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

PDL/SEC./SE/2011-12/ February 17, 2012

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 / Nine Months ended December 31, 2011, published in the Newspapers as under:

Nature of publication	Name of Newspaper	Date of Publication
Notice of Board Meeting for considering and taking on record Un-audited Financial Results for the Quarter / Nine Months ended December 31, 2011	The Financial Express (English Edition)	February 4, 2012
- do -	Jansatta (Hindi Edition)	- do -
Un-audited Financial Results for the Quarter / Nine Months ended December 31, 2011	Business Standard (English Edition)	February 14, 2012
- do -	Business Standard (Hindi Edition)	- do -

The above is for your information and records.

Thanking you,

Yours faithfully,
For Parsvnath Developers Limited

(V. Mohan)
Company Secretary

Encl.: As above

THE FINANCIAL EXPRESS

NEW DELHI | SATURDAY | FEBRUARY 4 | 2012

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

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 Monday, February 13, 2012, *inter alia*, to consider and take on record the Un-audited Financial Results of the Company for the quarter ended December 31, 2011.

For Parsvnath Developers Ltd.

Sd/-
(V. Mohan)
Company Secretary

Date : 03.02.2012
Place : Delhi

CERTIFIED TRUE COPY
For **Parsvnath Developers Ltd.**

Company Secretary

जनसत्ता, दिल्ली, 4 फरवरी, 2012

Parsvnath Developers Ltd.

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

नोटिस

स्टॉक एक्सचेंज के सूचीबद्ध अनुबन्ध के अनुच्छेद 41 के अनुसार यह सूचित किया जाता है कि कम्पनी के निदेशक मण्डल की बैठक सोमवार, फरवरी 13, 2012 को होगी जिसमें, अन्य विषयों के अतिरिक्त, दिसम्बर 31, 2011 को समाप्त हुई तिमाही के बिना–अंकेक्षित किए गये वित्तीय परिणामों का आंकलन किया जाएगा।

पार्श्वनाथ डेवलपर्स लिमिटेड
कृते / –
(वी. मोहन)
कम्पनी सचिव

दिनांक : 03.02.2012
स्थान : दिल्ली

CERTIFIED TRUE COPY
For Parsvnath Developers Ltd.

Company Secretary

Parsvnath Developers Ltd.

Committed to build a better world

AN ISO 9001, 14001 & OHSAS 18001 CERTIFIED COMPANY

Corp. Office: 6th Floor, Arunachal Building, 19, Barakhamba Road, New Delhi-110001 Ph. : +91-11-43686600, 43684800 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 FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED DECEMBER 31, 2011

(₹ in Lacs)

