

**AUDITED STANDALONE AND CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31 MARCH, 2015**

Particulars	Standalone				Consolidated			
	Quarter ended		Year ended		Quarter ended		Year ended	
	31.03.2015 (Audited) Refer Note 8	31.12.2014 (Unaudited)	31.03.2014 (Audited) Refer Note 8	31.03.2015 (Audited)	31.03.2014 (Audited) Refer Note 8	31.12.2014 (Unaudited)	31.03.2014 (Audited) Refer Note 8	31.03.2015 (Audited)
<b>PART I</b>								
1								
<b>Income from operations</b>								
a. Income from operations	26,069.51	13,688.97	9,303.54	71,697.79	42,469.92	26,622.02	14,588.86	8,937.84
b. Other operating income	83.54	25.14	61.29	212.75	354.77	109.92	58.59	79.26
<b>Total income from operations</b>	<b>26,153.05</b>	<b>13,714.11</b>	<b>9,364.83</b>	<b>71,910.54</b>	<b>42,824.69</b>	<b>26,731.94</b>	<b>14,647.45</b>	<b>9,017.10</b>
<b>Expenses</b>								
a. Cost of land/ development rights	7,261.50	1,577.74	3,445.75	37,857.96	7,219.59	7,261.31	1,580.16	3,138.56
b. Cost of material consumed	1,593.62	679.80	500.65	3,078.91	3,087.32	1,811.07	956.00	585.04
c. Contract cost, labour and other charges	1,328.81	883.54	595.21	3,413.95	4,435.95	1,404.40	1,009.87	761.07
d. Purchases of stock-in-trade	(1,799.53)	2,651.84	28.29	(11,729.53)	28.29	(1,861.89)	1,749.79	28.29
e. Changes in inventories of finished goods and work in progress			2,823.97		2,823.15			1,766.45
f. Employee benefits expense	485.07	1,002.20	1,049.78	3,558.01	4,403.18	522.19	1,039.69	1,093.12
g. Depreciation and amortisation expense	303.95	280.94	289.09	390.75	1,242.76	449.52	282.79	292.58
h. Other expenses	1,784.00	1,252.07	1,328.80	6,030.15	5,884.97	3,011.65	1,523.30	1,658.77
<b>Total expenses</b>	<b>10,957.42</b>	<b>8,338.13</b>	<b>10,161.54</b>	<b>42,600.20</b>	<b>29,125.21</b>	<b>12,598.25</b>	<b>8,141.60</b>	<b>9,323.88</b>
<b>Profit from operations before other income and finance cost (1 - 2)</b>	<b>15,195.63</b>	<b>5,375.98</b>	<b>(796.71)</b>	<b>29,310.34</b>	<b>13,699.48</b>	<b>14,133.69</b>	<b>6,505.85</b>	<b>(306.78)</b>
Other income	1,008.30	1,000.37	995.54	4,176.90	4,005.85	613.37	301.69	1,734.85
<b>Profit before finance cost, exceptional items and tax (3 + 4)</b>	<b>16,203.93</b>	<b>6,376.35</b>	<b>198.83</b>	<b>33,487.24</b>	<b>17,705.33</b>	<b>14,747.06</b>	<b>6,807.54</b>	<b>469.83</b>
Finance costs	3,641.15	3,726.12	3,162.16	14,845.63	13,147.25	4,849.00	4,352.76	17,994.13
<b>Profit/(loss) before exceptional items and tax (5 - 6)</b>	<b>12,562.78</b>	<b>2,650.23</b>	<b>(2,963.33)</b>	<b>18,641.61</b>	<b>4,558.08</b>	<b>9,898.06</b>	<b>2,454.78</b>	<b>(4,284.26)</b>
