

**UNITECH LIMITED**

Regd. Office: 6, Community Centre, Saket, New Delhi 110017

**Statement of Consolidated Results  
for the Quarter & Nine Months Ended December 31, 2013**

(₹ In Lacs except EPS)

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2013 (Unaudited)	30.09.2013 (Unaudited)	31.12.2012 (Unaudited)	31.12.2013 (Unaudited)	31.12.2012 (Unaudited)	31.03.2013 (Audited)
1.	<b>Income from Operations</b> Net sales / Income from Operations (Net of Excise Duty)	73,167.62	59,575.89	64,471.45	190,000.61	159,228.60	244,053.95
	<b>Total income from Operations (Net)</b>	<b>73,167.62</b>	<b>59,575.89</b>	<b>64,471.45</b>	<b>190,000.61</b>	<b>159,228.60</b>	<b>244,053.95</b>
2.	<b>Expenses</b>						
	(a) Cost of Material Consumed	6,595.85	8,262.15	5,605.84	20,795.11	12,841.51	21,574.48
	(b) Real estate, Construction and Other Expenses	48,432.94	36,454.78	35,964.96	116,068.23	90,862.00	139,531.54
	(c) Changes in Inventories of finished properties, land, land development right and work in progress	874.97	(1,208.49)	171.92	(1,076.01)	(2,751.65)	(2,272.62)
	(d) Employee Benefits Expense	5,139.71	5,466.49	4,538.45	15,896.91	12,693.74	18,823.72
	(e) Depreciation and Amortisation Expense	1,196.14	1,176.52	977.89	3,491.92	2,941.58	3,984.30
	(f) Other expenses	9,337.08	9,651.16	7,117.92	27,060.24	20,856.70	33,697.08
	<b>Total Expenses</b>	<b>71,576.69</b>	<b>59,802.61</b>	<b>54,376.98</b>	<b>182,236.40</b>	<b>137,443.88</b>	<b>215,338.50</b>
3.	<b>Profit/(Loss) from Operations before Other income, Finance costs, Exceptional items and Prior Period Adjustments(1-2)</b>	<b>1,590.93</b>	<b>(226.72)</b>	<b>10,094.47</b>	<b>7,764.21</b>	<b>21,784.72</b>	<b>28,715.45</b>
4.	Other income	6,191.96	3,765.51	3,460.22	12,468.02	10,310.06	18,876.08
5.	<b>Profit/(Loss) from Ordinary activities before Finance Costs, Exceptional Items and Prior Period Adjustments (3+4)</b>	<b>7,782.89</b>	<b>3,538.79</b>	<b>13,554.69</b>	<b>20,232.23</b>	<b>32,094.78</b>	<b>47,591.53</b>
6.	Finance Costs	2,806.85	496.32	839.89	3,876.24	2,881.04	3,053.00
7.	<b>Profit/(Loss) from Ordinary activities after Finance costs but before Exceptional Items and Prior Period Adjustments (5-6)</b>	<b>4,976.04</b>	<b>3,042.47</b>	<b>12,714.80</b>	<b>16,355.99</b>	<b>29,213.74</b>	<b>44,538.53</b>
8.	Exceptional items	-	-	-	-	-	-
9.	Prior Period Adjustments	6.11	(7.27)	4.48	31.25	(2,681.50)	6.43
10.	<b>Profit/(Loss) from Ordinary Activities before Tax (7+8+9)</b>	<b>4,982.15</b>	<b>3,035.20</b>	<b>12,719.28</b>	<b>16,387.24</b>	<b>26,532.24</b>	<b>44,544.96</b>
11.	Tax Expense						
	(a) Current Tax						
	Current Year	2,070.31	923.51	3,561.19	5,697.69	9,757.75	14,712.82
	Earlier Years	17.53	0.01	48.51	17.93	48.66	2,427.01
	(b) Deferred Tax	2.80	89.92	541.15	27.06	(652.94)	(3,362.68)
		-	-	-	-	-	-
12.	<b>Net Profit/(Loss) from Ordinary Activities after Tax (10-11)</b>	<b>2,891.51</b>	<b>2,021.76</b>	<b>8,568.43</b>	<b>10,644.56</b>	<b>17,378.77</b>	<b>30,767.81</b>
13.	Less : Extraordinary items (Net of Tax Expense)	-	-	-	-	-	10,352.45
14.	<b>Net Profit/(Loss) for the Period (12-13)</b>	<b>2,891.51</b>	<b>2,021.76</b>	<b>8,568.43</b>	<b>10,644.56</b>	<b>17,378.77</b>	<b>20,415.36</b>
15.	Share of Profit/ (Loss) of associates	10.73	(5.03)	65.69	17.35	49.46	60.04
16.	Minority interest	380.33	540.76	(217.72)	1,467.31	495.37	481.39
17.	<b>Net Profit/(Loss) for the Period (14+15+16)</b>	<b>3,282.57</b>	<b>2,557.49</b>	<b>8,416.40</b>	<b>12,129.22</b>	<b>17,923.60</b>	<b>20,956.79</b>
18.	Paid-up equity share capital (Face Value - ₹ 2 per share)	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02	52,326.02
19.	Reserves excluding Revaluation Reserves as per Balance Sheet of previous accounting year						1,086,731.94
20.i	<b>Earning Per share (Before Extraordinary Items) (of ₹ 2 each ) *(Not Annualised)</b> Basic and Diluted (₹)	0.12*	0.10*	0.32*	0.46*	0.69*	1.20
20.ii	<b>Earning Per share (After Extraordinary Items) (of ₹ 2 each ) *(Not Annualised)</b> Basic and Diluted (₹)	0.12*	0.10*	0.32*	0.46*	0.69*	0.80

