

UNITECH RECORDS STRONG GROWTH IN THE QUARTER ENDED 30TH JUNE 2007

Consolidated

Total Income for the quarter - Rs. 899.67 crores

PAT for the quarter – Rs. 365.67 crores

Standalone

Total Income for the quarter up 158% yoy at Rs. 788.73 crores

PAT for the quarter up 371% yoy at Rs.347.83 crores

New Delhi, July 30th, 2007: Unitech Limited, India's leading Real Estate Company, today announced its unaudited consolidated and standalone financial results for the quarter ended 30th June, 2007.

On a consolidated basis, total income during the quarter was Rs. 899.67 crores. Consolidated Profit after tax was Rs. 365.67 crores.

On a standalone basis, total income during the quarter increased by 158% to Rs. 788.73 crores from Rs. 306.21 crores in the corresponding period of the previous year. Profit after tax (PAT) also jumped by 371% to Rs. 347.83 crores from Rs. 73.92 crores in the corresponding period of the previous year.

The Earning per Share (EPS) stands at Rs. 4.51 (consolidated, not annualized) on an equity base of Rs. 162.34 Crores. Total paid up capital is represented by 81.17 crore equity shares of the face value of Rs. 2 each.

As of 30th June 2007, the company had, on a consolidated basis, total reserves (excluding revaluation reserves) of Rs. 2286.82 crores. Unitech's total outstanding loan was Rs 4678.18 crores. The company had Rs. 1031.15 crores in cash & cash equivalents.

Announcing the results, **Mr. Sanjay Chandra, Managing Director, Unitech Limited**, said, “We attribute the growth in revenues & profit to better price realization, higher sales and our focus on the higher segment of the value chain. We will continue to focus on this philosophy. With our strong development and project management skills, we expect to maximize yields per acre of development thereby generating superior shareholder returns.”

Key highlights of the Quarter April - June'07

1. Unitech launched The Gateway, a residential project spread across 35 acres in Kolkata, consisting of 2 and 3 bedroom apartments.
 2. Unitech launched Harmony, 8th phase of Uniworld City, Kolkata.
 3. Unitech launched Capella, 1st phase of Uniworld City, Greater Noida.
 4. Unitech launched The Grande, an ultra modern luxury residential project, at Noida
 5. Unitech commenced construction of two more hospitality projects in Gurgaon.
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About Unitech Limited

Unitech Limited is a leading real estate developer in India with a pan-India presence. Unitech has over three decades of expertise in the real estate, construction and infrastructure development space.

Unitech's real estate projects include residential complexes, golf course communities, integrated townships, amusement parks, commercial offices, IT parks and retail malls. Unitech has operations in several Indian cities including National Capital Region(NCR), Kolkata, Chennai, Bangalore, Hyderabad, Chandigarh and Kochi. Unitech also has significant construction expertise in various infrastructure projects.

Occupants of Unitech's developed properties include leading multinationals such as Fidelity, Hewitt, Hewlett Packard, Bharti Airtel and General Motors. Unitech has partnered with several leading international architecture and design firms for its projects to meet its objective of delivering superior project design and product quality for its customers.

For further information, please contact:

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