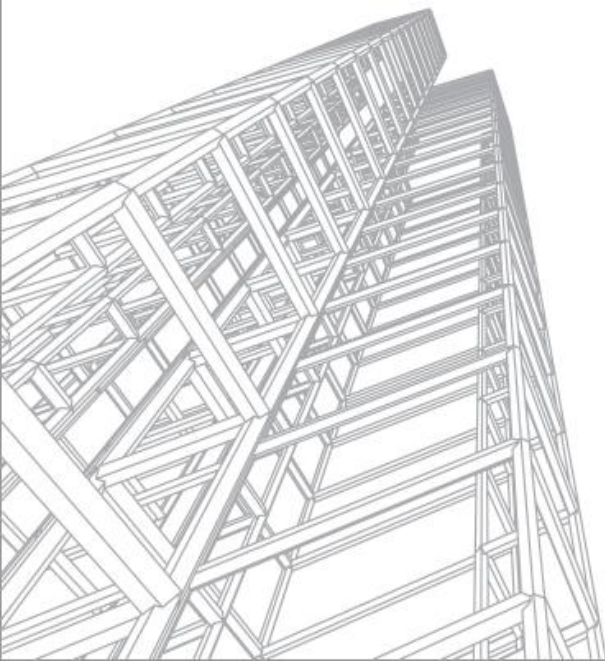


Parsvnath
committed to build a better world



CORPORATE PRESENTATION

Parsvnath Developers Limited



Safe Harbor



This presentation contains certain forward looking statements concerning Parsvnath Developers, Ltd's business prospects and business profitability, which are subject to a number of risks and uncertainties. Actual results may differ materially from those projected in such forward looking statements. The risks and uncertainties relating to these statements include, but are not limited to, fluctuations in our earnings, our ability to manage growth, our competition, economic growth in India, our ability to attract and retain highly skilled professionals, time and cost over-runs on contracts, government policies and actions with respect to investments, fiscal deficits, regulations, interest, and other fiscal issues generally prevailing in the economy. The company does not undertake to make any announcement in the event any of these forward looking statements become materially incorrect in the future, or to update any forward looking statements made from time to time on behalf of the company.



Executive Summary

- Industry dynamics
- Company overview
- Strong management bandwidth
- Focus areas
- Profile of premium residential projects
- Update on DMRC projects
- Hospitality
- Strategic initiatives undertaken
- Private equity partnerships



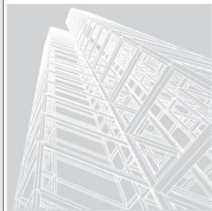
Industry Dynamics

- Actual users are continue to be buyers, some of the investors are back in real estate
- Private equity players continue to invest in prime projects; has eased liquidity owes of the developers
- Passing of real estate bill instills further confidence in the sector



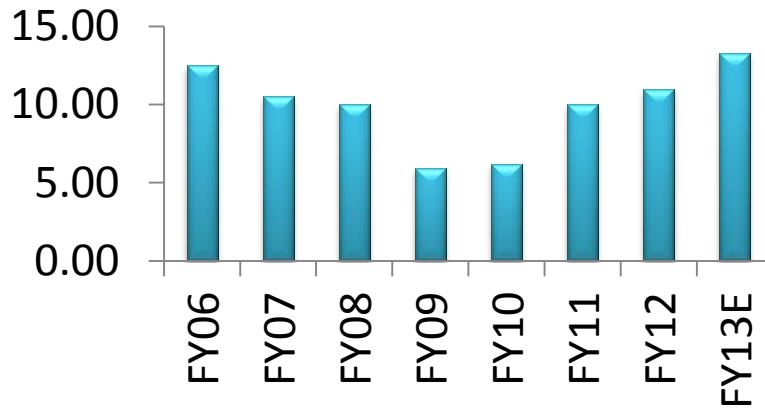
Other Long Term Factors to spur growth

- In the next 20 years, 68 cities in India are likely to have a population over 1 mn people (vs. 46 cities today)
 - only 35 cities in Europe and 9 cities in the US have population over 1 mn people
- Average real household income (adjusted for inflation) is projected to grow over 5%/yr through 2025 with the household savings rate throughout the country averaging to 21-24%
- Estimated shortage of 20 mn homes currently across India with demographic trends likely to drive more shortages going forward
- Country wide real estate mortgage stands at 9% of the GDP, huge potential for growth in real estate purchases
- Govt. of India targeting more than \$1 trillion of investment in infrastructure over the 12th 5-year plan (2012-2017) - double the amount in the prior 5-year plan