Less: Exceptional Items (Refer Note 5)	46,971.24	-	-	46,971.24	-	46,971.24	-	46,971.24
<b>Profit/(loss) before tax (7 - 8)</b>	<b>(34,408.46)</b>	<b>2,650.23</b>	<b>(2,963.33)</b>	<b>(28,329.63)</b>	<b>4,558.08</b>	<b>(37,073.18)</b>	<b>2,454.78</b>	<b>(4,284.26)</b>
Tax expense	(22,167.22)	1,099.17	(952.82)	(19,563.57)	2,218.93	(22,601.52)	1,046.53	(1,611.64)
<b>Net Profit/(loss) after tax (9-10)</b>	<b>(12,241.24)</b>	<b>1,551.06</b>	<b>(2,010.51)</b>	<b>(8,266.06)</b>	<b>2,339.15</b>	<b>(14,471.66)</b>	<b>1,408.25</b>	<b>(2,672.62)</b>
Share of profit/(loss) of associates	-	-	-	-	-	0.50	0.53	0.67
Minority interest	-	-	-	-	-	(380.32)	(35.54)	(387.94)
<b>Net Profit/(loss) after taxes, minority interest and share of profit/(loss) of associates (11+12-13)</b>	<b>(12,241.24)</b>	<b>1,551.06</b>	<b>(2,010.51)</b>	<b>(8,266.06)</b>	<b>2,339.15</b>	<b>(14,090.84)</b>	<b>1,444.32</b>	<b>(2,284.91)</b>
<b>Paid-up equity share capital (Face value ₹ 5 each)</b>	<b>21,759.06</b>	<b>21,759.06</b>	<b>21,759.06</b>	<b>21,759.06</b>	<b>21,759.06</b>	<b>21,759.06</b>	<b>21,759.06</b>	<b>21,759.06</b>
<b>Reserves excluding Revaluation Reserves (Earnings per share (₹)- Basic &amp; Diluted (not annualised))</b>	<b>(2.81)</b>	<b>0.36</b>	<b>(0.46)</b>	<b>237,568.38</b>	<b>246,375.37</b>	<b>(3.24)</b>	<b>0.33</b>	<b>(2.47)</b>
<b>PART II</b>								
<b>A</b>								
<b>1</b>								
<b>Public shareholding</b>								
- Number of shares	116,840,764	120,373,280	112,197,280	116,840,764	112,197,280	116,840,764	120,373,280	112,197,280
- Percentage of shareholding	26.85	27.66	25.78	26.85	25.78	26.85	27.66	25.78
<b>2</b>								
<b>Promoters and Promoter Group Shareholding</b>								
a. Pledged/Encumbered								
- Number of shares	226,702,115	273,767,223	298,917,192	226,702,115	298,917,192	226,702,115	273,767,223	298,917,192
- Percentage of shares (as a % of the total shareholding of promoters and promoter group)	71.21	86.96	92.55	71.21	92.55	71.21	86.96	92.55
- Percentage of shares (as a % of the total share capital of the company)	52.09	62.91	68.69	52.09	68.69	52.09	62.91	68.69
b. Non-encumbered	91,638,291	41,040,667	24,066,698	91,638,291	24,066,698	91,638,291	41,040,667	24,066,698
- No. of shares	28,79	13,04	7,45	28,79	7,45	28,79	13,04	7,45
- Percentage of shares (as a % of the total shareholding of promoters and promoter group)	28.79	13.04	7.45	28.79	7.45	28.79	13.04	7.45
- Percentage of shares (as a % of the total share capital of the company)	21.06	9.43	5.53	21.06	5.53	21.06	9.43	5.53

