

PDL/SEC./SE/2017-18/

November 8, 2017

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

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

Dear Sirs,

Scrip Code No. : PARSVNATH-EQ (NSE); 532780 (BSE)

**Sub: (1) Outcome of the Board Meeting held on November 8, 2017 (2) Submission of Standalone Un-audited Financial Results for the Quarter and Half Year ended on September 30, 2017 alongwith Limited Review Report thereon**

We wish to inform you that the Board of Directors at its meeting held on November 8, 2017, has *inter – alia*, considered and approved the Un-audited Standalone Financial Results for the Quarter and Half Year ended on September 30, 2017.

Pursuant to the provisions of Regulations 30, 33 and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the Standalone Un-audited Financial Results for the Quarter and Half Year ended on September 30, 2017 alongwith Limited Review Report thereon issued by M/s S. N. Dhawan & Co. LLP, Statutory Auditors of the Company.

The aforesaid Board Meeting commenced at 3:30 p.m. and concluded at 5:30 p.m.

This is for your information and records.

Please acknowledge the receipt.

Thanking you,

Yours faithfully,  
For Parsvnath Developers Limited



(V. Mohan)  
Company Secretary &  
Compliance Officer

Encl.: As above

**Parsvnath Developers Limited**

**CIN:** L45201DL1990PLC040945

**Corporate Office:** 6th Floor, Arunachal Building, 19, Barakhamba Road, New Delhi-110001, Ph. : 011-43686600, 43684800, Fax : 011-23315400

**Registered Office:** Parsvnath 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 DEVELOPERS LIMITED**

Regd. Office: Parsvnath Tower, Near Shahdara Metro Station, Shahdara, Delhi - 110 032  
 Corporate Office: 6th Floor, Arunachal Building, 19, Barakhamba Road, New Delhi - 110 001  
 CIN : L45201DL1990PLC040945; Tel. : 011-43050100, 43010500; Fax : 011-43050473  
 E-mail : investors@parsvnath.com; website : www.parsvnath.com



**STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30 SEPTEMBER, 2017**

Particulars	Quarter ended			Half Year Ended		Year Ended
	30.09.2017 (Unaudited)	30.06.2017 (Unaudited)	30.09.2016 (Unaudited)	30.09.2017 (Unaudited)	30.09.2016 (Unaudited)	31.03.2017 (Audited)
<b>1. Income from operations</b>						
a. Revenue from operations	2,111.81	4,946.07	4,890.65	7,057.88	13,556.17	24,942.30
b. Other income	279.64	341.75	635.60	621.39	1,462.32	2,525.97
<b>Total income (a+b)</b>	<b>2,391.45</b>	<b>5,287.82</b>	<b>5,526.25</b>	<b>7,679.27</b>	<b>15,018.49</b>	<b>27,468.27</b>
<b>2. Expenses</b>						
a. Cost of land / development rights	1,398.93	1,762.70	1,451.82	3,161.63	2,775.93	7,686.17
b. Cost of materials consumed	602.32	387.17	1,305.60	989.49	2,935.18	5,289.70
c. Contract cost, labour and other charges	850.91	2,425.51	841.25	3,276.42	1,860.40	4,929.70
d. Changes in inventories of finished goods and work in progress	(1,768.31)	(1,603.52)	(1,170.45)	(3,371.83)	(2,972.84)	(7,445.70)
e. Employee benefits expense	784.05	779.28	749.18	1,563.33	1,515.26	2,939.06
f. Finance costs	3,168.12	3,091.22	1,754.40	6,259.34	5,156.17	10,918.74
g. Depreciation and amortisation expense	271.70	268.76	212.23	540.46	425.71	852.17
h. Other expenses	1,794.17	1,798.83	1,206.67	3,593.00	2,873.70	6,476.05
<b>Total expenses</b>	<b>7,101.89</b>	<b>8,909.95</b>	<b>6,350.70</b>	<b>16,011.84</b>	<b>14,569.51</b>	<b>31,645.89</b>
<b>3. Profit/(Loss) before exceptional items and tax(1-2)</b>	<b>(4,710.44)</b>	<b>(3,622.13)</b>	<b>(824.45)</b>	<b>(8,332.57)</b>	<b>448.98</b>	<b>(4,177.62)</b>
4. Less: Exceptional items	-	-	-	-	-	-
<b>5. Profit/(Loss) before tax (3-4)</b>	<b>(4,710.44)</b>	<b>(3,622.13)</b>	<b>(824.45)</b>	<b>(8,332.57)</b>	<b>448.98</b>	<b>(4,177.62)</b>
<b>6. Tax expense</b>						
a. Current tax (including tax adjustment for earlier years)	-	-	-	-	-	406.11
b. Deferred tax charge / (credit)	(1,372.33)	(1,015.80)	(202.55)	(2,388.14)	206.68	(1,100.59)
<b>7. Profit/(Loss) after tax (5-6)</b>	<b>(3,338.11)</b>	<b>(2,606.33)</b>	<b>(621.90)</b>	<b>(5,944.43)</b>	<b>(163.81)</b>	<b>(3,483.14)</b>
<b>8. Other Comprehensive Income</b>						
a. Items that will not be reclassified to Profit or loss	20.07	(46.88)	(39.79)	(26.81)	(37.58)	(27.38)
b. Income tax relating to items that will not be reclassified to Profit or loss	6.21	(14.49)	(12.29)	(8.28)	(11.61)	(8.46)
<b>Total Other Comprehensive Income</b>	<b>13.86</b>	<b>(32.39)</b>	<b>(27.50)</b>	<b>(18.53)</b>	<b>(25.97)</b>	<b>(18.92)</b>
<b>9. Total Comprehensive Income for the period/year (7+8)</b>	<b>(3,324.25)</b>	<b>(2,638.72)</b>	<b>(649.40)</b>	<b>(5,962.96)</b>	<b>(189.78)</b>	<b>(3,502.06)</b>
10. 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
11. Other equity	(0.77)	(0.61)	(0.14)	(1.37)	(0.04)	2,34,144.69
12. Earnings per share (of Rs. 5/- each) - Basic and Diluted (not annualised) (in Rupees)						(0.80)