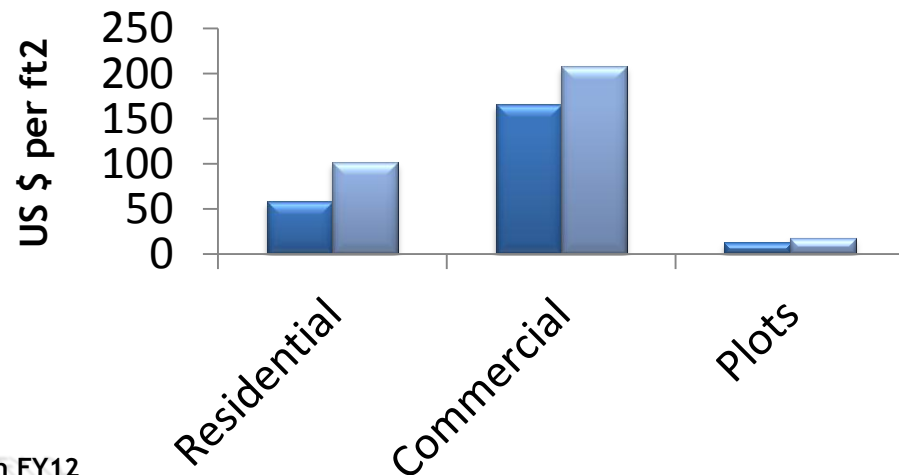
Growth in construction spending

India's Construction Spending Growth, 6% YoY



Source: Economic Advisory Council to the Prime Minister, July 2010

Witnessed growth in prices across segments



Company overview

- **Real estate developer with over two decades of execution excellence**
 - Completed 55 projects with total area of 22.2M ft²
 - 49 projects with a total area of 71.5M ft² are in development or construction
 - Of the 71.5m ft² in development, 34.4M ft² has been sold as of June 30, 2014, 20M ft² of which were empty plots, providing near term cash flow
- **Strong management team**
- **Pan-India, multi segment presence**
 - Our Land Bank of 182.4M ft² spans over 44 cities and 15 states
 - Key Business Segments:
 - Residential, across the spectrum
 - Commercial, both Office and Retail
 - DMRC Projects (Delhi Metro Rail Corp)
 - Hotels
 - Special Economic Zones (SEZs)
 - IT Parks
- **Strong project finance partners**
 - Lowers financial risk
 - Improves execution



Core Business Segments

Residential

- Multi-storied apartments and group housing
- Represents 45% of projects completed by saleable area
- Represents 28% of projects currently in development
- Strongest pricing environment - as illustration, pricing per square foot has increased manifold since launch of construction at two key projects (Exotica Gurgaon and La-Tropicana Delhi)

Integrated Townships

- Group housing, houses / villas, commercial, schools, hospitals, etc.
- Represents 29% of projects completed by saleable area
- Represents 67% of projects currently in development
- Townships provide flexibility through plot sales, strong near-term project cash flow

STRONG MANAGEMENT BANDWIDTH





**Mr. Pradeep Jain,
Founder & Chairman**

- **Founded Parsvnath Developers, Ltd., with just US \$25**
 - gradually built PDL into a leading developer in India,
 - brings **25 years** of real estate development experience
- **His leadership and influence is evidenced by his chairmanship and membership on important industry bodies:**
 - Board Member on APREA (Asia Pacific Real Estate Association), Singapore
 - Governing Body member of Confederation of Indian Industry (CII - Delhi Council), PHDCCI.
 - President, Jain International Trade Organization (JITO)-NCR Chapter
 - Member of the NYSE Advisory Board, New York, USA
 - Managing Trustee and Vice Chairman, Moradabad Educational Trust, which runs the Moradabad Institute of Technology