**AUDITED STANDALONE AND CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31 MARCH, 2015**

Particulars	Quarter ended 31.03.2015
<b>B INVESTOR COMPLAINTS</b>	
Pending at the beginning of the quarter	Nil
Received during the quarter	2
Disposed of during the quarter	2
Remaining unresolved at the end of the quarter	Nil

**Notes to the Audited Financial Results:**

**1. Statement of Assets and Liabilities as at March 31, 2015:**

Particulars	Standalone		Consolidated	
	As at 31.03.2015 (Audited)	As at 31.03.2014 (Audited)	As at 31.03.2015 (Audited)	As at 31.03.2014 (Audited)
<b>A EQUITY AND LIABILITIES</b>				
<b>1. Shareholders' funds</b>				
a. Share capital	21,759.06	21,759.06	21,759.06	21,759.06
b. Reserves and surplus	237,568.38	246,375.37	245,374.59	256,200.71
<b>Sub-total - Shareholders' fund</b>	<b>259,327.44</b>	<b>268,134.43</b>	<b>267,133.65</b>	<b>277,959.77</b>
<b>2. Share Application Money pending allotment</b>	-	-	-	4.00
<b>3. Minority Interest</b>	-	-	10,922.98	11,433.69
<b>4. Non-current liabilities</b>				
a. Long-term borrowings	79,877.20	59,543.23	235,136.56	214,791.83
b. Other long-term liabilities	14,365.95	16,525.23	8,197.87	7,859.54
c. Long-term provisions	395.29	380.16	395.29	380.16
<b>Sub-total - Non-current liabilities</b>	<b>94,638.44</b>	<b>76,448.62</b>	<b>243,729.72</b>	<b>223,031.53</b>
<b>5. Current liabilities</b>				
a. Short-term borrowings	36,830.28	72,732.58	41,909.19	77,737.33
b. Trade payables	59,291.43	90,686.37	63,575.20	96,577.01
c. Other current liabilities	80,379.71	98,022.51	97,328.76	107,623.06
d. Short-term provisions	4,995.67	18,839.60	4,788.97	18,797.81
<b>Sub-total - Current liabilities</b>	<b>181,497.09</b>	<b>280,281.06</b>	<b>207,602.12</b>	<b>300,735.21</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>535,462.97</b>	<b>624,864.11</b>	<b>729,388.47</b>	<b>813,164.20</b>
<b>B ASSETS</b>				
<b>1. Non-current assets</b>				
a. Fixed assets	65,855.47	64,247.11	109,445.74	96,482.62
e. Goodwill on consolidation	-	-	4,618.96	4,618.96
b. Non-current investments	51,269.84	51,267.80	1,466.43	1,464.73
c. Deferred tax assets (net)	9,464.31	423.65	10,118.13	527.27
d. Long-term loans and advances	51,329.89	49,964.43	55,439.30	58,070.17
<b>Sub-total - Non-current assets</b>	<b>177,919.51</b>	<b>165,902.99</b>	<b>181,088.56</b>	<b>161,163.75</b>
<b>2. Current assets</b>				
a. Inventories	214,528.86	299,083.58	266,974.57	347,540.87
b. Trade receivables	60,815.43	57,811.64	66,226.40	65,546.94
c. Cash and cash equivalents	16,190.85	7,571.25	29,814.76	26,026.84
d. Short-term loans and advances	35,542.93	21,046.98	155,795.15	140,941.40
e. Other current assets	30,464.39	73,447.67	29,889.03	71,944.40
<b>Sub-total - Current assets</b>	<b>357,543.46</b>	<b>458,961.12</b>	<b>548,299.91</b>	<b>652,000.45</b>
<b>TOTAL ASSETS</b>	<b>535,462.97</b>	<b>624,864.11</b>	<b>729,388.47</b>	<b>813,164.20</b>

2 The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on 25 May, 2015.

3 There are no separate reportable segments pursuant to Accounting Standard AS-17 'Segment Reporting'. Hence no disclosure is required under AS-17.

4 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'.

5 Pursuant to an Arbitration Award dated 9 January, 2015 passed by the Hon'ble Sole Arbitrator in the matter of disputes between the Company and Chandigarh Housing Board (CHB) in respect of a residential cum commercial project (Pradiesh) at Chandigarh and accepted by both the parties, the Company has surrendered the project to Chandigarh Housing Board. The loss of Rs. 46,971.24 lacs arising out of the said transaction has been written off and shown under 'Exceptional Items'.