Particulars	Consolidated						Standalone					
	Quarter ended			Nine months ended		Year ended	Quarter ended			Nine months ended		Year ended
	31.12.2011 (Unaudited)	30.09.2011 (Unaudited)	31.12.2010 (Unaudited)	31.12.2011 (Unaudited)	31.12.2010 (Unaudited))	31.03.2011 (Audited)	31.12.2011 (Unaudited)	30.09.2011 (Unaudited)	31.12.2010 (Unaudited)	31.12.2011 (Unaudited)	31.12..2010 (Unaudited)	31.03.2011 (Audited)
1 Revenue												
a. Income from operations	23,739.85	25,164.10	21,983.31	68,280.50	66,815.66	90,291.90	18,592.91	17,077.81	21,356.59	51,232.87	53,403.51	71,390.08
b. Other Operating Income	222.90	327.68	452.22	2,831.90	1,123.11	2,843.35	717.82	793.22	405.86	4,196.01	921.80	2,740.57
Total	23,962.75	25,491.78	22,435.53	71,112.40	67,938.77	93,135.25	19,310.73	17,871.03	21,762.45	55,428.88	54,325.31	74,130.65
2 Expenditure												
a. Cost of construction/development	15,612.08	15,176.72	12,390.44	44,314.79	36,259.51	52,737.13	12,551.21	11,011.15	15,243.94	35,024.32	36,245.81	49,936.18
b. Employees cost	919.68	870.52	796.30	2,637.54	2,345.11	3,108.16	887.09	837.92	769.71	2,545.26	2,277.09	3,014.78
c. Depreciation	372.99	371.94	403.92	1,105.65	1,197.63	1,647.02	367.00	367.22	400.79	1,093.30	1,188.31	1,632.65
d. Other expenditure	1,539.87	2,193.04	1,843.60	5,394.70	4,651.26	5,946.44	1,231.78	1,582.86	1,017.46	4,241.23	3,191.25	4,358.80
Total	18,444.62	18,612.22	15,434.26	53,452.68	44,453.51	63,438.75	15,037.08	13,799.15	17,431.90	42,904.11	42,902.46	58,942.41
3 Profit from Operations before other Income, Interest & Exceptional Items (1-2)	5,518.13	6,879.56	7,001.27	17,659.72	23,485.26	29,696.50	4,273.65	4,071.88	4,330.55	12,524.77	11,422.85	15,188.24
4 Other Income	332.05	336.50	299.75	1,019.03	822.97	1,104.90	297.10	296.89	254.37	910.10	747.95	1,023.37
5 Profit before Interest & Exceptional Items (3+4)	5,850.18	7,216.06	7,301.02	18,678.75	24,308.23	30,801.40	4,570.75	4,368.77	4,584.92	13,434.87	12,170.80	16,211.61
6 Interest	1,746.51	1,322.43	1,692.60	4,386.21	4,754.30	6,271.93	1,535.66	1,410.75	1,477.65	4,298.77	4,470.95	5,504.44
7 Profit after Interest but before Exceptional Items (5-6)	4,103.67	5,893.63	5,608.42	14,292.54	19,553.93	24,529.47	3,035.09	2,958.02	3,107.27	9,136.10	7,699.85	10,707.17
8 Exceptional Items	-	-	-	-	-	-	-	-	-	-	-	-
9 Profit from Ordinary Activities before tax (7+8)	4,103.67	5,893.63	5,608.42	14,292.54	19,553.93	24,529.47	3,035.09	2,958.02	3,107.27	9,136.10	7,699.85	10,707.17
10 Tax Expense	1,625.72	2,463.59	1,785.40	5,637.75	5,927.17	7,721.32	1,288.22	1,451.65	826.70	3,831.85	2,099.78	3,159.46
11 Net Profit from Ordinary Activities after tax (9-10)	2,477.95	3,430.04	3,823.02	8,654.79	13,626.76	16,808.15	1,746.87	1,506.37	2,280.57	5,304.25	5,600.07	7,547.71
12 Extraordinary Items	-	-	-	-	-	-	-	-	-	-	-	-
13 Minority Interest in Net Profit of Subsidiaries	223.26	521.44	685.66	914.64	2,329.89	2,702.20	-	-	-	-	-	-
14 Net Profit [(11)-(12+13)]	2,254.69	2,908.60	3,137.36	7,740.15	11,296.87	14,105.95	1,746.87	1,506.37	2,280.57	5,304.25	5,600.07	7,547.71
15 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	21,759.06	21,759.06	21,759.06	21,759.06
16 Reserves (excluding revaluation reserves)						2,40,326.90						234,115.93
17 Earnings per Share - Basic & Diluted (not annualised)												
a. Before Extraordinary Items (₹)	0.52	0.67	0.73	1.78	2.77	3.40	0.40	0.35	0.53	1.22	1.37	1.82
b. After Extraordinary Items (₹)	0.52	0.67	0.73	1.78	2.77	3.40	0.40	0.35	0.53	1.22	1.37	1.82
18. Public Shareholding												
a. Number of shares	12,47,64,660	12,98,44,939	13,95,44,370	12,47,64,660	13,95,44,370	14,07,32,370	12,47,64,660	12,98,44,939	13,95,44,370	12,47,64,660	13,95,44,370	14,07,32,370
b. Percentage of shareholding	28.67	29.84	32.07	28.67	32.07	32.34	28.67	29.84	32.07	28.67	32.07	32.34
19. Promoters and promoter group Shareholding												
a. Pledged/Encumbered												
- No. of shares	28,42,61,528	21,75,08,483	24,75,94,962	28,42,61,528	24,75,94,962	22,92,28,962	28,42,61,528	21,75,08,483	24,75,94,962	28,42,61,528	24,75,94,962	22,92,28,962
- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	91.57	71.24	83.75	91.57	83.75	77.85	91.57	71.24	83.75	91.57	83.75	77.85
- Percentage of shares (as a % of the total share capital of the company)	65.32	49.98	56.89	65.32	56.89	52.67	65.32	49.98	56.89	65.32	56.89	52.67
b. Non-encumbered												
- No. of shares	2,61,54,982	8,78,27,748	4,80,41,838	2,61,54,982	4,80,41,838	6,52,19,838	2,61,54,982	8,78,27,748	4,80,41,838	2,61,54,982	4,80,41,838	6,52,19,838
- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	8.43	28.76	16.25	8.43	16.25	22.15	8.43	28.76	16.25	8.43	16.25	22 15
- Percentage of shares (as a % of the total share capital of the company)	6.01	20.18	11.04	6.01	11.04	14.99	6.01	20.18	11.04	6.01	11.04	14.99