Select Information for the Quarter & Nine Months Ended December 31, 2013

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2013	30.09.2013	31.12.2012	31.12.2013	31.12.2012	31.03.2013
<b>A</b>	<b>PARTICULARS OF SHAREHOLDING</b>						
1	<b>Public Shareholding</b>						
	- Number of shares	1353394179	1353394179	1351344179	1353394179	1351344179	1351344179
	- Percentage of shareholding	51.73	51.73	51.65	51.73	51.65	51.65
2	<b>Promoters and Promoter Group Shareholding</b>						
	<b>a) Pledged / Encumbered</b>						
	- Number of shares	1140977944	1049640501	970320908	1140977944	970320908	957920410
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	90.35	83.11	76.71	90.35	76.71	75.73
	- Percentage of shares (as a % of the total share capital of the company)	43.61	40.12	37.09	43.61	37.09	36.61
	<b>b) Non - encumbered</b>						
	- Number of shares	121928924	213266367	294635960	121928924	294635960	307036458
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	9.65	16.89	23.29	9.65	23.29	24.27
	- Percentage of shares (as a % of the total share capital of the company)	4.66	8.15	11.26	4.66	11.26	11.74
<b>B</b>	<b>Investor Complaints</b>	<b>Quarter Ended 31.12.2013</b>					
	- Pending at the beginning of the Quarter				1		
	- Received during the Quarter				12		
	- Disposed of during the Quarter				12		
	- Remaining unresolved at the End of the Quarter				1		

Consolidated Segment-wise Revenue, Results and Capital Employed for the Quarter & Nine Months Ended December 31, 2013

(₹ In Lacs)

Sl. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2013 (Unaudited)	30.09.2013 (Unaudited)	31.12.2012 (Unaudited)	31.12.2013 (Unaudited)	31.12.2012 (Unaudited)	31.03.2013 (Audited)
1.	<b>Segment Revenue</b>						
	(a) Real estate and related activities	56,141.23	44,095.54	51,286.70	144,337.39	126,303.33	189,286.48
	(b) Transmission Towers	10,061.16	10,054.18	6,637.08	27,670.75	15,030.24	26,789.93
	(c) Property Management	4,278.93	3,133.97	3,254.60	10,936.87	9,407.10	12,783.92
	(d) Hospitality	1,327.48	1,091.43	1,195.63	3,414.06	2,890.98	4,078.47
	(e) Others	2,135.36	2,059.18	2,097.44	6,328.41	5,596.95	11,115.15
	<b>Total</b>	<b>73,944.16</b>	<b>60,434.30</b>	<b>64,471.45</b>	<b>192,687.48</b>	<b>159,228.60</b>	<b>244,053.95</b>
	<b>Less: Inter segment revenue</b>	<b>776.54</b>	<b>858.41</b>	<b>-</b>	<b>2,686.87</b>	<b>-</b>	<b>-</b>
	<b>Net sales / Income from operations</b>	<b>73,167.62</b>	<b>59,575.89</b>	<b>64,471.45</b>	<b>190,000.61</b>	<b>159,228.60</b>	<b>244,053.95</b>
2.	<b>Segment Results</b>						
	(Profit before tax, Interest and Unallocable overheads)						
	(a) Real estate and related activities	2,571.28	963.73	9,309.06	8,502.49	20,358.17	36,418.60
	(b) Transmission Towers	721.25	381.94	817.84	1,767.26	1,676.05	2,365.45
	(c) Property Management	2,016.45	115.33	1,033.84	3,308.23	2,578.21	3,219.24
	(d) Hospitality	(18.90)	(184.45)	(45.02)	(422.40)	(649.15)	(706.02)
	(e) Others	108.74	419.84	853.20	1,399.70	2,345.00	(2,069.76)
	<b>Total</b>	<b>5,398.82</b>	<b>1,696.39</b>	<b>11,968.92</b>	<b>14,555.28</b>	<b>26,308.28</b>	<b>39,227.51</b>
	<b>Less:</b>						
	(i) Finance Cost	2,806.85	496.32	839.89	3,876.24	2,881.04	3,053.00
	(ii) Unallocable Overheads net of unallocable Income	(2,384.07)	(1,842.40)	(1,585.76)	(5,676.95)	(5,786.49)	(8,364.02)
	(iii) Prior Period Adjustment	(6.11)	7.27	(4.48)	(31.25)	2,681.50	(6.43)
	<b>Total profit before Tax</b>	<b>4,982.15</b>	<b>3,035.20</b>	<b>12,719.27</b>	<b>16,387.24</b>	<b>26,532.23</b>	<b>44,544.96</b>
3.	<b>Capital employed</b>						
	(Segment assets - Segment Liabilities)						
	(a) Real estate and related activities	1,090,499.57	1,093,505.33	1,138,109.74	1,090,499.57	1,138,109.74	1,076,246.75
	(b) Transmission Towers	6,679.22	6,423.52	4,886.34	6,679.22	4,886.34	5,969.75
	(c) Property Management	9,957.12	8,341.08	8,811.62	9,957.12	8,811.62	9,280.07
	(d) Hospitality	(1,543.74)	(1,033.75)	224.04	(1,543.74)	224.04	(621.15)
	(e) Others	56,500.39	56,785.65	58,463.77	56,500.39	58,463.77	54,146.90
	(f) Unallocable	3,686.18	638.94	(13,758.58)	3,686.18	(13,758.58)	(5,964.36)
	<b>Total</b>	<b>1,165,778.74</b>	<b>1,164,660.77</b>	<b>1,196,736.93</b>	<b>1,165,778.74</b>	<b>1,196,736.93</b>	<b>1,139,057.96</b>