6 Effective 1 April, 2014, the Company has reviewed and revised the useful life of fixed assets, generally in accordance with the provisions of Schedule II to the Companies Act, 2013 for the purpose of providing depreciation on its fixed assets. The carrying amount of fixed assets as on 1 April, 2014 is depreciated over the remaining useful life. The carrying amount of fixed assets with revised useful life as nil, has been charged to opening reserves as on 1 April, 2014 in accordance with transitional provision specified in Schedule II to the Companies Act, 2013. Further, to rationalize the method of computation of depreciation, the Company has changed the method of depreciation from Written Down Value (WDV) method to Straight Line Method (SLM) for all the fixed assets. The effect of change in method of depreciation from WDV to SLM has been applied retrospectively and the differential amount has been charged/credited to the Statement of Profit and Loss.

Consequent to the adoption of revised policy of depreciation, and in accordance with requirements of Accounting Standard 6 'Depreciation Accounting', the difference between accumulated depreciation as of 31 March, 2014 recomputed on SLM method as above and the corresponding accumulated depreciation in the books amounting to Rs. 867.89 lacs has been written back and credited to the Statement of Profit and Loss for the year ended 31 March, 2015. The carrying amount of fixed assets, whose revised remaining useful life is determined as nil as at 1 April, 2014 amounting to Rs. 40.93 Lacs (net of deferred tax of Rs. 21.09 Lacs) for stand-alone and Rs. 41.28 Lacs (net of deferred tax of Rs. 21.09 Lacs) for consolidated has been charged to the opening balance of 'Surplus in Statement of Profit and Loss'. Had the Company followed the earlier method of depreciation of fixed assets, the charge to the statement of Profit and Loss for the quarter and year ended March 31, 2015 would have been higher by Rs. 22.50 Lacs and Rs.90.00 Lacs respectively, with consequential impact on the net book of fixed assets and profit before tax.

7 Interest allocable to inventory of 'Projects under Progress' has been excluded from 'finance costs' and 'changes in inventories of finished goods and work-in-progress' for better presentation of results.

8 The figures for the quarter ended 31 March, 2015 and 31 March, 2014 are the balancing figures between audited figures in respect of the full financial year and the year to date figures upto the third quarter.

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

For and on behalf of the Board



Pradeep Kumar Jain  
Chairman  
DIN: 00333486

New Delhi  
25 May, 2015



## Parsvnath announces Annual Results for FY 15

**New Delhi, May 25, 2015:** Parsvnath Developers Ltd., India's leading real estate and infrastructure developer today reported consolidated revenue of Rs. 763 Cr. for the financial year ended 31<sup>st</sup> March 2015 as compared to Rs. 561 Cr in corresponding year ended 31<sup>st</sup> March 2014. Profit before Exceptional items & Tax is at Rs. 157 Cr. for FY 2015 as compared to Rs. 39 Cr. in FY 2014. Pursuant to an Arbitration Award in respect of residential cum commercial project (Prideasia) at Chandigarh, the company has written off Rs. 470 Cr. which has been reflected as exceptional items. The Loss after Exceptional items, Tax & Minority Interest is at Rs. 108 Cr. in FY 2015 as compared to Profit after tax & Minority Interest of Rs. 16 Cr. in FY 2014.

EBIDTA and EBIDTA margins have increased to Rs. 342 Cr. and 45% respectively for FY 2015 from Rs. 227 Cr. and 40% respectively in FY 2014.

### Financial Highlights for the year ended 31st March 2015

Particulars	FY15	FY14
Operating Revenue	763	561
<b>EBIDTA</b>	<b>342</b>	<b>227</b>
<b>EBIDTA margins</b>	<b>45%</b>	<b>40%</b>
<b>Profit before Exceptional Items &amp; Tax</b>	<b>157</b>	<b>39</b>
Less: Exceptional Items	470	-
<b>Profit/ (loss) before Tax</b>	<b>(313)</b>	<b>39</b>
<b>Tax</b>	<b>(200)</b>	<b>23</b>
<b>Profit /(loss) after Tax</b>	<b>(113)</b>	<b>16</b>
<b>Minority Interest</b>	<b>(5)</b>	<b>-</b>
<b>Profit/(loss) after Tax &amp; Minority Interest</b>	<b>(108)</b>	<b>16</b>

(All figures are consolidated and in Rs. Crore unless stated otherwise)