Notes to the 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 February 13, 2012. 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. Investors complaints pending as on September 30, 2011 were 2. The Company received 16 investors complaints during the quarter ended December 31, 2011. All 18 complaints were resolved leaving balance of Nil complaints unresolved.
5. Figures for the previous period / year have been regrouped, wherever necessary, for the purpose of comparison.

New Delhi
February 13, 2012

CERTIFIED TRUE COPY
For **Parsvnath Developers Ltd.**

Company Secretary

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

● Integrated Townships ● Group Housings ● Shopping Malls ● Multiplexes ● Office Spaces ● Hotels ● Serviced Apartments ● IT Parks ● SEZs ● Educational Institutions

Business Standard
NEW DELHI | TUESDAY, 14 FEBRUARY 2012

Parsvnath Developers Ltd.

Committed to build a better world

AN ISO 9001, 14001 & OHSAS 18001 CERTIFIED COMPANY

Corp. Office: 6th Floor, Arunachal Building, 19, Barakhamba Road, New Delhi-110001 Ph. : +91-11-43686600, 43684800 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

Building trust through committed performance

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UNAUDITED FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED DECEMBER 31, 2011

(₹ in Lacs)

Particulars	Consolidated						Standalone					
	Quarter ended			Nine months ended		Year ended	Quarter ended			Nine months ended		Year ended
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1 Revenue												
a. Income from operations	23,739.85	25,164.10	21,983.31	68,280.50	66,815.66	90,291.90	18,592.91	17,077.81	21,356.59	51,232.87	53,403.51	71,390.08
b. Other Operating Income	222.90	327.68	452.22	2,831.90	1,123.11	2,843.35	717.82	793.22	405.86	4,196.01	921.80	2,740.57
Total	23,962.75	25,491.78	22,435.53	71,112.40	67,938.77	93,135.25	19,310.73	17,871.03	21,762.45	55,428.88	54,325.31	74,130.65
2 Expenditure												
a. Cost of construction/development	15,612.08	15,176.72	12,390.44	44,314.79	36,259.51	52,737.13	12,551.21	11,011.15	15,243.94	35,024.32	36,245.81	49,936.18
b. Employees cost	919.68	870.52	796.30	2,637.54	2,345.11	3,108.16	887.09	837.92	769.71	2,545.26	2,277.09	3,014.78
c. Depreciation	372.99	371.94	403.92	1,105.65	1,197.63	1,647.02	367.00	367.22	400.79	1,093.30	1,188.31	1,632.65
d. Other expenditure	1,539.87	2,193.04	1,843.60	5,394.70	4,651.26	5,946.44	1,231.78	1,582.86	1,017.46	4,241.23	3,191.25	4,358.80
Total	18,444.62	18,612.22	15,434.26	53,452.68	44,453.51	63,438.75	15,037.08	13,799.15	17,431.90	42,904.11	42,902.46	58,942.41
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6 Interest	1,746.51	1,322.43	1,692.60	4,386.21	4,754.30	6,271.93	1,535.66	1,410.75	1,477.65	4,298.77	4,470.95	5,504.44
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8 Exceptional Items	-	-	-	-	-	-	-	-	-	-	-	-