Senior management team

- **Mr. Sanjeev Jain, Managing Director** : Graduated with Bachelor of Engineering (Civil) degree with the specialization in advanced construction technology. He has over 16 years of experience in the real estate sector. He heads the architectural, construction, purchase and general administration of the company.
- **Dr. Rajeev Jain, Director**: Qualified Medical Practitioner having graduated with an MBBS degree. He has 10 years of experience in real estate development. He heads marketing and commercial departments of the company
- **Mr. P.K. Jain, President** : Graduated with a Bachelor of Engineering (Civil) degree. He has 39 years of experience in civil construction and real estate development in India and abroad.
- **Mr. M.C. Jain, Sr. Vice President (Corporate) & Group CFO**: Qualified Chartered Accountant with a Degree in Law. He has over 33 years of experience in financial management, corporate planning and administration.
- **Mr. V. Mohan, Sr. Vice President (Legal) & Company Secretary**: Graduated with a Bachelor of Science degree, Degree in Law and MBA. He has over 26 years of experience in legal and company secretarial affairs.



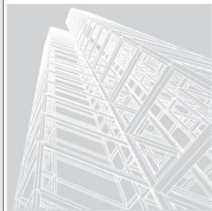
Strong Corporate Governance

Name	Designation	Current Role & Responsibility
Mr. Pradeep Kumar Jain	Chairman	Responsible for Strategy, Land Acquisition, Relationship Management
Mr. Sanjeev Jain	Managing Director	Heads the architectural, construction and purchase departments of the Company
Dr. Rajeev Jain	Director (Marketing)	Heads the marketing and commercial department of the Company
Mr. Ashok Kumar	Independent Director	Experience over 50 years, as an Executive Chairman, Mansingh Group of Hotels
Mr. R J Kamath	Independent Director	Experience over 40 years, Ex- Chairman and Managing Director, Canara Bank & Andhra Bank
Dr. Pritam Singh	Independent Director	Having vast experience, Professor at MDI Institute



Focus areas

- **Residential** - Focus remains on developing high margin residential and township projects (92% of completed projects and 94% of projects under execution on a saleable area basis) - integrated township plot sales will strong near term cash flow
- **Lease Rental** - Build out a portfolio of high value commercial properties that yield recurring revenue, improving company resilience to periods of tighter liquidity
- **Partnerships** - Continue to develop private equity partnerships on a project-on-project basis to reduce liquidity and execution risks
- **Financial** - Focus is on improving cash flow, leveraging both our land bank and PE partnerships - work down debt where we expect to be in a net cash position by 2017-18.
- **Diversified Pan-India Mix** - 65% of saleable area in Delhi/NCR, 17% in western India, 16% in Northern India, 2% in Southern India (based on the projects under execution)



PROFILE OF PREMIUM RESIDENTIAL PROJECTS



La-Tropicana - Delhi

Total Land Area : 6.8 Hectares (17 Acres)

Total Saleable Area : 22,48,518 sq. ft.

Development envisaged : Super-Luxurious
Condominiums

All Sanctions/Approvals are in place.

