,124.43
a. Cost of land/development rights	3,467.09	3,483.89	9,687.39	10,527.32	17,180.63	1,510.89	1,690.57	4,590.40	5,933.32	10,775.01
b. Cost of material consumed	2,195.89	2,376.34	7,833.37	11,812.33	15,416.51	1,085.01	1,598.17	4,016.04	9,617.71	11,860.25
c. Contract cost, labour and other charges	41.84	(5,541.14)	41.84	142.92	343.90	41.84	20.26	41.84	142.92	343.90
d. Purchases of stock-in-trade	(8,988.52)	(12,299.53)	(24,750.59)	(20,285.82)	(25,675.25)	(4,601.13)	(10,449.12)	(21,566.90)	(15,412.17)	(24,327.56)
e. Changes in inventories of finished goods and work in progress	1,115.33	1,129.52	3,944.28	3,417.26	4,777.08	1,075.97	1,533.70	3,228.20	3,323.69	4,641.19
f. Employee benefits expense	329.00	372.90	944.21	1,108.65	1,544.94	284.11	396.99	865.97	1,033.29	1,459.48
g. Depreciation and amortisation expense	2,237.97	2,425.32	8,102.35	7,756.17	10,954.48	1,843.30	3,693.46	5,226.75	5,668.29	7,681.96
h. Other expenses	4,182.11	5,942.29	16,021.02	34,791.26	49,855.35	2,255.22	11,436.32	6,202.72	30,552.72	37,598.65
3. Profit from operations before other income and finance cost (1 - 2)	10,977.56	18,292.04	34,610.69	47,682.12	64,445.03	8,997.83	17,024.50	20,812.34	30,702.94	38,703.34
4. Other income	588.93	518.16	1,917.82	3,631.34	7,690.23	818.39	970.66	2,575.30	4,787.58	9,288.24
5. Profit before finance cost (3 + 4)	11,176.49	18,810.20	36,528.51	51,313.46	72,135.26	9,816.22	17,995.16	23,387.64	35,490.52	47,991.58
6. Finance costs	7,934.45	6,739.59	22,435.65	23,264.29	48,266.06	8,710.65	6,171.52	27,432.07	25,786.27	36,259.27
7. Profit before tax (5 - 6)	3,242.04	2,070.61	14,092.86	28,049.17	23,869.20	1,105.57	11,823.64	5,955.57	9,704.25	21,732.31
8. Tax expense	1,305.43	976.57	3,559.68	4,041.45	13,258.16	1,139.28	3,259.81	9,405.77	8,899.80	14,062.95
9. Net Profit after tax (7-8)	1,936.61	1,094.04	10,533.18	24,007.72	10,611.04	1,139.28	3,259.81	3,486.86	3,585.55	11,510.33
10. Share of profit/(loss) of associates	0.54	(0.27)	0.83	(16.84)	(16.65)	1,139.28	1,269.89	3,486.86	3,585.55	11,510.33
11. Minority interest	106.30	32.79	238.42	914.84	1,267.38	1,139.28	1,748.97	5,919.11	5,304.25	7,552.92
12. Net Profit after taxes, minority interest and share of profit/(loss) of associates (9+10-11)	1,830.85	1,793.63	5,833.31	21,759.08	21,759.08	1,139.28	1,748.97	5,919.11	5,304.25	7,552.92
13. Paid-up equity share capital (Face value Rs. 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	21,759.06	21,759.06
14. Reserves excluding Revaluation Reserves	0.42	0.41	1.30	1.78	1.29	0.49	0.40	1.36	1.22	0.59
15. Earnings per share (Rs. Basic & Diluted (not annualised))										
PART - II										
A. PARTICULARS OF SHAREHOLDING										
1. Public shareholding	12,36,94,170	12,36,94,170	12,36,94,170	12,36,94,170	12,36,94,170	12,36,94,170	12,36,94,170	12,36,94,170	12,36,94,170	12,36,94,170
a. Number of shares	28.42	28.32	28.42	28.67	28.65	28.32	28.67	28.42	28.67	28.65
b. Percentage of shares	28.06	28.54	29.06	28.42	28.44	28.54	28.42	29.06	28.42	28.44
2. Promoters and Promoter Group Shareholding										
a. Pledged/Encumbered	93.30	91.57	93.30	91.57	91.61	91.52	91.57	93.30	91.57	91.61
b. Number of shares	66.78	65.60	66.78	65.32	65.37	66.78	65.32	66.78	65.32	65.37
c. Percentage of shares (as a % of the total shareholding of promoter and promoter group share capital of the company)	2,08,76,715	2,08,76,715	2,08,76,715	2,08,76,715	2,08,76,715	2,08,76,715	2,08,76,715	2,08,76,715	2,08,76,715	2,08,76,715
d. Non-encumbered	6.70	8.48	6.70	8.43	8.38	6.70	8.43	6.70	8.43	8.39
e. Percentage of shares (as a % of the total shareholding of promoter and promoter group share capital of the company)	4.80	6.08	4.80	6.01	5.98	4.80	6.01	4.80	6.01	5.98
B. INVESTOR COMPLAINTS										
Pending at the beginning of the quarter										
Received during the quarter										
Disposed of during the quarter										
Remaining unresolved at the end of the quarter										

Notes to the Unaudited Financial Results :

- The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on February 14, 2013. The Statutory Auditors have also carried out a limited review of these financial results.
- There are no separate non-current 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.
- The Consolidated Financial Results have been prepared in accordance with Accounting Standards AS-21 Consolidated Financial Statements. AS-23 Accounting for Investments in Associates.
- During the quarter ended December 31, 2012 the Company has acquired 51% shareholding in Gocala Promoters and Developers Private Limited (GPDPL). Consequently, GPDPL has become a subsidiary of the Company. Further, the entire business of real estate development in Parsvnath Developers (ACP), an Association of Parsvnath Developers Limited has been transferred as a going concern to GPDPL on December 31, 2012 and the ACP is being wound up pursuant to the notification No. 447(E) dated February 28, 2011 and Notification No. 653(E) dated March 30, 2011, issued by the Ministry of Corporate Affairs and Circular No. CRFCFD/LL/4/2012 dated April 16, 2012 by Securities and Exchange Board of India. The Company has prepared its financial statements as per revised Schedule VI to the Companies Act, 1956. Accordingly, the previous period's year figures have also been regrouped/reclassified wherever required to give the financial statements the revised format.
-

Place : New Delhi
Date : February 14, 2013

For and on behalf of the Board
Sdr.
Pradeep Kumar Jain
Chairman



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For Parsvnath Developers Ltd.

Company Secretary