### Operation/Business Highlights/Developments in FY15

- A. Sales realized for 12.01 lac sq. ft of area (1,11,576 Sq. Mtr.), comprising of 1.35 lac sq. ft (12,542 Sq. Mtr.) of Group Housing, 0.30 lac sq. ft (2,787 Sq. Mtr.) of Commercial and 10.36 lac sq. ft (96,247 Sq. Mtr.) of Residential plots

- B. Handed over 18.20 lacs sq. ft (1,69,082 Sq. Mtr.) of area, comprising 6.52 lac sq. ft (60,572 Sq. Mtr.) of Group Housing and 11.68 lac sq. ft (1,08,510 Sq. Mtr.) of Residential plots
- C. PDL got registered under 'Category-A' in Awas Bandhu – Housing & Urban Planning Department, Govt. of Uttar Pradesh, for implementation of Samajwadi Awas Yojna, under the Affordable Housing Policy issued vide G.O. December 2014
- D. Received 3-Star category (52 Rooms) approval from India Tourism Mumbai (Ministry of Tourism, Govt. of India), for our Hotel Project at Shirdi, District Ahmednagar, Maharashtra.
- E. Red Fort Parsvnath Tower, Bhai Veer Singh Marg, New Delhi
- Phase-1 of 2,21,655 sq. ft (20,592 sq. mtrs) has been completed
  - Major Brands like Axis Bank for 55,400 sq. ft ( 5,147 sq. mtrs ), State Bank of India for 42,160 sq. ft (3,917 sq. mtrs ), Aditya Birla Group for 21,850 sq. ft ( 2,030 sq. mtrs ) and Regus for 20,100 sq. ft (1,867 sq. mtrs ) have already occupied space and operation started.
  - All approvals for Phase – II are in place and construction is on full swing.
- F. 27 KG Marg
- Construction has started at the commercial project which will offer the spaces for numerous shops and offices with 1.3 lakh sq. ft. ( 12,129 sq.mtrs) of leasable space
- G. Received license in the name of M/s Ratan Parsvnath Developers (AOP) for development of an Integrated Township on 102.58 acres of land at Bhauti Pratapur and Bhailamau, Kanpur, Uttar Pradesh.
- H. Received an additional License for 30.572 acres of land at Karnal Integrated Township, Haryana.
- I. Have entered into Leasing agreement with Metro Cash & Carry for an area of 65,000 sq. ft ( 6,039 sq. mtrs ) in DMRC – Seelampur Project apart from the leasing of other commercial spaces at different metro stations.



Press Release  
For immediate Publication

**Parsvnath**  
committed to build a better world

### **Awards & Accolades in FY15**

- Received award for Best Developer of Delhi NCR at the annual Estate Avenues North India Real Estate Awards
- Received Realty Kings Award for Excellence 2014 for being Realty Giant of North India at Award Night Conclave by Think Media Inc.
- Received Realty King Marketer of the year 2014 at Award Night Conclave by Think Media Inc.
- Received 'Excellence Award' for "Innovative Marketing Concept of the Year" conducted by Exchange4media Group in New Delhi.
- Received award for "Best Developer (Commercial) of the Year" in Real Estate Awards 2014 conducted by M/s Worldwide Achievers in New Delhi.

**Commenting on the performance, strategy followed and future outlook, Mr. Pradeep Jain, Chairman, Parsvnath Group, said,**

"The last year has been a mixed bag for the overall realty sector. While announcements on 100 Smart Cities, Housing for All by 2022, Relaxation in FDI rules and REITs by the Government cheered the industry; high interest rates, spiraling input costs and weak consumer demand continue to neutralize the positivity around the sector."

"In such a scenario, the Group has offered possession of approximately 18.20 lac Sq. ft. (1,69,082 Sq. Mtrs.), in the fiscal 2015."