Status of project : Construction in full swing

Private Equity Investor : J.P. Morgan Advisors
India Limited



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Parsvnath Red Fort Capital - Residential Project

Rani Jhansi Road, Near Connaught Place, Delhi

First of its kind project in Delhi and the city's most premium Residential Project

- PDL had successfully won the bid for 37.73 Acres of prime land at Sarai Rohilla, Rani Jhansi Road Delhi, from RLDA (Rail Land Development Authority), Ministry of Railways, in a tendering process, at a total cost of Rs. 1651.51 crores. We have already paid three installments amounting to Rs.1166 crore.
- Development Agreement with RLDA, has already been executed.
- At the existing FSI (floor space index), the total developable area available would be around 4.09 MM sq. ft.
- Process of sanctioning of plans is under-process and expecting the sanction by Dec. 2014
- The site is located in the centre of Delhi and is 10 minutes drive from Connaught Place, the Central Business District of New Delhi
- The development would consist of luxury residential apartments, commercial space and other civic amenities like medical and educational facilities
- The project will be jointly developed by Parsvnath Developers Ltd. and Red Fort India Real Estate Fund, through an SPV

Private Equity Investor : Red Fort Capital Advisors Pvt. Ltd.



Artistic Impression

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The Parsvnath 27 Office Complex, K.G.Marg, New Delhi

Luxury State-of-the-Art Offices

Land Area : 1.185 Acres (4798 sq. mt.)

Saleable Area : 1,30,534 sq. ft.

Development envisaged: Office space/Shopping

All Sanctions/Approvals are in place.

Status of project : Construction will start in August 2014 and will be completed by Mar. 2016



Perspective View

Parsvnath Redfort Tower - Bhai Veer Singh Marg Connaught Place - New Delhi

Land Area : 21,403 sq. mt.

Leasable Area : 2,84,445 sq. ft.

Lease Term : 30 Years (upto Sept. 2040)

Status : Phase-1 (2,21,655 sq. ft.)
completed.

- Occupancy Certificate received for Phase-1
- Phase-1 ready for fit-outs.
- LOI already signed for leasing of about 51,000 sq.ft area with leading brands.
- We are on advance stage of negotiation for leasing of another 94,000 sq.ft area.



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Private Equity Investor : Red Fort Capital & Proprium Finance Corp.

Actual Photograph

Delhi Metro Rail Corporation (MRTS)

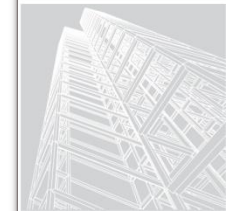
- PDL got 12 projects from Delhi Metro Rail Corporation (DMRC) in a tendering process.
- Total leasable is 1.78 mn. sq. ft.
- We have already completed around 1.00 mn. sq. ft.
- Grant of concession of projects with a term of either 12 or 30 years.



Delhi Metro Rail Corporation (MRTS)

Name of the Project	Leasable Area	Concession Period		Completed Area
	(Sq.Ft)	from	to	(Sq.Ft)
Inderlok Station Box*	89,457	05.10.2004	19.06.2017	89,457
Inderlok Annexe*	52,623	05.10.2004	07.10.2035	52,623
Tis Hazari Metro Station*	22,245	16.05.2005	15.03.2017	22,245
Seelampur Station Box	31,220	15.03.2005	14.03.2017	31,220
Pratap Nagar Metro Station	24,585	15.04.2005	14.05.2035	24,585
Shahdara Metro Station*	1,11,337	17.05.2005	16.03.2035	1,11,337
Kashmere Gate Metro Station*	59,430	11.05.2006	10.05.2018	59,430
Total Completed Projects	3,90,897			3,90,897
Azadpur Metro Station*	1,29,185	21.08.2006	20.08.2036	1,29,185
Akashardham Metro Station*	1,35,020	11.04.2007	10.04.2037	1,35,020
Total Projects under finishing stage	2,64,205			2,64,205
Seelampur Metro Part -B (Partly Completed)*	4,42,198	08.10.2005	07.10.2035	84,248
Welcome Metro Station	3,95,305	07.07.2006	06.07.2036	
Total Under Construction Projects	8,37,503			84,248
Netaji Subhash Place Metro Station	2,91,555	28.03.2008	27.03.2038	
Total Upcoming Projects	2,91,555			-
Grand Total (Rs/mn)	17,84,160			7,39,350
Grand Total (\$/mn)				

* Concession period likely to be extended.



