

UNITECH LIMITED

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

Unaudited Financial Results (Consolidated) for the Quarter and Nine Months Ended December 31, 2008

(Rupees in Crores, except Share Data)

Sl. No.	Particulars	Quarter Ended		Nine Months Ended		Year Ended 31.03.2008 (Audited)
		31.12.2008	31.12.2007	31.12.2008	31.12.2007	
1.	Net sales / Income from operations	489.39	1,142.10	2,505.18	3,026.41	4,140.42
2.	Income from sale of investments	1.85	-	4.03	19.97	45.49
3.	Other income	15.76	23.01	53.61	82.66	94.20
4.	Total income	507.00	1,165.11	2,562.82	3,129.04	4,280.11
5	Expenditure					
	(a) (Increase)/Decrease in stock-in-trade	(0.20)	(2.11)	(6.59)	(8.88)	13.29
	(b) Real estate, Construction and other expenditure	219.59	386.48	962.12	1,219.29	1,802.07
	(c) Employees cost	25.73	23.36	86.74	68.80	96.03
	(d) Depreciation	5.27	5.48	15.95	11.63	20.53
	Total expenditure	250.39	413.21	1,058.22	1,290.84	1,931.92
6.	Interest	96.72	97.98	338.74	237.04	280.41
7.	Profit before tax (4-5-6)	159.89	653.92	1,165.86	1,601.16	2,067.78
8.	Provision for taxation					
	(a) Current	21.40	131.42	241.69	299.37	394.41
	(b) Deferred	0.03	(1.10)	1.63	0.82	2.29
	(c) Fringe benefit	0.46	0.38	1.21	1.13	1.89
9.	Profit after tax before minority interest (7-8)	138.00	523.22	921.33	1,299.84	1,669.19
	Add / (Less):					
	Minority interest	(2.54)	0.50	(3.66)	(0.99)	(12.87)
	Profit / (Loss) of associates	0.59	2.06	0.61	2.73	5.54
10.	Net profit	136.05	525.78	918.28	1,301.58	1,661.86
11.	Paid-up equity share capital (Face Value - Rs.2 per share)	324.68	324.68	324.68	324.68	324.68
12.	Reserves excluding revaluation reserve					3,275.28
13.	Basic and diluted earnings per share (Rs.) (*not annualised)	0.84*	3.24*	5.66*	8.02*	10.23
14.	Public Shareholding					
	- Number of shares	528,320,625	413,052,294	528,320,625	413,052,294	413,049,094
	- Percentage of shareholding	32.54%	25.44%	32.54%	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 the website of the Company or stock exchanges (www.unitechgroup.com; www.bseindia.com; 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 January 31, 2009. The unaudited standalone financial results for the quarter ended December 31, 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 Interest paid for Real Estate Projects is being capitalised.
- VII Details of number of Investor complaints for the quarter ended December 31, 2008: Pending at the beginning – 1; Received - 81 ; Disposed Off – 81; Pending at the end – 1.

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 and Nine Months Ended December 31, 2008**

(Rupees in Crores)

Sl. No.	Particulars	Quarter Ended		Nine Months Ended		Year Ended 31.03.2008 (Audited)
		31.12.2008	31.12.2007	31.12.2008	31.12.2007	
1.	Segment Revenue					
	(a) Real estate	374.75	1,017.34	2,097.54	2,608.58	3,602.61
	(b) Construction	22.25	59.51	72.49	148.83	213.01
	(c) Consultancy	24.72	30.81	148.85	136.01	123.33
	(d) Hospitality	4.03	3.33	10.34	8.38	11.90
	(e) Electrical	15.32	7.47	56.70	36.85	67.01
	(f) Others	48.32	23.64	119.26	87.76	122.56
	Total	489.39	1,142.10	2,505.18	3,026.41	4,140.42
	Less: Inter segment revenue		-	-	-	-
	Net sales / Income from operations	489.39	1,142.10	2,505.18	3,026.41	4,140.42
2.	Segment Results					
	(Profit before tax, Interest and Unallocable overheads)					
	(a) Real estate	222.06	766.06	1,352.72	1,767.51	2,347.68
	(b) Construction	1.30	4.81	9.16	6.91	9.88
	(c) Consultancy	25.19	12.55	148.67	80.39	123.30
	(d) Hospitality	0.97	0.81	1.18	1.40	0.02
	(e) Electrical	(1.40)	(1.51)	(2.78)	(1.57)	4.28
	(f) Others	4.54	12.95	7.64	19.82	17.69
	Total	252.66	795.67	1,516.59	1,874.46	2,502.85
	Less:					
	(i) Interest	96.72	91.45	338.74	208.86	280.41
	(ii) Unallocable Overheads net of unallocable Income	(3.95)	50.30	11.99	64.44	154.66
	Total profit before Tax	159.89	653.92	1,165.86	1,601.16	2,067.78
3.	Capital employed					
	-Unallocable	4,571.07	3,340.42	4,571.07	3,340.42	3,599.95

For Unitech Limited

Gurgaon
January 31, 2009

Ramesh Chandra
Chairman