**Notes :**

1	The above unaudited Consolidated financial results and the unaudited Standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 14 <sup>th</sup> February, 2014 and the statutory auditors have carried out Limited Review of the said Standalone Financial Results for the quarter and nine months ended 31 <sup>st</sup> December, 2013.
2	Advances for the purchase of land, projects pending commencement, to joint ventures and collaborators amounting to ₹783.19 Crores (previous year ending on 31st March, 2013 - ₹924.88 Crores) have been given in the normal course of business to land owning companies, collaborators, projects or for purchase of land. The management of the company based on the internal assessment and evaluations considers that these advances, which are in the normal course of business are recoverable/adjustable and that no provision is necessary at this stage. The management is confident of recovering the balance in due course.
3	<p>The Company (including its subsidiaries/affiliates/nominees) has a contractual investment obligation, in future, of ₹1022.82 Crores in an affiliate company holding stake in Unitech Wireless Companies. The Company is not currently in a position to ascertain how and in which group company the aforesaid obligation, if at all, is likely to devolve.</p> <p>Further, pursuant to the Settlement and Mutual Release Agreement dated 10th October 2012 signed between Unitech, Telenor and Unitech Wireless (Tamilnadu) Pvt. Ltd., the arbitration proceedings for withdrawal of the disputes with Telenor have been concluded. Accordingly, Unitech will not have any liability or exposure arising out of telecom business.</p>
4	The segment results have been prepared in accordance with the accounting principles laid down under Accounting Standard - 17 on 'Segment Reporting' notified pursuant to the Companies (Accounting Standard) Rules, 2006 issued by the Central Government in exercise of the powers conferred under sub section (1) (a) of Section 642 of the Companies Act, 1956.
5	Pursuant to Clause 41 of the Listing Agreement, the Company has opted to publish only the consolidated financial results. The said consolidated financial results present the results of the business operations of the Company, its subsidiaries, joint ventures and associates. Investors can view the standalone results of the Company on its website ( <a href="http://www.unitechgroup.com">www.unitechgroup.com</a> ) or on the websites of BSE Limited ( <a href="http://www.bseindia.com">www.bseindia.com</a> ) and National Stock Exchange of India Limited ( <a href="http://www.nseindia.com">www.nseindia.com</a> ).
6	The above consolidated results have been prepared in accordance with the principles and procedures as set out in the Accounting Standard - 21 on 'Consolidated Financial Statements', Accounting Standard - 27 on 'Financial reporting of interests in Joint Ventures' and Accounting Standard - 23 on 'Accounting for Investments in Associates in Consolidated Financial Statements' notified pursuant to the Companies (Accounting Standard) Rules, 2006 issued by the Central Government in exercise of the powers conferred under sub section (1) (a) of Section 642 of the Companies Act, 1956.
7	The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purposes of comparison.

Place : Gurgaon

For Unitech Limited

Date : 14<sup>th</sup> February, 2014Ramesh Chandra  
Chairman