Pursuant to the pronouncement of the Arbitration Award by the Sole Arbitrator on 9<sup>th</sup> Jan 2015, the Company and Chandigarh Housing Board (CHB) mutually agreed to accept the Award and accordingly the Company has received a sum of Rs. 572 Cr. from CHB upon surrendering the Prideasia project to CHB. Subsequently it has been noticed that, due to a computational error, the awarded amount was deficient by approx. Rs. 146 Cr. While the claim made by the Company has been rejected by the Sole Arbitrator, the Company has filed its objections u/s 34 of the Arbitration and Conciliation Act, 1996 before the Additional District Judge cum MACT, Chandigarh and the Court has issued notice for filing the reply by CHB and also called for the Arbitral Record from the Sole Arbitrator. The amount received of Rs. 572 Cr. together with the additional amount receivable will boost the execution capabilities of the Company.

With the government announcing relaxation in REITs and FDI norms for the real estate sector, we are optimistic that some of our projects will get a boost as they now become eligible for FDI. We will be benefitted by REITs at large as we have a large portfolio of leasable commercial space within the city of New Delhi which includes commercial space along all Metro Stations i.e.



Press Release  
For immediate Publication



Inderlok, Kashmere Gate, Seelampur, Shahdara, Welcome, Azadpur, Akshardham, Netaji Subhash Place and other commercial & shopping projects at Rohini, K.G. Marg, etc. The Group is focused towards the execution and debt reduction along with the delivery of our on-going projects.”

**Overview of Parsvnath Developers Limited : -**

Parsvnath Group with 30 years of experience in real estate industry is present in all verticals and has completed 55 projects. PDL is currently working on 48 projects with a total area of 71.10 mn. Sq. ft. (6.60 mn. Sq. mtrs.) The company's business portfolio includes Residential, Commercial (office and retail), DMRC Projects, Hotels, SEZs, IT Parks. More information about the company is available on [www.parsvnath.com](http://www.parsvnath.com)

**For more details, please contact:**

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**Forward-Looking Statements:-** This report contains forward –looking statements, which may be identified by their use of words like ‘plans’, ‘expects’, ‘will’, ‘anticipates’, ‘believes’, ‘intends’, ‘projects’, ‘estimates’ or other words of similar meaning. All statements that address expectations or projections about the future, including but not limited to statements about the company’s strategy for growth, market position, expenditures, and financial results, are forward –looking statements. Forward-looking statements are based on certain assumptions and expectations of future events. The company cannot guarantee that these assumptions and expectations are accurate or will be realized. The company’s actual results, performance or achievements could thus differ materially from those projected in any such forward - looking statements. The company assumes no responsibility to publicly amend, modify or revise any forward looking statements, on the basis of any subsequent developments, information or events.

PDL/SEC./ SE/2015-16/

May 25, 2015

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)  
Subject: Clause 20 of the Listing Agreement

Pursuant to the provisions of Clause 20 of the Listing Agreement, please note that:

- the Board of Directors in its Meeting held on May 25, 2015, has not recommended any Dividend on the Equity Shares of the Company and ;
- the other details as prescribed in the captioned clause are as under :

Particulars	Rs./ Lacs	
	Year ended 31.3.2015	Year ended 31.3.2014
Total Turnover	71,910.54	42,824.69
Gross Profit	33,877.99	18,948.09
Depreciation	390.75	1,242.76
Interest and Finance Charges	14,845.63	13,147.25
Less: Exceptional items	46,971.24	NIL
Provision for tax	(19,563.57)	2,218.93
Net Profit / (Loss)	(8,766.06)	2,339.15
Amount appropriated from Reserves for dividend	NIL	NIL
Amount appropriated from Capital Profits for dividend	NIL	NIL
Amount appropriated from accumulated profits of past years for dividend	NIL	NIL
Any other source, if any	NIL	NIL

Note: Figures for the previous year have been regrouped, wherever necessary, for the purpose of comparison..

This is for your information and records.

Kindly acknowledge receipt.

Thanking You,

Yours faithfully,  
For Parsvnath Developers Limited

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

**Parsvnath Developers Limited**

CIN: L45201DL1990PLC040945

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

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E-mail : mail@parsvnath.com, Visit us at: www.parsvnath.com