*(Handwritten signature)*

Notes:-

1. Statement of Assets and Liabilities as at 30 September, 2017:-

Particulars	(Rs. In Lakhs)	
	As at 30 Sept., 2017 (Unaudited)	As at 31 March, 2017 (Audited)
<b>ASSETS</b>		
<b>1. Non-current assets</b>		
a. Property, Plant and Equipment	597.64	624.31
b. Investment Property	1,643.86	1,659.33
c. Other Intangible assets	15,972.73	15,972.73
d. Intangible assets under development	56,122.23	52,758.69
e. Financial Assets :-		
i) Investments	53,435.75	53,434.81
ii) Loans	10,684.22	10,194.08
iii) Others financial assets	3,737.16	3,689.24
f. Deferred tax assets (net)	10,049.15	7,652.73
g. Other non-current assets	33,644.81	33,250.81
<b>Total non-current assets</b>	<b>1,85,427.82</b>	<b>1,79,236.73</b>
<b>2. Current assets</b>		
a. Inventories	2,75,344.92	2,62,896.72
b. Financial Assets :-		
i) Trade receivables	58,589.71	58,587.51
ii) Cash and cash equivalents	1,817.93	513.18
iii) Bank balances other than (ii) above	5,512.67	5,356.15
iv) Loans	1,305.43	532.67
v) Others financial assets	24,248.41	23,846.97
c. Current Tax Assets (Net)	1,908.14	1,770.34
d. Other current assets	45,067.51	39,451.28
<b>Total current assets</b>	<b>4,13,794.72</b>	<b>3,92,954.82</b>
<b>Total Assets</b>	<b>5,99,222.54</b>	<b>5,72,191.55</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
a. Equity Share Capital	21,759.06	21,759.06
b. Other Equity	2,28,181.73	2,34,144.69
<b>Total Equity</b>	<b>2,49,940.79</b>	<b>2,55,903.75</b>
<b>Liabilities</b>		
<b>1. Non-current liabilities</b>		
a. Financial Liabilities :-		
i) Borrowings	1,25,543.28	1,09,564.49
ii) Other financial liabilities	9,395.44	8,365.10
b. Provisions	464.61	416.17
c. Other liabilities	630.17	649.44
<b>Total non-current liabilities</b>	<b>1,36,033.50</b>	<b>1,18,995.20</b>
<b>2. Current liabilities</b>		
a. Financial Liabilities :-		
i) Borrowings	38,655.55	40,576.25
ii) Trade payables	64,650.64	63,309.36
iii) Other financial liabilities	77,981.23	62,749.37
b. Provisions	41.79	39.74
c. Other current liabilities	31,919.04	30,617.88
<b>Total Current liabilities</b>	<b>2,13,248.25</b>	<b>1,97,292.60</b>
<b>Total Equity and Liabilities</b>	<b>5,99,222.54</b>	<b>5,72,191.55</b>

2. The above Unaudited Financial Results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 08 November, 2017. The Statutory Auditors have also carried out a Limited Review of the unaudited results for their quarter and half year ended 30 September, 2017.

3. As the Company has only one operating segment, disclosure under Ind AS 108 on "Operating Segments" is not applicable.

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

For and on behalf of the Board



Pradeep Kumar Jain  
Chairman  
DIN: 003333486

Place : New Delhi  
Dated : 08 November, 2017




## **INDEPENDENT AUDITORS' REVIEW REPORT ON REVIEW OF UNAUDITED INTERIM FINANCIAL RESULTS**

### **TO THE BOARD OF DIRECTORS OF PARSVNATH DEVELOPERS LIMITED**

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of **PARSVNATH DEVELOPERS LIMITED** ('the Company') for the quarter and half-year ended 30 September, 2017 ("the statement") being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5<sup>th</sup> July, 2016. This statement which is the responsibility of the Company's management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. 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 from 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 recognition and measurement principles laid down in Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013, read with the relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5<sup>th</sup> July 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For S. N. Dhawan & Co LLP**  
(Formerly S. N. Dhawan & Co)  
Chartered Accountants  
(Registration No 000050N/N500045)

**Vinesh Jain**  
Partner  
(Membership No 087701)

Place: New Delhi  
Date: 08 November, 2017