9 Profit from Ordinary Activities before tax (7+8)	4,103.67	5,893.63	5,608.42	14,292.54	19,553.93	24,529.47	3,035.09	2,958.02	3,107.27	9,136.10	7,699.85	10,707.17
10 Tax Expense	1,625.72	2,463.59	1,785.40	5,637.75	5,927.17	7,721.32	1,288.22	1,451.65	826.70	3,831.85	2,099.78	3,159.46
11 Net Profit from Ordinary Activities after tax (9-10)	2,477.95	3,430.04	3,823.02	8,654.79	13,626.76	16,808.15	1,746.87	1,506.37	2,280.57	5,304.25	5,600.07	7,547.71
12 Extraordinary Items	-	-	-	-	-	-	-	-	-	-	-	-
13 Minority Interest in Net Profit of Subsidiaries	223.26	521.44	685.66	914.64	2,329.89	2,702.20	-	-	-	-	-	-
14 Net Profit [(11)-(12+13)]	2,254.69	2,908.60	3,137.36	7,740.15	11,296.87	14,105.95	1,746.87	1,506.37	2,280.57	5,304.25	5,600.07	7,547.71
15 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	21,759.06	21,759.06	21,759.06	21,759.06
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17 Earnings per Share - Basic & Diluted (not annualised)												
a. Before Extraordinary Items (₹)	0.52	0.67	0.73	1.78	2.77	3.40	0.40	0.35	0.53	1.22	1.37	1.82
b. After Extraordinary Items (₹)	0.52	0.67	0.73	1.78	2.77	3.40	0.40	0.35	0.53	1.22	1.37	1.82
18. Public Shareholding												
a. Number of shares	12,47,64,660	12,98,44,939	13,95,44,370	12,47,64,660	13,95,44,370	14,07,32,370	12,47,64,660	12,98,44,939	13,95,44,370	12,47,64,660	13,95,44,370	14,07,32,370
b. Percentage of shareholding	28.67	29.84	32.07	28.67	32.07	32.34	28.67	29.84	32.07	28.67	32.07	32.34
19. Promoters and promoter group Shareholding												
a. Pledged/Encumbered												
- No. of shares	28,42,61,528	21,75,08,483	24,75,94,962	28,42,61,528	24,75,94,962	22,92,28,962	28,42,61,528	21,75,08,483	24,75,94,962	28,42,61,528	24,75,94,962	22,92,28,962
- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	91.57	71.24	83.75	91.57	83.75	77.85	91.57	71.24	83.75	91.57	83.75	77.85
- Percentage of shares (as a % of the total share capital of the company)	65.32	49.98	56.89	65.32	56.89	52.67	65.32	49.98	56.89	65.32	56.89	52.67
b. Non-encumbered												
- No. of shares	2,61,54,982	8,78,27,748	4,80,41,838	2,61,54,982	4,80,41,838	6,52,19,838	2,61,54,982	8,78,27,748	4,80,41,838	2,61,54,982	4,80,41,838	6,52,19,838
- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	8.43	28.76	16.25	8.43	16.25	22.15	8.43	28.76	16.25	8.43	16.25	22.15
- Percentage of shares (as a % of the total share capital of the company)	6.01	20.18	11.04	6.01	11.04	14.99	6.01	20.18	11.04	6.01	11.04	14.99

Notes to the 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 February 13, 2012. 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.
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5. Figures for the previous period / year have been regrouped, wherever necessary, for the purpose of comparison.

New Delhi
February 13, 2012

CERTIFIED TRUE COPY
For **Parsvnath Developers Ltd.**

Company Secretary

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