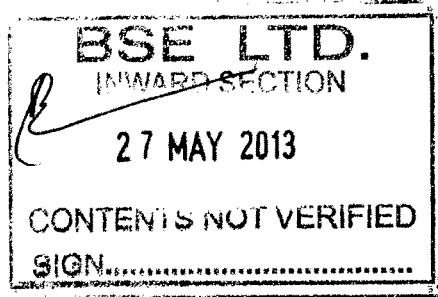


o/c

Parsvnath
committed to build a better world



May 23, 2013

BSE Limited
Phiroze Jeejeebhoy Tower
Dalal Street
Mumbai - 400 001

Dear Sir,

Scrip Code: 948645**Information under Clause 27(b) of the Debt Listing Agreement**

S. No.	Information	Particulars
1.	Credit Rating	BWR C - (C Minus)
2.	Asset Coverage Ratio	1.00
3.	Debt Equity Ratio	23,529.41
4.	Previous Due Date for the payment of interest/ principal and whether the same has been paid	March 31, 2013 Interest amounting to Rs. 15,09,04,110/- cumulated as per the terms of the issue
5.	Next due date for the payment of interest/ principal	March 31, 2014 Interest Amount: Rs. 54,00,00,000/-

6. Previous Due Date of Principal - NOT APPLICABLE
7. Next Due Date of payment of principal - December 18, 2022
This is for your information and records.

Please acknowledge receipt.

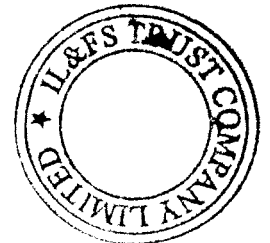
Thanking you,

Yours faithfully,

For Parsvnath Rail Land Project Pvt. Ltd.

For IL & FS Trust Company Ltd.
(Debenture Trustee)

Vipul Kumar Goel
Company Secretary



Parsvnath Rail Land Project Pvt. Ltd.
(A Subsidiary of Parsvnath Developers Ltd.)

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

PARSVNATH RAIL LAND PROJECT PRIVATE LIMITED
 Regd. Office: Paravnath Metro Tower, Near Shahdara Metro Station, Shahdara, Delhi - 110 032
 Corporate Office: 6th Floor, Arunachal Building, 19, Barakhamba Road, New Delhi - 110 001

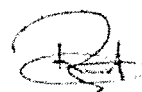
AUDITED FINANCIAL RESULTS FOR THE HALF-YEAR/ YEAR ENDED MARCH 31, 2013

		(₹ in Lacs)			
Particulars		Half-year ended		Year Ended	Previous Year ended
		31.03.2013 (Audited)	31.03.2012 (Audited)	31.03.2013 (Audited)	31.03.2012 (Audited)
1	Income from operations				
	a. Income from operations	-	-	-	-
	b. Other operating Income	-	-	-	-
	Total income from operations	-	-	-	-
2	Expenditure				
	a. Increase/decrease in stock in trade and work in progress	(2,253.93)	-	(2,253.93)	-
	b. Consumption of Raw Materials	0.07	-	0.07	-
	c. Purchases of traded goods	-	-	-	-
	d. Employees Cost	-	-	-	-
	e. Depreciation	-	-	-	-
	f. Other expenditure	160.88	0.40	161.06	0.40
	Total Expenditure:	(2,092.98)	0.40	(2,092.80)	0.40
3	Profit/(Loss) from operations before Other Income, Interest and Exceptional Items (1 - 2)	2,092.98	(0.40)	2,092.80	(0.40)
4	Other Income	23.65	-	23.65	-
5	Profit/(Loss) before Interest & Exceptional Items (3 + 4)	2,116.63	(0.40)	2,116.45	(0.40)
6	Interest	2,115.11	-	2,115.11	-
7	Exceptional items	-	-	-	-
8	Profit/(Loss) from ordinary activities before tax (5) -(6+7)	1.52	(0.40)	1.34	(0.40)
9	Tax expense	0.42	-	0.42	-
10	Net Profit / (Loss) from ordinary activities after tax (8-9)	1.10	(0.40)	0.93	(0.40)
11	Extraordinary items (Net of tax expense)	-	-	-	-
12	Net Profit / (Loss) for the period (10-11)	1.10	(0.40)	0.93	(0.40)
13	Paid-up equity share capital (Face value ₹ 10 each)	1.00	1.00	1.00	1.00
14	Paid-up Debt Capital	36,000.00	-	36,000.00	-
15	Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	-
16	Debenture Redemption Reserve	-	-	-	-
17	Earnings per share (₹) - Basic & Diluted (not annualised)	11.05	(3.98)	9.27	(3.98)
18	Debt Equity Ratio	23,529.41	-	23,529.41	NA
19	Debt Service Coverage Ratio	-	-	-	NA
20	Interest Service Coverage Ratio	-	-	-	NA

Notes to the Audited Financial Results:

- 1 The above financial results have been approved by the Board of Directors at its meeting held on May 23, 2013.
- 2 Previous Year's figures have been regrouped and reclassified wherever required.
- 3 As neither interest nor repayment of principal of debentures is due for payment during the year, therefore Debt Service Coverage Ratio and Interest Service Coverage Ratio have not been reported.
- 4 No complaint has been received from the Debentureholder during the half year ended 31st March, 2013.

For and On behalf of the Board



R.N. Maloo
Director

Date: May 23, 2013
Place: New Delhi