Delhi Metro Rail Corporation (MRTS)

- Key tenants include: McDonald's / BIG BAZAAR / KFC / SBI Life Insurance/ SYNDICATE BANK / OBC/ YES BANK/ CARREFOUR / Axis Bank / Comesum / Haldiram/ Levi's etc
- Total spent to date is Rs 505 Cr (\$84MM) & balance of Rs 245 Cr (\$41MM) to be spent in next 2-3 years
- Annual net revenue expected to be Rs 230 Cr (\$35-40MM) per year based on 90% occupancy



Actual Photographs

Hospitality

SHIRDI HOTEL

Location : Shirdi, Ahmednagar, Maharashtra

Land Area : 2200 sq. mt.

No. of rooms : 52

Hotel Category : 3 Star

Status : Under-Construction. Expected to be completed by Dec. 2014

MoU signed with Fortune Park Hotels of ITC Welcome group to operate and market the hotel.



Shirdi Hotel - Perspective view

Star-Ratings assigned by CARE

Credit Analysis & Research Ltd. (CARE) has assigned ratings for following three projects :

- ‘NCR-6 Star’ rating for Red Fort Parsvnath Tower, High-end Luxury Office Complex, located at Bhai Vir Singh Marg, Connaught Place, New Delhi.
- ‘NCR-5 Star’ rating for Parsvnath La-Tropicana, a luxury Group Housing project at Kyber Pass, Delhi.
- ‘4-Star Rating’ for Parsvnath Privilege, an air-conditioned luxury Condominiums’, located at Greater Noida.



Awards & Recognitions

APREA AWARD

PDL has received MERIT AWARD in the Category - “Emerging Markets -Property Valuation” from Asia Pacific Real Estate Association Limited (APREA) Singapore, in recognition of its commitment to enhancing the transparency and comparability of public real estate markets in the Asia Pacific region.

CNBC AWARDS

PDL got 2 awards from CNBC for the following projects :

Name of the Project -	Location	Vertical	Award Category
Parsvnath La-Tropicana	New Delhi	Group Housing	Best '50% Complete Residential Project' under Ultra-Luxury Segment in NCR
Parsvnath Planet	Lucknow	Group Housing	Special Recognition under best '50% Complete Residential project' under Mid-segment

ESTATE AVENUE AWARDS

- PDL has received “Best Developer of Delhi NCR” award from Estate Avenue Awards.
- Parsvnath’s ultra-luxury project “La-Tropicana, New Delhi” has been awarded as “Most Promising Projects of North India 2014-15”.

REALTY KINGS AWARDS FOR EXCELLENCE 2014

- PDL Chairman has been awarded for being “Realty Giant of North India”.
- PDL has received “Realty King Marketeer of the Year 2014”, the awards conclave was conducted by “Think Media Inc.”

ABP NEWS AWARD

PDL has received a “Innovative Real Estate Marketing Campaign of Year” award from ABP News for our innovative marketing scheme “House of Happiness”



Strategic initiatives undertaken

- Divested non-core assets
- Raised Long Term Capital
- Increased project development efficiency and performance
- Brought Private Equity Partners at project level
- Outsourced project management and construction to improve execution performance of key projects
- leading contracts & architects engaged IL&FS, L&T, Callison LLC (USA), Hafeez Contractors, Mohit Gujral & Associates



Private equity partnerships

Amount (Rs/mn)	Project
Red Fort Capital	
1550 (\$26mn)	Bhai Veer Singh Marg, New Delhi
10595 (\$176mn)	RLDA - Rani Jhansi Road, Delhi
Proprium Finance Corp.	
2100 (\$35mn)	Bhai Veer Singh Marg, New Delhi
Sun Apollo	
900 (\$15mn)	Exotica - Ghaziabad
J.P.Morgan Advisors	
1616 (\$27mn)	La-Tropicana - New Delhi
Essel Finance Advisors	
514 (\$9mn)	Exotica - Gurgaon
Kotak Investment Advisors	
1100 (\$18mn)	Sohna Township

Parsvnath captures greater share of upside in revenue & net Cash flow



Thank You

