

UNITECH LIMITED

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

Unaudited Financial Results (Consolidated)

for the Quarter ended June 30, 2008

(Rupees in Crores, except Share Data)

Sl. No.	Particulars	Quarter Ended		Year Ended 31.03.2008 (Audited)
		30.06.2008	30.06.2007	
1.	Net sales / Income from operations	1,031.67	865.59	4,140.42
2.	Income from sale of investments	1.01	-	45.49
3.	Other income	21.69	34.08	94.20
4.	Total income	1,054.37	899.67	4,280.11
5.	Expenditure			
	(a) (Increase)/Decrease in stock-in-trade	(2.57)	(6.69)	13.29
	(b) Real estate, Construction and other expenditure	396.10	349.87	1,802.07
	(c) Employees cost	29.77	21.87	96.03
	(d) Depreciation	6.84	3.16	20.53
	Total expenditure	430.14	368.21	1,931.92
6.	Interest	107.88	60.08	280.41
7.	Profit before tax (4-5-6)	516.35	471.38	2,067.78
8.	Provision for taxation			
	(a) Current	93.46	104.35	394.41
	(b) Deferred	(1.14)	(0.02)	2.29
	(c) Fringe benefit	0.36	0.31	1.89
9.	Profit after tax before minority interest (7-8)	423.67	366.74	1,669.19
	Add / (Less):			
	Minority interest	(0.55)	(0.80)	(12.87)
	Profit / (Loss) of associates	0.19	(0.27)	5.54
10.	Net profit	423.31	365.67	1,661.86
11.	Paid-up equity share capital (Face Value - Rs.2 per share)	324.68	162.34	324.68
12.	Reserves excluding revaluation reserve			3,275.28
13.	Basic and diluted earnings per share (Rs.)-Refer Note VII (*not annualised)	2.61 *	2.25 *	10.23
14.	Public Shareholding			
	- Number of shares	413,049,094	206,492,147	413,049,094
	- Percentage of shareholding	25.44%	25.44%	25.44%

Notes:

- I Pursuant to Clause 41 of the Listing Agreement, the Company has opted to publish only the consolidated results. The said consolidated 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 (www.unitechgroup.com) or on the websites of Bombay Stock Exchange (www.bseindia.com) or National Stock Exchange (www.nseindia.com).
- II The above unaudited financial results and the unaudited Standalone results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on July 30, 2008. The unaudited standalone financial results for the quarter ended June 30, 2008 are subject to Limited Review of the auditors of the Company.
- III 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' issued by the Institute of Chartered Accountants of India.
- IV The segment results in consolidated financial results have been prepared in accordance with the accounting principles laid down under Accounting Standard - 17 on 'Segment Reporting' issued by the Institute of Chartered Accountants of India.
- V Sale proceeds of the investments held in subsidiaries developing real estate projects have been treated as real estate revenue, net of cost.
- VI Details of number of Investor complaints for the quarter ended June 30, 2008: Pending at the beginning – 2; Received – 34; Disposed Off – 36; Pending at the end – Nil.
- VII On September 10, 2007, the Company allotted 81,16,87,500 equity shares of Rs.2 each as bonus shares to the shareholders in the ratio of 1:1 based on their shareholding on the record date of August 31, 2007. Accordingly, the figure of Earnings Per Share for the quarter ended June 30, 2007 has been adjusted for the said bonus issue.
- VIII The figures of previous periods have been re-grouped/re-arranged wherever considered necessary for the purpose of comparison.

**Unaudited Segment-wise Revenue, Results and Capital Employed (Consolidated)
for the Quarter ended June 30, 2008**

(Rupees in Crores)

S. No.	Particulars	Quarter Ended		Year Ended 31.03.2008 (Audited)
		30.06.2008	30.06.2007	
1.	Segment Revenue			
	(a) Real estate	914.04	758.72	3,602.61
	(b) Construction	31.57	37.53	213.01
	(c) Consultancy	25.11	30.49	123.33
	(d) Hospitality	3.08	2.50	11.90
	(e) Electrical	20.56	15.43	67.01
	(f) Others	37.31	20.92	122.56
	Total	1,031.67	865.59	4,140.42
	Less: Inter segment revenue	-	-	-
	Net sales / Income from operations	1,031.67	865.59	4,140.42
2.	Segment Results (Profit before tax, Interest and Unallocable overheads)			
	(a) Real estate	604.92	504.81	2,347.68
	(b) Construction	4.15	1.30	9.88
	(c) Consultancy	25.09	30.45	123.30
	(d) Hospitality	0.19	-	0.02
	(e) Electrical	0.78	0.02	4.28
	(f) Others	2.43	2.74	17.69
	Total	637.56	539.32	2,502.85
	Less:			
	(i) Interest	107.88	60.08	280.41
	(ii) Unallocable Overheads net of unallocable Income	13.33	7.86	154.66
	Total profit before Tax	516.35	471.38	2,067.78
3.	Capital employed -Unallocable	4,134.32	2,449.18	3,599.95

For Unitech Limited

Place : Gurgaon
Date : July 30, 2008

Ramesh Chandra
Chairman